

**Town of Provincetown
PROVINCETOWN PUBLIC PIER CORPORATION
Open Meeting**

Meeting Date: April 15, 2003
Meeting Place: Town Hall
Members Present: Joyce Guide, Chair; Nancy Howard; Robin Haueter
Excused Absent: Martin Michaelson, George Hitchcock
Others Present: Rex McKinsey, Pier Manager; Member of the Public
Call to Order: Joyce Guide called the meeting to order at 4:04pm.

Town Members come to the table for the meeting:

Peter Borrelli	float #3W	Center for Costal Studies, PO Box 1036, Provincetown, MA. 02657
Gabriel Brooke	float #8W	104 Bradford St., Provincetown, MA. 02657
Mark Finley	float #6W	53 Hickory Lane, Brewster, MA. 02631
Jimm Craig	float #4W & 6W	6 Foley Beach Rd., Hingham, MA. 02043
Steven Milliken	float #5W	PO Box 915, S. Wellfleet, MA. 02663

Joyce Guide introduced the members of the PPPC board and Pier Manager, Rex McKinsey, to the Members of the Public.

Nancy Howard summarized the legislation that created the PPPC, the PPPC's responsibilities, and the PPPC's debt.

Most questions from the members of the public were in regards to the PPPC's debt responsibility, how it relates to ProFish and other commercial pier users, how its payments were figured, and therefore the increased float fees.

Mark Finely asked whether the debt service is part of, or the entire pier budget.

Nancy Howard answered questions about pier expenses and the marketing plan.

Joyce Guide proposed discussion on the following issues:

future marketing plan, review of market survey, and revenue.

Town members added the following issues:

Peter Borrelli – Center for Costal Studies issues as a different type of float user.

Mark Finely – transferring leases.

Future Marketing Plan

Robin Haueter explained creating a marketing plan.

Questions and Discussion:

Steven Milliken – advertising, his costing vs. Boston boats with no pier fee, Whydah, general fund (parking), whale watch customers benefit for town, finger piers.

Jimm Craig asks if there is enough revenue to cover the PPPC's debt.

Nancy Howard stated that the PPPC would stay at the market rate as long as they can service the debt, build the maintenance reserve and keep the pier in good repair. She also suggested different possibilities for creating new revenue on the pier.

Review of Market Survey

Rex McKinsey explained how the market survey was developed. He stated that all public authorities in New England that run piers have different solutions to address their pier costs.

Joyce Guide explained that since the pier lease is not yet signed, the town was responsible for the float contracts. The PPPC gave the town different scenarios for charging float users the increased fee.

Gabriel Brooke questioned the market survey and the "length of season" used in it. She suggested a different fee for the Center for Costal Studies since they are a non-profit organization.

The PPPC board stated their mandate to run the pier as a business, but emphasized the opportunities to work with all pier users and support their needs.

Other issues and discussions:

PPPC is responsible to maintain the pier and pay off the debt.

PPPC is denied monies from parking and moorings.

The Center for Costal Studies is an important body for the region and waited years to be able to tie up at the pier. If fees are to double, they may be forced to move to a mooring or a different town. Peter Borrelli wishes to work with the PPPC but will need to make a decision for the Center.

Making Provincetown Harbor a friendly port.

Can the PPPC really be a successful business monetarily?

The float fees had not changed for 16 years although they were high when established.

Ideas for diverse business opportunities on pier that could generate revenue.

Jimm Craig asked; If float space were to become available, what would happen with that license? Does it revert to the PPPC?

Rex McKinsey stated that Chapter 91 is the town standard and in that case it would go to a public bidding process.

Discussion regarding ProFish and Market rates to fishing vessels.

Mark Finley asked; Considering the PPPC's target budget including charging full market rate, how close would PPPC be towards the debt service?

Gabriel Brooke asked; Did the PPPC take into consideration that some users own their floats and gangways and some don't. Therefore the PPPC does not need to maintain those equipments.
Steven Milliken presented examples of money he spent to maintain his own float and gangway.
Gabriel Brooke and other float owners were interested in the 5-year ramp-up plan for increasing float fees.
PPPC will look into ramp-up possibilities and will be open to share all financial information with float owners.
Discussion of having moorings available for float owners to tie up to in heavy winds.
Steven Milliken stated that the Float Owners Association would like to have close ties to the PPPC for the better future for both entities. The PPPC agreed and wishes to make this a positive process for all parties.

Gabriel Brooke requested another meeting between the PPPC and the Float Owners Association in one month wherein all parties can come up with possibilities and a reasonable plan for going forward.
It was decided that Rex McKinsey and George Hitchcock would meet with some float owners before the next meeting to work on this plan.

A motion was made to adjourn the meeting at 6:01pm.

Motion: Nancy Howard
Second: Robin Haueter
Vote: 3-0

Respectfully submitted,
Susan Longo

Approved by: a vote of 4-0 on May 5, 2003. Joyce Guide, Chair