

TOWN OF PROVINCETOWN - BOARD OF SELECTMEN

EXECUTIVE SESSION - TUESDAY, JANUARY 18, 2005

JUDGE WELSH HEARING ROOM

Chairman Cheryl Andrews convened the executive session at 6:15 PM noting the following attendees: Board of Selectmen members: Cheryl Andrews, Mary-Jo Avellar, Michele Couture, Sarah Peake, Richard Olson.

Other attendees: Town Manager Keith Bergman

Recorder: Cheryl Andrews/Sarah Peake

The following are meeting minutes, in brief.

3. LAND NEGOTIATIONS

PHS Annex Update - School Committee Draft MOU

Sarah Peake - \$800,000 towards debt service.

MOTION: Move that the Board of Selectmen vote to establish the following parameters for a Proposed Memorandum of Understanding between the School Committee and the Board of Selectmen relative to the PHS Annex:

1. The Provincetown School Committee hereby declares the PHS Annex at 5 Holway Avenue, comprised of 0.3 acres, more or less (Assessor's Map 07-4-065-A) as surplus to its needs and available for transfer to the Board of Selectmen for purposes of conveyance, subject to the provisions of this Memorandum of Understanding, as set forth below.
2. The Provincetown Board of Selectmen hereby declares, pursuant to MGL c. 30B, §16, clause (a), and contingent upon the authorization of Town Meeting, that the PHS Annex at 5 Holway Avenue, comprised of 0.3 acres, more or less (Assessor's Map 07-4-065-A), no longer being needed for municipal purposes, is available for disposition pursuant to MGL c. 30B, §16. The future use of the property shall be subject to the following restrictions: (1) the minimum selling price shall be \$800,000; (2) the disposition may be made by sale or lease-purchase agreement over a period determined in the discretion of the Board of Selectmen to be in the best interests of the Town; (3) the disposition to be to a non-profit organization; and (4) future uses of the property to be defined in the solicitation of offers shall be limited to marine-related purposes, including an educational component.
3. Said conveyance shall substantially reduce or eliminate the School Department's debt service obligation pursuant to the vote under Article 7 of the April 1, 2002 Special Town Meeting which provided that half of the local debt service cost for the SBA-reimbursable PHS and VMES school building projects "shall be paid from the school department through one or more of the following ways . . . (3) the sale or lease of the annex."
4. The entire proceeds of sale of the Annex, together with the \$75,000 energy rebate from the Cape Light Compact for electrical improvements made to Provincetown High School, shall be used to reduce the principal amount that the Town borrows as its local share, as shown in Attachment "A"; and shall also be credited towards the School's debt service obligation as a reduction in principal as shown in Attachment "B".
5. As savings it can realize from not having to fund the maintenance and operation of the Annex, the School Committee shall decrease its FY 2006 budget request by \$20,000, from \$4,172,958 to \$4,152,958; and that said \$20,000 shall also be credited towards the School's debt service obligation as

a reduction in principal as shown in Attachment "B".

***Roll Call:* Sarah Peake - Yes Cheryl Andrews - No Michele Couture - Yes
Mary-Jo Avellar - Yes Richard Olson - Yes**

Motion by:* Sarah Peake *Seconded by:* Mary-Jo Avellar **Yea 4 Nay 0*

4. CAPE END MANOR IN THE PRESS

Cheryl Andrews left the room. Her father is a resident of CEM.

Michele Couture to draft letter re: Banner article of January 14, 2005 - Cape End Manor and erroneous \$3.5 Million headlines by consensus. No motion.

Sarah Peake move to adjourn.

Sarah Peake - Yes Michele Couture - Yes
Mary-Jo Avellar - Yes Richard Olson - Yes

Minutes transcribed by: Vernon G. Porter, Secretary to Board of Selectmen
February 7, 2005