

**Community Preservation Committee
Public Meeting of
January 27, 2005, 10:00 AM**

Members Present: David Nicolau, Chairman, Elaine Anderson, Vice Chairman, Eric Dray, Barnett Adler, Treg Kaeselau, Tim Hazel, Stephen Milkewicz, and Bill Dougal

Town Officials Present: Keith Bergman, Town Manager

A quorum being present, David Nicolau called the meeting to order at 10:05 AM. He welcomed new member Treg Kaeselau. Mr. Nicolau said that this public hearing was in regard to the Town's request for funds towards open space (wellhead protection), historic protection of the Provincetown Town Hall, and for the affordable housing component of the Cape End Manor Care Campus. He stated that each case would be held as a separate open hearing and a vote would be taken on each.

Public Hearing

- I. *\$750,000 towards an open space (wellhead protection) purchase in Truro, to acquire property abutting the South Hollow Wellfield – Provincetown's single largest source of drinking water.*

Keith Bergman, Town Manager, used viewgraphs showing the map of the property and he explained each in detail – location of wells, Peters subdivision, relocation of wells, etc. He also explained that Truro was going to purchase the property to relocate the wells at South Hollow. The Open Space Committee met on January 10 and voted unanimously to use the \$750,000 in funds to acquire the property. The amount needed was \$1,100,000. The balance, \$350,000 would come from the Water Land Bank Fund. The balance would also come from general fund borrowing. Mr. Bergman stated that one town could use CPA funds in another. Land Bank funds cannot.

David Nicolau opened the meeting for comments from the public. Mark Leach asked if the money is already collected. Mr. Nicolau and Mr. Bergman explained how the CPC funds are received over a 20-year period. There was a discussion of where funds come from and how. Keith Bergman stated that the property would not be available after April and that the principal and interest would be paid by CPA 3% surcharge.

Barnett Adler asked about interest rates going up and Mr. Bergman replied that of someone is worried about that, it is best to borrow now. The borrowing would be at 4.8% interest for 20 years. Bill Dougal thought that we could not borrow against matching funds. Mr. Bergman stated that they are not borrowing against State funds but CPA funds and can use State funds to pay debt service. Bill Dougal, in reply to Mark Leach, explained where borrowing comes from and Mr. Bergman mentioned that this is the statutory way (CPC funds) to purchase property.

Sarah Peake of the Board of Selectmen explained matching funds and CPA funding. She then expressed her strong opinion for the purchase of this property and said that the Board of Selectmen voted to free up \$600,000 from Land Bank Funds.

David Nicolau asked about the Open Space Committee buying vacant land. There is a building on the property in question. Keith Bergman said that he was meeting with Truro representatives regarding the moving of the structure. If Truro has a site, the building might be used for affordable housing.

Mr. Nicolau read an email response he had from Christopher Saccardi of the Preservation Coalition regarding questions he had. The crux of the email was regarding funds being repaid to the Committee and it warrants further investigation.

Barnett Adler asked if there are Open Space funds that can be used. Eric Dray asked about Truro and if there is interest in moving the building. Keith Bergman replied that if Truro is not interested, then it is up to Provincetown to move the building.

The Committee had a discussion regarding funding and Eric Dray asked if contingencies can be placed on the granting of funds. David Nicolau replied quoting from Christopher Saccardi's response that contingencies can be placed on the

granting of funds.

Barnett Adler suggested moving to approve the \$750,000 with the contingency that the Open Space Committee is unanimously behind us and the CPC would be able to get involved when the Open Space Committee is purchasing open space in Provincetown.

David Nicolau stated he would like to meet with the Open Space Committee and talk about the sharing of funds. Committee members discussed using CPC funds and sharing with the Open Space Committee funds.

Treg Kaeselau moved for the full amount of \$750,000 be given to purchase the 4.23-acre 4-lot Peters subdivision in Truro, which abuts the South Hollow Wellfield. Stephen Milkewicz seconded this motion.

David Nicolau said that he would not vote until the CPC had a meeting with the Open Space Committee regarding the use of their funds with the CPC. He would like to set up a meeting within a few days (needing the 48 hour notice). Bill Dougal agreed with Mr. Nicolau and would try to regain some of the funding. Elaine Anderson supported the motion, as the Open Space Committee cannot use their funds for land purchases out of Provincetown.

A vote was taken and there were 3 for the motion and 5 against the motion.

After more discussion another motion was made. It was moved that the CPC approve the request for \$750,000 to purchase the 4.23-acre 4-lot Peters subdivision in Truro, which abuts the South Hollow Wellfield, contingent on future discussions with the Open Space Committee at a meeting with them within five days to discuss the sharing of their funds with the CPC that will become available from the Board of Selectmen.

There was a general discussion of this motion and then a vote was taken.

Moved by: Elaine Anderson

Seconded by: Barnett Adler

Yea: 8 Nay: 0

David Nicolau then closed this portion of the meeting. Sarah Peake requested that the item regarding the Cape End Manor Care Campus be taken up next at many members of the public and the Board of the Manor were in attendance and had to leave shortly.

III. \$1,900,000 for the affordable housing component of the Cape End Manor Care Campus. New England Deaconess Association's December 9, 2004 proposal includes 19 affordable apartments (9 independent living and 10 assisted living).

Keith Bergman explained the proposal. He said that CPA funds are the tool to use (as approved by the Town) for affordable housing. He explained items in the handout. If funding is approved at the Town Meeting, New England Deaconess Association (NEDA) will begin to run the services as soon as possible this year. It will offer affordable housing and year-round job opportunities critical to keep a viable community.

David Nicolau asked for comments from the public and Marilyn Downey, Chairman of the Cape End Manor Board of Directors, Brian Shea, Shop Steward at the Manor, Robert Cabral, member of the Board of Directors of the Cape End Manor and Katherine Perry, of the Board of Directors of the Cape End Manor all spoke in favor of the use of CPC funding for the affordable housing component of the Cape End Manor Care Campus.

Winthrop Smith, a member of the public, spoke about his parents in a Virginia facility and how independent living attracts a higher income senior citizen who would bring more money into Town.

Sarah Peake of the Board of Selectmen said that this is a project "to be passionate about." She was in favor of the full \$1,900,000 coming from CPA funds. They can bring the full amount to the Town Meeting and less than that would mean asking the taxpayers for a double tax.

Ted Malone of Community Housing (Affordable Housing) asked about subsidizing affordable housing from other sources.

Mary Jo Avellar of the Board of Selectmen mentioned that her mother has used the services of the Cape End Manor and there is a need for these services in Town. She asked the CPC to consider what the ramifications would be if the request for funds is denied.

Herb Taylor of NEDA told about the history and services of NEDA and said it has been around for 100 years and provides services that are an integral part of the community. He explained the organization and people, clients and employees.

Bill Dougal asked questions of Herb Taylor such as how they arrived at the number of nursing home beds and affordable housing units; if the clients would come from other cities nearby on the Cape; what the number of units for independent living would be for Provincetown residents; he mentioned that some Provincetown residents are “asset rich” but “poor in cash” and asked how NEDA would estimate their income for affordable housing; how the figure of \$1,900,000 was arrived at.

Mr. Taylor responded that the number of beds and affordable housing units is determined by the size of the building they would be working with, etc. He also said that Provincetown residents would have priority in entering and then it would trickle down to residents of other towns. He explained how the independent living units would be filled. The income of applicants would be based on assets and on Federal and State guidelines. He also explained the fees for independent and affordable living. Mr. Bergman said that the figure of \$1,900,000 was arrived at through negotiations between the Town and NEDA. He explained the negotiations and how the amount was arrived at.

David Nicolau asked Keith Bergman about some figures on the Cape End Manor – Care Campus finance sheet proposed by NEDA and modified by the Town.

Eric Dray stated that he supports the project and asked Herb Taylor about using 25% of the funds over the next 20 years on the project. Mr. Taylor replied that he expects to meet the projection.

Barnett Adler asked if independent living will be subject to the same criteria as the affordable housing. Mr. Taylor stated that it only applies to seniors. Mr. Adler then asked how many units in Phase I and Phase II. Mr. Bergman replied that there would be 15 units in Phase I and 4 units in Phase II.

Treg Kaeselau thanked everyone for getting the information together and the duty of the CPC should be taking care of the young and old. Richard Olson of the Board of Selectmen endorsed NEDA.

David Nicolau closed the public portion of this hearing at 1:12 PM. He expressed concern of projects budgets typically going over and would like to see a contingency in the motion of PILOT money coming back to the CPC.

A motion was made to approve the request for \$1,900,000 for the Cape End Manor Care Campus provided that at the Town Meeting, the Board of Selectmen accept grants to reduce that amount and further have the Town and CPC pursue means by which the PILOT payment for NEDA can be returned to the CPC fund.

Moved by: Tim Hazel **Seconded by:** Stephen Milkewicz **Yea: 7 Nay: 0 Abstain: 1**
Barnett Adler abstained.

Bill Dougal spoke in favor of having NEDA to work with and he challenged the Town about obtaining housing for the 100 new employees this will create with equal speed from Affordable Housing.

At 1:35 PM, David Nicolau suggested the Committee take a break before the next item is discussed. The Committee reconvened at 1:45 PM.

II. \$750,000 for historic protection of Provincetown Hall for structural repairs, including the East sills of the historic structure completed in 1886.

Eric Dray spoke about the meeting the Historical Commission had on January 14th with Keith Bergman, Town Manager, Doug Tyler, Building Commissioner, Sandra Turner, DPW Deputy Director, and Tony Lemme, Building and Grounds (DPW) regarding the structural repair of Town Hall. He said the problems were real and that the Commission

members went on a tour of Town Hall including the attic and bell tower. He stated that the Historical Commission voted to give \$75,000 toward this repair work.

Tim Hazel asked what the money would be used for. Mr. Dray replied that \$60,000 would go for research. Doug Taylor said that the \$60,000 would also go for design work, estimates, etc. as well as for doing the work.

A motion was made to approve the \$75,000 towards the historic protection of Provincetown Hall for structural repairs, including the East sills.

Moved by: Elaine Anderson

Seconded by: Tim Hazel

Yea: 8 Nay: 0

Next Meeting

The next meeting will be on Tuesday, February 1st at 5:00 PM. The CPC will meet with members of the Historical Commission and Open Space Committee.

David Nicolau announced that Margaret Carroll-Bergman resigned from the CPC and expressed thanks for her efforts on the CPC. The Housing Authority will select another member for the CPC.

A motion was made to adjourn the meeting at 2:00 PM.

Moved by: Tim Hazel

Seconded by: Stephen Milkewicz

Yea: 8 Nay: 0

Respectfully Submitted
Joel Glasser

Approved by: _____ on _____
David Nicolau, Chairman Date