

# TOWN OF PROVINCETOWN - BOARD OF SELECTMEN

SPECIAL MEETING - MONDAY, JUNE 5, 2006 - 6 PM

## JUDGE WELSH HEARING ROOM

Chairman Cheryl Andrews convened this special meeting at 6:00 PM noting the following attendees: Board of Selectmen: Cheryl Andrews, Michele Couture, Richard Olson, Sarah Peake, David Nicolau

Other attendees: Town Manager Keith Bergman,

Recorders: Vernon Porter

The following are meeting minutes, in brief.

### 1A PUBLIC HEARING

Reuse of Former Library (a/k/a Nathan Freeman Bldg) 330 Commercial Street

Chairman Andrews explained the purpose of this Public Hearing and then asked for public comments.

Neva Hansen – Former Chairman of the Art Commission. Suggest renting the 1<sup>st</sup> floor and consider using the upper floors for Art Collections.

Marcene Marcoux – We need long-term plans .. 2, 3 and 5 year plans in order to deal with the issues we are dealing with. Also suggest that a task force be established and to look out for the welfare of the Town and the long-term consequence.

Marilyn Guarino –Representing John LeBold, an internationally known costumer collector, interested in renting all three floors of the existing building for a period for at least five years. .

Bill Dougal – Economic Development Council is asking that the Board of Selectmen not make any decisions on use of buildings until after studies have been done.

Barbara Rushmore - Your responsibility is to either sell it or use it ... And you can do both. As far as the Freeman Building you can sell the 2<sup>nd</sup> and 3<sup>rd</sup> floors as condos for millions.

Austin Knight – An evaluation of the building has to be done first. Until we understand what the town needs, through Economic Development, we cannot make a decision as to what to do with these building. Set up an ad-hoc committee. Obligation to history and a moral obligation to the town to make the right decision and to take our time to make the proper decisions.

### Board of Selectmen

#### Michele Couture

Thanked everyone for coming and for their comments and for the need for a long-term plan.

**Re:** Hollywood Museum, Q: What is your vision – rental vs. purchase. A: Rental. Q: Length of time: A: Minimal of 5 years. Q: Is there going to be tours? A: Yes, it would be staffed and stock would be rotated on a regular, possibly monthly basis. Q: Would you occupy one or more floors? A: Yes, we would occupy all three floors.

David Nicolau - All my statements tonight about all buildings. Whatever goes in there has to help or maintain the building. It has to be satisfied by expenses so that the town does not have to take money out of the taxpayer's pockets to offset the use of the building – if we decided to go that route. This would be a perfect 'smart growth building'. We can maintain it as commercial as well as mixed-use. We have to maintain the building as well. We have to give guideline to Economic Development Council as to what we

want. We have to keep the building alive.

Sarah Peake – Couldn't agree more with speakers that we need an overall plan. Look at all of the buildings. We need to take comprehensive look at how we are using all of our town facilities. I don't feel in any particular rush to make things happen in six months because we're just beginning the process now. If and when the time comes that a building is to be sold, I don't see the proceeds going to the general fund, I want to see the proceeds targeted to a specific area for to be spent as a capital project or to go into the stabilization fund to retire some debt services the community has but not to just to be there like a credit card for us to be able to over spend in our general operating budget. Those are my thoughts and where I'm leaning towards on this. The other reason I don't feel the need to rush to proceed immediately is as we all know the Town Manager has indicated that he will not be seeking a renewal of his contract so over the course of the next year we're going to be hiring a new Town Manager who will bring new and different skills and free eyes look at these project.

Richard Olson – Very much along the lines of what Ms. Peake said, I don't want to do anything that would make this a short-term stop gap solution to our financial problems. By the way, our financial problems are not desperate. No way would I want the Freeman Building to be sold or used in any way that would just ease us over a little rough point. That is a very historic building and deserves to be preserved for historic uses for this town. I'd like to hear more from the Art Commission and PTV. I would never want to see it go as condo's.

Cheryl Andrews – For all of you who are here to say wait a little longer – I understand how you feel - but it's been twenty years of watching for me and I think that we have three buildings that need some serious attention. Two of which are in really no so hot shape. One that seems to be in the best shape – and who could argue that is just a gem – is the one we are discussing right now. I don't know what we should do with the building. I do know it should be a town wide discussion. It should be thoughtful and we should take in as much information from you and get as much information back for you so that we feel good about it. In the short-term my concern is, and I think Mr. Nicolau raised it, what do we do in the meantime? Do we let this gem of a building sit there empty for the next how many years while we come up with another plan that in another five years everybody will yell at us that is outdated and we'll have to do another plan. I do think the disposition of this building, more than any other, should be methodical, I agree with you all on that point, I do think for it to be empty for too long is wrong. I happen to disagree with my colleague Mr. Olson as I find the idea of a Hollywood Museum absolutely fascinating. We're not talking about long-term ownership, we talking about a short-term rental which frankly dovetails with the town's needs – generating some income and maintaining the property while we come up with a master plan. If the Board is interested in discussing that further we would have to figure out how we would do that. Certainly I think we would have to discuss what we need.

Sarah Peake - If the Town Manager could get us a ballpark figure on what is the cost of operating the Freeman property.

David Nicolau – Immediately \$25K is need – We should be trying to rent the building this summer.

Michele Couture – Is New England Deaconess interested in renewing their lease? Answer: Yes

Schedule as Board of Selectmen agenda item – June 12, 2006 – Use of 330 Commercial St., (Freeman St. Building).

**1B**

### **PUBLIC HEARING**

Reuse of Former Fire Stations #2 (189 Commercial Street) & #3 (254 Commercial Street)

Austin Knight – At town meeting a few years back – discussed use as a comfort station. #3 is the heart and sole .. and really fits the needs of so many non-profits in town. We need a long-term plan to fix these buildings and there is money available ... maybe a bond. It's sad to see them in the condition they are.

Barbara Rushmore - Keep the two. People voted to keep # 2 for use as public bathrooms. Money should come from room excise tax from the VSB.

Gary Delius - Encourage keeping Fire Station #3 for storage and for non-profit.

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David Nicolau – Agree on #3 we should keep it for non-profits. On #2 – I think that this building should be sold with a deed restriction.

Michele Couture – Both fire stations are in deplorable conditions.

Sarah Peake – It would be premature to make a decision to sell Fire House #2 - keep it on the table. Short-term fix gaping hole in fire station #2.

Cheryl Andrews – It is our obligation to give the votes some options. Bring to town meeting either as a 99-year lease or a sale.

#3 – Keep it for Non-Profit. - use CPA funds.

Motion to adjourn by Michele Couture at 7:35 pm

Minutes transcribed by: Vernon Porter, Secretary  
June 15, 2006