

**TOWN OF PROVINCETOWN – BOARD OF SELECTMEN
MONDAY, JANUARY 11, 2016 @ 6:00 p.m.
EXECUTIVE SESSION – CLOSED
TOWN HALL – JUDGE WELSH ROOM**

Chairman Tom Donegan called the open meeting to order at 6:00 p.m. noting the following Board of Selectmen members: Tom Donegan, Erik Yingling, Cheryl Andrews, Raphael Richter, and Robert Anthony.

Other attendees: Town Manager David Panagore and Asst. Town Manager David Gardner.

Recorder: Loretta Dougherty

The Board motioned to enter into executive session at approximately 8:36 p.m. and then voted as follows:

MOTION: Move that the Board of Selectmen vote to go into Executive Session pursuant to MGL c30A, Section 21(a), Clauses 6 & 3 for the purposes of:

Clause 6 - To consider the purchase of, exchange, lease or value of real estate, if the chair declares (chair declared) that an open meeting may have a detrimental effect on the negotiating position of the public body. VFW (3 Jerome Smith Road) and related parcels. Votes may be taken.

Clause 6 - To consider the purchase of, exchange, lease or value of real estate, if the chair declares (chair declared) that an open meeting may have a detrimental effect on the negotiating position of the public body. Old Community Center (46 Bradford Street). Votes may be taken.

Clause 6 - To consider the purchase of, exchange, lease or value of real estate, if the chair declares (chair declared) that an open meeting may have a detrimental effect on the negotiating position of the public body. (132-136 Bradford Street). Votes may be taken.

Clause 3 – To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares (chair declared). Votes may be taken.

and not to convene in open session thereafter.

**Motion: Raphael Richter
(Roll Call Vote)**

Tom Donegan: Yes

Erik Yingling: Yes

Cheryl Andrews: Yes

Raphael Richter: Yes

Robert Anthony: Yes

Seconded: Erik Yingling

Yea: 5 Nay: 0 Motion passed.

The Board went into Executive Session at approximately 8:40 p.m.

Clause 6: VFW – (3 Jerome Smith Road) & Related Parcels:

Town Manager David Panagore is waiting on a draft agreement from Jim Savko on the Winslow & old Community property trade. The neighbors are fully apprised that negotiations are being held.

Clause 6: Old Community Center (46 Bradford Street):

Tom chatted with Paul Kelly (architect) regarding the police station and it looked nice. Paul and others were working on plans to submit to Ted Malone (developer) for the old Community Center site. Paul is talking with Ted to see if he could get a partnership; looking at eight micro dormitories.

Cheryl is taking a negative direction in having a swap; she wants to reissue the RFP. She asked if there were sweeteners we could put in the pie to change their minds.

Tom reminded everyone that we did an RFP twice. One viable proposal would be to have one-half of the building as a bike shop. Demolishing the building or not is not the issue; the relevant part is the scale of it. We have a town with people who know how to build. After three years it has been on the market and all these clever people have not wanted it.

David Panagore stated that the Mass Housing Partnership looked at it before; he can have the conversation to look at the numbers and what the gap is. He will go back and look at it.

David Gardner believes that from a market standpoint it is not marketable.

Raphael wants to move forward with the trade; this could be a no cash outlay.

Cheryl was excited about getting access to back of the VFW. She thought we were going to put the police station there for sure and asked if the swap is really worth it.

Tom believes that it gives us a choice to do housing/police station or scale to do both community/affordable housing. The old Community Center would be a great place for seasonal workforce housing in the summer. He believes that the swap is the best way to go; multi-faceted, multi-economically diverse, and allows for low/moderate/market rates.

MOTION: Move that the Board of Selectmen continue to engage in negotiations for a swap of the Winslow property.

Motion: Erik Yingling
(Roll Call Vote)

Seconded: Robert Anthony

Tom Donegan: Yes

Erik Yingling: Yes

Cheryl Andrews: Yes

Raphael Richter: Yes

Robert Anthony: Yes

Yea: 5 Nay: 0 Motion Passed

Clause 6: (132-136 Bradford Street):

The Reilly property (old Duarte property) is going before the Zoning Board. They want to use the back of the building for a performance theatre/playhouse, keeping the front part of the building for

David Panagore is meeting with Mr. Reilly on the 21st just to say hello; no purpose at all.

Raphael would like to have a conversation as to whether he would be willing to sell it to the town. Have a meeting stating this is a valuable parcel to the town and are interested in buying it at any time.

Robert heard Mr. Reilly is going to turn the florist into condo units.



Other: - None.

Motion to adjourn at 9:26 p.m. by: Raphael Richter
(Roll Call Vote)

Seconded: Erik Yingling

Tom Donegan: Yes

Erik Yingling: Yes

Cheryl Andrews: Yes

Raphael Richter: Yes

Robert Anthony: Yes

Yea: 5 Nay: 0 Motion Passed

Minutes transcribed by: Loretta Dougherty