

**TOWN OF PROVINCETOWN – BOARD OF SELECTMEN
MONDAY, FEBRUARY 22, 2016 @ 5:00 p.m.
EXECUTIVE SESSION – CLOSED
TOWN HALL – JUDGE WELSH ROOM**

Chairman Tom Donegan called the open meeting to order at 5:00 p.m. noting the following Board of Selectmen members: Tom Donegan, Cheryl Andrews, Raphael Richter, and Robert Anthony.

Excused: Erik Yingling

Other attendees: Town Manager David Panagore and Asst. Town Manager David Gardner, FinCom Chairman Mark Hatch, and Chair of CHC Susan Cooke.

Recorder: Loretta Dougherty

The Board motioned to enter into executive session at approximately 5:14 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), Clause 6 for the purpose 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. Old Community Center (46 Bradford Street) & Winslow Farm (44-48 Winslow). 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. (Airport Lease) Votes may be taken.

and not to convene in open session thereafter.

**Motion to adjourn was made by: Raphael Richter Seconded: Robert Anthony
(Roll Call Vote)**

Tom Donegan: Yes

Cheryl Andrews: Yes

Raphael Richter: Yes

Robert Anthony: Yes

Yea: 4 Nay: 0 Motion passed.

The Board went into Executive Session at approximately 5:15 p.m.

Clause 6: Old Community Center (46 Bradford Street) & Winslow Farm (44-48 Winslow):

David Panagore gave an overview of the memo sent to the Board of Selectmen Chairman Tom Donegan.

Since our last meeting we have received a written offer. Mr. Savko has offered to sell the Town his Winslow Farms property. Rather than a cash payment he is requesting title to the 46 Bradford Street, former Community Center property. Mr. Savko has requested a closing date no later than January 13, 2017.

The appraisals will be done independently by those persons who had done them before. We will do the due diligence. It is an exchange. If we go forward prior to closing on the deal, and if it is considered unique under 30B, we will publish notice 30 days of the uniqueness and reason. In this instance, we have gone out to bid twice and have not gotten a viable deal and this is for payment in the pursuit of the Winslow Farms property.

They are seeking seven condos with three bedrooms at Bradford Street which would require additional gallons to be awarded. For the Town it would provide us with a second means of an egress with the VFW parcel. The VFW parcel has been looked at for the police station and housing and seems to be the most cost effective way to go. This will be brought before Town Meeting. We already have authorization to sell the Bradford Street property.

We need to be able to create our year-round housing trust to do our affordable, community & market rate housing. We have to keep working on our longer term goals. We will review management strategies, a work plan, and get as much technical assistance as possible beginning with the Urban Land Institute.

Raphael thinks that if there are gallons for this, the Town has two options in dealing with this parcel; two affordable units or developing condos. He does not believe people are going to love this. Think about deed

restricted; market rate; 150% AMI. If the appraisals are correct; it would be wise to consider another appraising firm so we can back up.

Mark Hatch believes that the Community Center is a white elephant; no one is interested in doing anything with it.

Cheryl disagrees with Mark. She believes developers are not picking up RFP for the Community Center. She wants to go back and look at the numbers and see if we can get something together that would be attractive.

David Panagore stated that he had someone look at the Community Center but they could not make the numbers work. If you were to put anything there; it has negative value. The Town would have to give some kind of cash.

Mark believes this swap proposal is very attractive. It would give us two means of egress which opens up our options to do something bigger for the Town overall. If we put these two pieces together it achieves getting what we want out of it.

David Gardner addressed the limited capacity we have at the plant and that we cannot expand on the sewer. Right now Bradford Street is assigned 650 gallons. If you want 21 bedrooms there you would need 2,310. The Water & Sewer Board regulations state 50% of the units need to be affordable or community housing. This will included a public service determination or may be exempted from Growth Management.

Susan Cooke had nothing to add. She is happy as long as they get affordable housing.

Mark likes the idea of the swap.

David Panagore mentioned the IG decided that they disfavor swaps. Town Counsel John Giorgio has been doing these for 25 years. There is no basis for the IG's decision and the IG has never stopped one.

MOTION: Move that the Board of Selectmen authorize the Town Manager to continue to pursue the transaction and seek additional community housing concessions for 46 Bradford Street, and prepare necessary warrant articles for review by the Board.

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

Seconded: Cheryl Andrews

**Tom Donegan: Yes
Cheryl Andrews: Yes
Raphael Richter: Yes
Robert Anthony: Yes**

Yea: 4 Nay: 0 Motion passed.

Clause 6: Airport Lease:

No action taken on this item.

Other: - None.

**Motion to adjourn at 6:05 p.m. by: Cheryl Andrews Seconded: Raphael Richter
(Roll Call Vote)**

**Tom Donegan: Yes
Cheryl Andrews: Yes
Raphael Richter: Yes
Robert Anthony: Yes**

Yea: 4 Nay: 0 Motion passed.

Minutes transcribed by: Loretta Dougherty