

**COMMUNITY PRESERVATION COMMITTEE
MEETING MINUTES
TUESDAY, SEPTEMBER 16, 2008
Town Hall Auditorium**

Chairman Bill Dougal convened the meeting at 9:10 a.m.

Members present: Bill Dougal, Steve Milkewicz, Taylor Polites, Bryan Green, Arturo Alon and Dennis Minsky

Other attendees: Assistant Town Manager David Gardner and Community Housing Specialist Michelle Jarusiewicz

Public Comment: NONE

Membership: three vacancies – 1 Board of Selectmen, 1 Planning Board, and 1 Recreation [must be member of Planning Board and Recreation Commission]. No applications at this time.

Vice Chairman: Bryan Green nominated himself as vice-chairman; seconded by Dennis Minsky. Motion passed 6-0.

Minutes: Bryan Green MOVED to approve the minutes of 5/20/08; second by Bill Dougal. Motion passed 3-0-3.

Dennis Minsky MOVED to approve the minutes of 6/10/08; second by Stephen Milkewicz. Motion passed 3-0-3.

Land Bank & CPA Fund Merger:

A general discussion of the Land Bank & CPA fund merger issue. Last annual town meeting there had been a suggestion to merge the two funds in an attempt to demonstrate an effort to lower taxes. The CPC needs to prepare for the issue to come up again at the fall Special Town Meeting and/or the spring meeting. There is a need to involve the relevant committees in the discussion. In order to have a full discussion the critical missing piece is a full financial impact of such a merger. The merger would require the CPA absorb the Land bank debt ; would probably bankrupt the CPA.

Another issue that may come up would be to change the allocation of the CPA, reducing affordable housing and increasing historic preservation specifically to fund the town hall repairs. Taylor Polites indicated that the Historic Commission has discussed and does not support the bulk of historic funding being dedicated to the town hall project, but rather, to be spent on many projects.

Assistant Town Manager David Gardner indicated that staff had been working on an analysis of the impact of the Land bank debt. Staff will request a financial analysis from the Director of Municipal Finance on the implications of merging the two funds for discussion at future agenda.

Next Meeting scheduled for 9/30/08.

Historic Grant Agreements: Assistant Town Manager distributed agreements for Pilgrim Monument & Provincetown Museum [PMPM] and for the Fine Arts Work Center [FAWC] for the Committee to review for discussion at the next meeting. Members were asked if there would be any conditions to be included. Bill Dougal recused himself from the room during brief discussion of the PMPM agreement.

Housing Specialist Position: Community Housing Specialist Michelle Jarusiewicz has been hired. FY 2009 budget is adequate for coverage. CPC committed to three years of funding, FY 2010 will be year 3. That budget cycle will begin soon. FY 2008's budget of \$50,000 was not completely spent. Chairman Dougal suggested that as the Community Housing Specialist will be making a presentation to the Community Housing Council regarding goals she could make that same presentation to the CPC as well on future agenda.

CPA Signage: Mona had been working on that – wording and logo. Bill Dougal to ask her for that information.

CPA Fund: Fiscal 2008 end of year reports were distributed showing total fund balance \$1,892,568.06.

Other:

90 Shank Painter project:: Selection committee met three times; recommendation of selected developer to be presented to Board of Selectmen on Monday 9/22/08. Timeline is very dependent on acquiring tax credits – spring & fall cycle deadlines.

Sandy Hill: expect last unit to close in October; audit will follow; future agenda item.

Arturo Alon MOVE to adjourn; second by Bryan Green, Motion passed 6-0. adjourned 11:00 am.

Submitted by:

*Michelle Jarusiewicz,
Community Housing Specialist*