

***Wellfleet Selectboard
Virtual Meeting ~ Zoom
Tuesday November 9, 2021
Executive Session ~ Meeting Minutes***

Board Members Present: Ryan Curley, Chair; Michael DeVasto, Vice Chair; Janet Reinhart, Helen Miranda Wilson, John Wolf

Others Present: Charlie Sumner, Town Administrator; Rebekah Eldridge, Executive Assistant; Kathleen Nagle, Harry Terkanian, Chair of the Affordable Housing Committee.

To continue discussion from the previous executive session held on July 7, 2021

Board Member DeVasto updated the board that he, Nagle and McIlroy went to see the Gouthier's over at Maurice's Campground and were given a tour by them. He stated the brothers gave them some terms. DeVasto stated he viewed this as a counteroffer. He explained that the affordable housing committee did take a vote on this counteroffer. Nagle explained that she did try to put the information into the document she sent them over today before the meeting. The Affordable Housing Committee felt very strongly that this property is too valuable to not purchase it.

Nagle gave some details regarding the offers. The original offer was

Four million dollars but the brothers refused that offer, stating the offer was too low and had concerns for seasonal workers being evicted this coming summer and would rather they be phased out than just thrown out. Nagle continued stating that they came back with a proposal of 7.5 million offer, with land up front. She explained that she believed the owners were uncertain on how the municipality works. She continued stating that they also would like to keep the RV part of the campground for a while. She stated after visiting and touring the property they are very excited about the potential purchase of this property. It has so many assets and some of which being close to public transportation, right on route 6 and the biggest asset is that the land is very flat, which would make it an amazing sight to work with.

The trust met and came back with a 6.5 million offer. The town agrees to run the RV park for a minimum of 5 years because she feels they won't be able to do anything with the land. The board discussed this proposal at great length, discussing if the voters would want to make this purchase.

They discussed the ability for the town to run the campground for the next 7 years. Nagle explained she feels if the town isn't willing to run the campground it would be a hard no from the Gouthier's. She continued stating that the partnership didn't want to take housing away from people if they didn't have to.

Terkanian spoke to the board stating that the town could value and sever the marketplace next to the campground to help with some of the debt. The town could also seek bids for a company to come in and run the campground. He continued that Wellfleet doesn't have any available municipal land and would hate to see this property not be purchased by the town.

It was discussed how the town could afford it; Sumner explained it would be a debt exclusion. He suggested approaching the owners of the campground and ask if they could wait to close on the property until the fall therefore, allowing them to run the campground for one more summer. Future use of the property was discussed.

Chair Curley Moved; Board Member Seconded; and it was voted to make a counteroffer on behalf of the town of Wellfleet to the Gouthier's for the amount of 6.5 million dollars.

Roll Call Vote: 5-0

The board discussed the ability to run the campground for seven years and thought five years would be more feasible for the board to counteroffer five years.

Chair Curley Moved; Board Member Wilson Seconded; and it was voted that the counteroffer to the Gouthiers and accept their seven-year commitment on behalf of the town to operate the RV park and campground for a minimum of seven-years.

Roll Call Vote: 5-0

The board continued to discuss the details of the purchase. The board discussed making a few more motions, they decided to adjourn and then move back into executive session after the regular session is over.

III. Adjourn Executive Session

Chair Curley Moved; Board Member Wolf Seconded and it was Voted to adjourn and reenter into open session.

Roll Call Vote: 5-0

The board adjourned open session at 5:55pm and reentered into open session at 5:56pm.

Board Member DeVasto Moved; Board Member Wilson moved to continue the executive session meeting at a time certain of November 9, 2021; at the conclusion of the regular session selectboard meeting on November 9, 2021 and will reopen executive session upon announcement.

Roll Call Vote: 5-0

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Board Member Wilson Moved; Board Member Wolf Seconded; and it was voted to adjourn executive session.

Roll Call Vote: 5-0