



Town of Wellfleet
Wellfleet Affordable Housing Trust
Board of Trustees
Minutes of April 2, 2021 Executive Session

Present: Elaine McIlroy, Kathleen Nagle, Sharon Rule-Agger, Harry Sarkis Terkanian, Jim Hood, Gary Sorkin, and Mike DeVasto.

The meeting was called to order at 10:13 AM by Mr. Terkanian. All members were present. Ms. Rule-Agger left the meeting at 11:00 AM.

1. In response to an inquiry by the chair, all members present stated that they were alone.
2. Mr. Terkanian opened the discussion by inquiring as to the approximate balance in the old housing trust and how much of it is restricted by Community Preservation Act (CPA) grants. The estimated balance is \$175,000. Mr. Sorkin estimated that approximately one-half was unrestricted gifts.
 - A. 30 Old King's Highway. Mr. Terkanian reviewed his concerns about the deed description he raised at the March 29th open meeting. Mr. DeVasto noted that an offer could be conditioned on the results of a survey. Ms. Nagle suggested a buildability contingency such as buildable for at least four dwellings of not less than 12 bedrooms total. In the case of a survey contingency Mr. Terkanian suggested that the survey verify not less than four acres and that marketable title also be a contingency. Mr. Sorkin noted that procurement requirements for municipal construction law would make it uneconomical for the town to be the builder. He also noted that the current assessed value is \$263,000. Ms. McIlroy noted that there have been lawsuits related to title issues elsewhere in South Wellfleet. There was discussion about the Town's Oyster Lane project. Details were scarce, but it was felt that for that project the Town deeded the parcels to individuals with affordability restrictions and the several lot owners collectively hired a contractor to build in each lot. Discussion on possible contingencies continued with the chair summarizing the discussion as centering on the following contingencies: (1) a survey verifying a parcel area of at least 4.47 acres and lot road frontage of 150 feet; (2) that the parcel be buildable for at least two three bedroom homes; (3) Trust funding is contingent on funding at this June's town meeting; and (4) an offer price of \$200,000. (At this point Ms. Rule-Agger left the meeting.) After further discussion, it was moved by Mr DeVasto, seconded by Ms. Nagle and unanimously voted by roll call vote (6 – 0) to "First: Offer to purchase the property at 30 Old King's Highway at a price of \$200,000 subject to the following contingencies: (1) seller to provide a survey verifying that the parcel contains the area (4.47 acres) and road frontage (158 feet) shown on the Wellfleet assessor's atlas; (2) determination by the Trust within 120 days that the property be buildable for at least two three bedroom homes; (3) subject to town meeting

funding. Second: That Mr. Terkanian be authorized to negotiate on the Trust's behalf; and Third: that the Trust would, if necessary, agree to: (1) pay up to \$263,000 and (2) assume all or part of the cost of the survey.

- B. 45 Wilton's Way. Mr. Terkanian noted that the current survey plan has a Planning Board imposed condition on parcel 25.1 "there is to be no further construction on this lot without further referral from the planning board." He also noted that parcel 28 was apparently landlocked as the assessor's field card includes a notation "access problem" and that the deed was a release deed with no covenants of title, commonly and indication that the deed grantor was uncertain about ownership. He suggested that the seller be asked about the plan note issue. Ms. Nagle agreed to ask the broker involved in that transaction if there was any information available if this issue had been addressed.
- 3. Adjournment. The chair stated that the meeting would not reconvene in open session. It was moved by Ms. Nagle, seconded by Ms. McIlroy and unanimously voted by roll call vote (6 – 0) to adjourn. Meeting adjourned at 11:37 AM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

- 1. Recorded plan, Barnstable Deeds, Plan Book 493, Page 75 (web page).