



Town of Wellfleet  
Wellfleet Affordable Housing Trust  
Board of Trustees  
Minutes of September 20, 2021

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

The meeting was called to order at 9:07 AM by Mr. Terkanian.

1. Request for auditing support. Mr. Terkanian presented a draft memorandum to the acting Town Administrator requesting that an audit of the Trust be included in the Town's annual audit. MOTION: It was moved by Ms. Nagle seconded by Ms. McIlroy and voted by roll call vote (5 – 0) to authorize the chair to send the draft memo to the acting town administrator.
2. Request for allocation of short term rental tax receipts to the Trust for housing purposes. Mr. Terkanian presented a draft memorandum to selectboard chair Curley requesting the Selectboard consider adopting a policy designating 80% of the short term rental tax receipts to the Trust for the Trust's purposes. Mr. Terkanian reported that the FY 2021 rooms tax, which presumably includes the short term rental receipts was \$854,795 and that based on the rate increase voted at the last annual town meeting short term rental receipts might reach \$900,000. Mr. Terkanian noted that efforts in other towns appear to be policy statements rather than bylaws or other stronger measures. Mr. Sorkin asked if receipts from the Commonwealth were received quarterly and whether town meeting action will be required annually. He also asked whether we should request action at the December special town meeting. Mr. Sorkin suggested revising the memo to include asking for any action at the December town meeting consistent with the request. MOTION: It was moved by Mr. Sorkin, seconded by Mr. Hood and unanimously voted by roll call vote (5 – 0) to authorize the chair to send the draft memorandum modified consistent with this meeting discussion.
3. Next meeting agenda. Ms. Nagle asked about the next meeting agenda with reference to a followup on online donations.
4. Adjournment. MOTION: It was moved by Ms. Nagle, seconded by Ms. McIlroy and unanimously voted by roll call vote (5 – 0) to adjourn. The meeting was adjourned at 9:27 AM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. Draft memorandum to the acting town administrator requesting auditing services.
2. Draft memorandum to the selectboard chair requesting a policy allocating a portion of short term rental tax receipts to the Trust.