



Town of Wellfleet  
Wellfleet Affordable Housing Trust  
Board of Trustees  
Minutes of April 12, 2021

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 7:00 PM by Mr. Terkanian. All members were present.

1. Announcements and public comment. None.
2. Status reports related to housing activities. Mr. Terkanian has submitted the proposed bylaw for town meeting agenda placement and draft declaration of trust for review and comment. Mr. Terkanian noted that he moved the criteria for appointment of trustees from the draft declaration of trust to the draft bylaw after approval of the drafts by the trustees. There were no objections to that change. He also announced upcoming Community Development Partnership (CDP) presentations and that he had communicated with the Mass Housing Partnership (MHP) about the technical assistance grant. He also noted that he and Ms. McIlroy had expressed the Trust's appreciation for the bequest from the estate of Katherine Stillman to the attorney settling the estate. Ms. McIlroy announced MHP's panel on regional approaches to housing and that Ms. Rule-Agger will be presenting the accessory dwelling unit bylaw to the selectboard.
3. Reconsideration of the request for allocation of short term rental tax receipts to the trust. Mr. Terkanian discussed the Town's current challenges and the potential need to use these receipts to balance the FY 22 budget. He has not forwarded the requests voted at the March 29th meeting to the selectboard. Ms. Nagle expressed her concern that if we do not present our request other town interests may assert competing claims for these funds. Mr. DeVasto restated his view that these receipts are a new source of revenue and we should limit our requests to future funds and press our request to the selectboard and to the town at a later point where town meeting support is more likely. Mr. Hood agreed that we should make the Trust's request known. Mr. Sorkin was also in favor of renewing our request for allocation of the FY22 receipts. Ms. Nagle reinforced the position that there is a housing crisis and is the only focus of the Trust. The consensus was to renew the request to the selectboard for 80% of the receipts from FY22 and subsequent years. Ms. McIlroy raised the question of how to raise the rate from 4% to 6%. Mr. DeVasto said it's something the selectboard is thinking about.
4. Procedure for executive session minutes. Mr. Terkanian noted that boards can approve minutes by: delegating authority to one member; by absence of objection; or by vote which, for executive session minutes would have to be in an executive

session. Consensus was for using the approval by consensus process unless there was a contemplated executive session.

5. Next meeting. Mr. Sorkin suggested discussing reaching out to owners of vacant lane as an agenda item and also is house building a viable strategy. Mr. Terkanian suggested considering purchase of housing and reselling with an affordable housing restriction. Scheduled for April 26, 2021 at 7:00 PM.
6. Approval of minutes of March 29, 2021 and April 2, 2021 (open session). It was moved by Mr. Hood seconded by Ms. Nagle and after discussion unanimously voted (7 – 0) by roll call vote to approve the minutes of the March 29, 2021 meeting after corrections and the minutes of the April 2, 2021 open session after corrections.
7. Executive session to consider the possible purchase of property at 30 Old King's Highway and/or 45 Wilton's Way. Mr. Terkanian as chair stated that: (1) The purpose for convening the executive session is to further consider the possible purchase of 30 Old King's Highway and/or 45 Wilton's Way both in Wellfleet; (2) the Board will adjourn from the executive session and will not reconvene in open session; and (3) having a discussion in open session would have a detrimental effect on the Board's negotiating position. It was moved by Mr. Terkanian seconded by Mr. DeVasto and unanimously voted by roll call vote (7 – 0) to adjourn the open session and reconvene in executive session and not return to open session.
8. The open session was adjourned at 7:39 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. Draft minutes of March 29, 2021.