



Town of Wellfleet  
Wellfleet Affordable Housing Trust  
Board of Trustees  
Minutes of May 3, 2021

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

Absent: Jim Hood

The meeting was called to order at 7:02 PM by Mr. Terkanian.

1. Announcements and public comment. None.
2. Status reports related to housing activities. Ms. McIlroy reported on the progress toward the request for proposals (RFP) for 95 Lawrence Road. Notice of the RFP is expected to appear in the May 7<sup>th</sup> edition of the Central Register. The task force has met twice with town counsel, once with Laura Shufelt (Mass. Housing Partnership) and several times with the assistant town administrator. The response date for the RFP is planned for August 1<sup>st</sup>. Mr. Terkanian summarized the April 28<sup>th</sup> meeting between the scoping committee and MHP to begin planning the technical assistance grant. Mr. Sorkin reported on the progress of the accessory dwelling unit (ADU) amendment to the zoning bylaw. The bylaw proposal is scheduled for hearings before the planning board on May 5<sup>th</sup> and 19<sup>th</sup>. The board discussed the relationship between Title 5 of the state sanitary code and the ADU bylaw proposal. Mr. Sorkin and Ms. Rule-Agger reported on a program being developed by the Local Housing Partnership to better inform the community about the housing crisis and whom it affects including displays in galleries, as "story slam" at Preservation Hall and other outreach activities. Ms. McIlroy reported that the "Housing Angels" program has resulted in 39 donations totaling over \$20,000.
3. Vote to authorize trustees to accept donations on behalf of the Trust. Mr. Sorkin reported contact from an executor notifying him of a bequest to the Trust. Mr. Terkanian spoke with the executrix and a representative of the financial fiduciary concerning documentation requirements and has prepared a proposed certificate of vote reflecting action by the trust authorizing acceptance of donations and that he has also requested a certificate from the town clerk identifying the trustees. Mr. Terkanian presented his draft for discussion. After discussion it was moved by Ms. Nagle, seconded by Ms. Rule-Agger and unanimously voted by roll call vote (6 – 0) to approve the certificate of vote.
4. Status of Affordable Housing Trust account balances to the Trust. Mr. Terkanian noted that given the Town's accounting deficiencies he did not see an immediate resolution and was reluctant to press the issue until the more significant town fiscal issues are resolved.

5. Status of MHP technical assistance grant. Discussed under status reports.
6. Annual town meeting warrant articles. Approval of the proposed affordable housing trust bylaw. After discussion it was moved by Ms. Nagle, seconded by Mr. DeVasto and unanimously voted by roll call vote (6 – 0) to recommend approval of the affordable housing trust bylaw. Mr. Terkanian noted that action on the Trust's request to allocate the short term rental tax to the Trust is not feasible for fiscal years 2021 and 2022 so effective action will have to wait. The trustees continue to want to keep the issue in front of the selectboard.
7. Next meeting. Scheduled for May 17, 2021 at 7:00 PM.
8. Approval of minutes of April 12, 2021 (open session). It was moved by Mr. Sorkin seconded by Ms. McIlroy and after discussion unanimously voted (6 – 0) by roll call vote to approve the minutes of the April 2, 2021 open session.
9. Executive session. Mr. Terkanian as chair stated that: (1) The purpose for convening the executive session is to consider the possible purchase, exchange, lease or value of real property; (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 Trust's negotiating position. It was moved by Ms. Nagle seconded by Ms. Rule-Agger and unanimously voted by roll call vote (6 – 0) to adjourn the open session and reconvene in executive session and not return to open session.
10. The open session was adjourned at 8:12 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. Proposed certificate of vote authorizing trust acceptance of donations.
2. Draft minutes of April 12, 2021 open session.