

Town of Wellfleet
Wellfleet Affordable Housing Trust
Board of Trustees
Minutes of October 18, 2021

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

The meeting was called to order at 7:05 PM by Mr. Terkanian.

1. Announcements and public comment. Mr. Hood announced that bids have been received on the water main project and bids are being evaluated by the Water Commission's engineer.
2. Status reports related to housing activities.
 - A. Ms. McIlroy announced that the litigation over the Paine Hollow Road has been settled and the Zoning Board of Appeals has determined that no revision of the developer's permit is necessary and the developer's funding application is ready for submission.
 - B. She also announced that: the Housing Authority's buydown family so far has been unable to identify a home to purchase; the Housing Authority is working on its mission statement; and the 95 Lawrence Road Task Force has finally contracted with a financial consultant with a goal of making a recommendation by the November 9, 2021 selectboard meeting.
 - C. Mr. Sorkin announced for the Local Housing Partnership the date for the 2022 Housing Angels event as August 4, 2022 at Preservation Hall.
 - D. Ms. Rule-Agger noted that the Attorney General's Office has until October 24th to complete its review of bylaws adopted at the 2021 annual town meeting or to request an extension of time.
3. Community Preservation Act funding application. The draft application prepared by Ms. McIlroy and Mr. Sorkin was reviewed. The trustees discussed how to best describe the potential uses of the funds for grant application. The Trustees agreed to an expansion of the purpose to included a statement of general application for affordable housing purposes if specific purchase opportunities do not materialize. The CPC meeting is tentatively scheduled for 9:00 AM on November 18th (note: the corrected date is November 19th.) MOTION: It was moved by Ms, McIlroy, seconded by Ms. Nagle and unanimously voted by roll call vote (7 – 0) to submit the application to the Community Preservation Committee to request allocation to the Trust of the housing reserves.

4. 90 Freeman Ave request for proposals (RFP). Mr. Terkanian noted that he had made the edits to this RFP that the Trustees had requested. He outlined a draft transmittal memo to send both RFPs to the assistant town administrator.
5. Land Acquisition RFP. The trustees determined to remove the evaluation criteria which preferred access to town water at the site. MOTION: It was moved by Mr. Sorkin, seconded by Ms. Nagle and unanimously voted by roll call vote (7 – 0) to approve both RFPs for transmittal to the assistant town administrator.
6. Next meeting agenda and date. Mr. Sorkin had a question about when short term rental tax revenue might be available. Mr. DeVasto outlined the process of adopting a selectboard policy and indicated that the process was not yet complete. Further discussion of the short term rental tax revenue belongs on and will be placed on the next agenda. Additionally an agenda item was requested for a possible funding request for land acquisition to 2022 annual town meeting. Next meeting date was previously set as November 15, 2021.
7. Approval of minutes of September 20, and October 4, 2021. MOTION: It was moved by Ms. Nagle, seconded by Mr. DeVasto, and unanimously voted by roll call vote (7 – 0) to approve the minutes of September 13, 2021 and October 4, 2021 as presented.
8. Executive Session and adjournment. Mr. Terkanian as chair stated that: (1) the purpose of the executive session is to consider the purchase, exchange, lease, or value of real property located at 118 Cove Road; (2) having a discussion in open session would have a detrimental effect on the Trust's negotiating position; and (3) the Trust will adjourn from the executive session and not reconvene in open session. MOTION: It was moved by Mr. Sorkin, seconded by Mr. DeVasto and unanimously voted by roll call vote (7 – 0) to adjourn the open session and reconvene in executive session and to adjourn from executive session without reconvening in open session. The open session of the meeting was adjourned at 7:59 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. Draft minutes of September 20, and October 4, 2021 open sessions.
2. Draft CPA funding application.
3. Draft RFP for 90 Freeman Ave.
4. Draft RFP for land acquisition.