

***Wellfleet Selectboard  
Virtual Meeting ~ Zoom  
Friday December 17, 2021; 4pm  
Executive Session Meeting Minutes***

**Members Present:** Ryan Curley, Chair; Michael DeVasto, Vice Chair; Janet Reinhart, Helen Miranda Wilson, John Wolf

**Others Present:** Charlie Sumner, Town Administrator; Rebecca Roughley, Assistant Town Administrator; Rebekah Eldridge, Executive Assistant; Harry Terkanian, Chair of Wellfleet Housing Trust; Kathleen Klein, Attorney for KP Law; Elaine McIlroy, Gary Sorkin,

Chair Curley called the meeting to order at 4:07pm

Chair Harry Terkanian of the Wellfleet Housing Trust to order at 4:07pm

***I. Adjourn Open Session, not to go back into open session.***

**Chair Curley Moved, Board Member Wilson Seconded; and it was voted to adjourn open session and go into Executive Session, not to return into open session.**

**Roll Call Vote: 5-0**

[M.G.L.](#) c.30A, Sec. 21-Effective July 1, 2010

To continue discussion from the previous executive session held on July 7, 2021  
6 - To consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

Eldridge locked the meeting room. Chair Curley began the meeting asking Terkanian to present what has been brought to the town from the owners of Maurice's Campground. Terkanian began explaining the details of the discussion they had with the brothers. In the contract the owners will run the campground for the 2022 summer season. They replied to Kathleen Nagel on December 6, 2021, accepting the offer from the town of Wellfleet. They discussed the draft contract for the purchase of the campground.

They discussed taking out the appraisal clause that the property would appraise for 70% of the purchase price. The board discussed the way the real estate market is moving this could be a risk to lose the property. They agreed pulling it from the agreement.

**Board Member DeVasto Moved; Chair Curley Seconded; and it was voted to leave out the condition pertaining to the appraisal of the property.**

**Roll Call Vote: 5-0**

They continued the discussion stating that the owners of the property had agreed on the purchase price of 6.5 million dollars.

# **DRAFT \*\*\*APPROVED, NOT RELEASED\*\*\***

Wilson wanted a little more detail on the cost to run the campground because the town has agreed to keep the property a campground for 7 years.

Klein



Mellroy questioned additional environmental impact on the property? Terkanian explained it was under the Title 5 impact.

Sorkin questioned the deposit check and whom it should be paid from. Terkanian explained the money will be coming from the housing trust funds which are available and Terkanian explained the trust voted back in July 2021 to procure those funds.

**Chair Curley Moved; Board Member Wilson Seconded; and it was voted to approve the Purchase and Sales Agreement as amended to the Gauthiers.**

**Roll Call Vote: 5-0**

Terkanian explained to the board that Kathleen Nagle has the authority to gather all electronic signatures and get the document turned around quickly.

**Chair Curley Moved; Board Member Reinhart Seconded; and it was voted to authorize the chair to sign on the behalf of the Selectboard of the Purchase and Sales Agreement.**

**Roll Call Vote: 5-0**

**Chair Curley Moved; Board Member Reinhart Seconded; and it was voted that the Wellfleet Selectboard hereby votes that a special town meeting shall be held to take place within 46 days of the first non-holiday weekday of the receipt of the signed agreement.**

**Roll Call Vote: 5-0**

Chair Curley moved on the special town meeting warrant article t





**Chair Curley Moved; Board Member Wilson Seconded; and it was voted that the Wellfleet Selectboard hereby insert, approves; and recommends the article as amended for the special town meeting.**

**Roll Call Vote: 5-0**

***II. Adjourn Executive Session***

**Chair Curley Moved; Board Member Wilson Seconded; and it was voted to adjourn executive session and not to reconvene into open session.**

**Roll Call Vote: 5-0**