

**Final
Community Preservation Committee
Minutes of Wednesday, September 27, 2023
Virtual Meeting**

Attending: Gary Sorkin, Chair; Michael Fisher, James McAuliffe, Elaine McIlroy, Janis Plaue, Geraldine Ramer, Rhonda Fowler, John Grieb, Barbara Carboni

Also Attending: Jen Elsensohn, CPC Coordinator

Absent: David Mead-Fox,

Chair Gary Sorkin called the meeting to order at 9:01 a.m.

Introductions

Jen Elsensohn is functioning as the new Coordinator of the Community Preservation Committee (CPC). Introductions were made by Jen and the committee members. Jen's contact info is as follows: email; Jennifer.elsensohn@wellfleet-ma.gov, phone; 508-349-0323.

Minutes of 6/7/2023

Michael Fisher moved to approve the minutes of June 7, 2023. Janis Plaue seconded, and the motion carried 8-0-0.

New Grants Due October 16/Outreach

Jen reported that the flyer she had made and circulated to the members of the CPC to share with their respective groups and committees, had also been posted around town in shop and library windows as well as at Town Hall. A press release had been posted in the Independent and sent to the local radio station WOMR. The flyer is posted on the CPC page on the Town website and will be sent (for a second time) to the admins at Town to see if it can be placed on the main events page as well. Gary asked that members of the committee really make a push to their circles to get the word out.

Gary asked the representatives present whether they were expecting any applications to come in from their groups. Elaine reported that the Housing Trust would be making a request, as much of their funds have been depleted. Jim said that the Historical Commission and AIM Thrift Shop would also be sending applications. John reported that the Blue Heron property needs some work, including the removal of a building. They are progressing in getting an estimate for the work and will be submitting an application to the Conservation Commission. Last year a submission had been made for Open Space that was too non-specific and the Selectboard was not comfortable with it. This year they will reapply with a more specific plan. Michael offered that some wording had been changed at the last minute which caused an issue. A question arose regarding the Recreation projects and whether they would submit an application this year. It appears that they have delayed work on the Bandstand, and may not have put

down Mobi Matts, either. Jen will ask Suzanne Thomas for an update. Gary reported that the Paine Hollow project was entering its twentieth year. The Modern House Trust, whose mission is to preserve architecturally important houses, may put in an application for Breuer House.

FY25 Budget

Gary walked the committee through the Fiscal Year 2025 proposed budget. After working with the acting Town Accountant, it is estimated (conservatively) that property taxes will bring the CPC approximately \$500,000. The Community Preservation Coalition had warned that the State would be granting far less to the CPC funding than last year. Stuart Saginor recommended that CPC's estimate half of what they would normally budget from the State. With that in mind, the estimated money available to Wellfleet from the State is \$125,000. This makes \$625,000 available new money for FY25. It was suggested by Gary that the Administration funding could be reduced, and there is leftover money from years past. Michael recalled that at the last meeting a vote was taken to acquire a new computer for Jen. This has happened, and the CPC has paid for it.

Project Updates/Concerns

Open Law

Jen took a moment to acknowledge that when she was acting in a temporary, part-time consultant capacity, she was using personal contact information. Please take note of her Wellfleet contact information and use those as much as possible so that she can remain compliant with Open Meeting Law.

FY24 Award Updates (ACC)

Jen reported that, so far, the only FY24 project that has submitted bills has been the Adult Community Center landscaping project. To date, they have used \$7,730 of the \$9890 granted to them, leaving \$2160. Wayne Clough told Jen that the remaining outstanding receipts should be sent soon for reimbursement, which should close the project out.

Veteran's Home in Dennis, Cape Cod 5 Orleans Housing, Habitat Old King's Highway project, Form B's

Jen reported that the Veteran's Home in Dennis provided a deed restriction showing that it would remain affordable housing for Veterans in perpetuity, so Gary was able to sign the invoice for the project, which completed their agreement. Cape Cod 5 is still working on the paperwork for the 0% loan, which is the format of funding they requested from the CPC. The Old King's Highway Habitat for Humanity project is getting underway. They have been approved to begin clearing the land by the Town Building Inspector and have submitted a plan for preserving the native species on the property. There was a hiccup with the payment of the Form B projects. Mary Rogers had been given an updated list of account numbers for use on outstanding projects, but the Form B account number she had was for the 2018 agreement, so that account was overdrawn. The assistant accountant was very helpful in getting Jen the proper account

number, which has \$12,029.31 remaining. The Form B's have been coming in from time to time.

\$200,000 left in Covid Grant (originally \$370,000) from 9/12/2020 Town Meeting discussion to reassign funds

Elaine shared that three years ago Wellfleet Housing Authority had been awarded \$370,000 for Covid emergency relief for rentals and mortgages. Since there has been considerable State and Federal aid for Covid relief and a good deal of time has passed, and their regular clients' needs are being met, The Housing Authority feels comfortable returning \$200,000 of this grant to the CPC. They would love to see that money be used in housing projects. Gary reported that the CPC has to vote to accept this money back. The vote will be on the agenda when the Committee votes for Town Meeting Warrants. If it is accepted at that meeting, the issue needs to be brought to the Select Board to be placed on the Town Meeting Warrant for the Town to vote on. If the money returns to the CPC, the available CPA balance for FY25 would then be brought up to approximately \$1.8 million.

Community Preservation Coalition Dues \$2875

Gary reported that the dues for the Coalition were due on September 1, but require a vote for approval by the Committee. Michael moved to accept and pay the dues. John seconded, and the motion carried after a roll call vote: John, aye; Jim, aye; Elaine, aye; Janis, aye; Michael, aye; Geraldine, aye; Rhonda, aye. 7-0


Next Meeting

The next meeting via Zoom was proposed for Thursday, October 19, 2023 at 9 a.m. The reason this date was proposed was that it was as close as possible to the closing of the new application round, and the closest Wednesday date is also the site visits for the Conservation Commission, which would preclude Michael Fisher and Jen from attending, or having to leave early. It was clarified that this is an isolated event, and the Committee will keep its regular schedule outside of this meeting. Grant applications will be reviewed at that time. Janis requested hardcopies of the applications a day before the meeting. Jen will make sure they are in the Health and Conservation pick-up box located at 220 West Main Street, on October 18.

Adjournment

Michael moved to adjourn. Rhonda seconded, and the motion carried 7-0. The meeting was adjourned at 9:47 a.m.

Respectfully submitted,


Jennifer Elsensohn,
CPC Coordinator

Public Records material 9/27/2023

1. Draft Minutes from June 7, 2023
2. New Grant Round Flyer
3. Proposed Budget for 2025
4. Letter from Elain McIlroy regarding the request to reassign funds
5. Invoice from the Community Preservation Coalition for yearly dues
6. Agreements – are on file in CPC permanent records