



Town of Wellfleet
Wellfleet Municipal Affordable Housing Trust
Board of Trustees
Minutes of September 25, 2023

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

Absent: None

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

1. Announcements from the public. None.
2. Status reports on housing related activities from the trustees. Mr. Terkanian announced that the Lawrence Road project has preliminary approval for one million dollars in County ARPA funds. Ms. McIlroy reported that the Old King's Highway property has been transferred to Habitat for Humanity and that site clearing has begun. She also reported that there was a site visit for the 90 Freeman Ave RFP that was attended by Habitat. The transfer of that property to the Housing Authority is still pending and will be taken up by the Selectboard on October 2nd. Mr. Sorkin reported receipt of a \$2,000 donation from the Non Resident Taxpayers Association (now known as the Wellfleet Seasonal Residents Association.) He also noted that the State Ethics Commission has advised that committee members may act as individuals to support ballot initiatives at town elections so they will have a sign at the election supporting the two override questions.
3. Implementation of the ADU Support Contract with Community Development Partners (CDP). Ms. Rule-Agger will be the point person for outreach on this project. She reported speaking with Talitha who mentioned that the Community Development Partnership was waiting for a formal response from the Trust. Mr. Terkanian will check and, if necessary, re send the signed document to the CDP. Ms. Rule Agger will work on marketing and branding the agreement forms with the Town seal. CDP has made a grant for a similar ADU program in Eastham.
4. Trust Finances. Mr. Terkanian presented a draft memo to the Selectboard requesting allocation of 80% of short term rental receipts to the Trust and discussed the fiscal 2023 receipts from this tax. Consensus was to revise the memorandum to reflect current and future Trust financial commitment and possibly include what neighboring towns are doing on this.
5. CPA annual reports. Mr. Terkanian will prepare draft reports for fiscal 2023 for review at the next meeting.
6. Possible application for the next round of CPA funding. Ms. McIlroy has drafted an application. Filing deadline for the application is October 16th. Mr. Sorkin noted that the Housing Authority has \$200,000 in COVID relief that is going to be returned to the CPC. These funds might be available to partially fund this request and may require town meeting

approval. Possible future requests may include requests for additional community support for Lawrence Road, Paine Hollow, and master planning for Maurice’s Campground. Ms. Rule-Agger announced that \$150,000 in County ARPA funds have been awarded and \$50,000 in previous town meeting funding were available for master planning at Maurice’s may be sufficient to cover the cost. There may be a small request to the Trust if available funds are insufficient. MOTION by Ms. Nagle, seconded by Ms. Rule-Agger, and, after discussion, unanimously voted by roll call vote (7 – 0) “To authorize Mr. Terkanian and Ms McIlroy to finalize the CPA application and Mr. Terkanian to file the application.

7. Next meeting: October 23, 2023 at 7:00 PM virtually. Agenda items to include items still open from this meeting, short term rental tax allocation, and CPA annual reporting.
8. Approval of minutes. MOTION by Mr. Sorkin, seconded by Ms. Nagle, and unanimously voted by roll call vote (7 – 0) “To approve the August 25, 2023 minutes.”
9. Adjournment. MOTION by Mr. DeVasto, seconded by Ms. McIlroy, and voted by roll call vote (7 – 0) “To adjourn the meeting.” The meeting was adjourned by the chair at 7:39 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. Draft request to Selectboard re short term rental tax receipts.
2. CPA application for funding.
6. Draft minutes for September 25, 2023.