



Town of Wellfleet  
Wellfleet Municipal Affordable Housing Trust  
Board of Trustees  
Minutes of October 23, 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 7:11 PM by Mr. Terkanian.

1. Announcements from the public. None.
2. Status reports on housing related activities from the trustees. Ms. McIlroy advises that Habitat cannot meet the deadline for the 90 Freeman Ave. RFP and there are unlikely to be other responses so likely the RFP will be re advertised in the coming year. Mr. Terkanian reported that Ted Malone was unavailable for an update on the Paine Hollow Road project but an earlier email indicated that a request for an additional community contribution of at least \$800,000 is likely. He also reported on a meeting that he, Mr. Sorkin and Ms. Spear had with Chris and Portia Durbin, there is a short memo summarizing the meeting in the meeting materials. The Durbins are interested in making an investment in Wellfleet housing but not interested in managing a project. Ms. Nagle summarized a subsequent meeting. A follow up meeting will be scheduled. (Ms. Rule-Agger joins the meeting.) He asked for an update on the local preference on Lawrence Hill. Ms. McIlroy reported that POAH is preparing a submission to request a local preference which will require endorsement by the selectboard. He reported filing a request for \$750,000 in CPA funds on October 11<sup>th</sup>. Mr. Sorkin noted that the CPC has received several housing related requests and asked whether the Trust should coordinate the housing requests. He also noted that the CPC will hold a hearing on November 3<sup>rd</sup> on the requests it has received. Mr. Terkanian noted that he will be unavailable to attend; Ms. McIlroy will present for the Trust. The question of the Trust acting as the clearing house for housing related CPA funding requests and the question of whether CPA funds should be used to support projects in other towns will go on a future agenda. Mr. Terkanian reported on an inquiry from the Needham League of Women Voters about how Wellfleet operates its Trust. He also confirmed sending a copy of the executed ADU agreement to the CDP. He also reported that he has raised the need for an annual audit with the Town Administrator who responded that the Trust account is a “fund of the Town” and is therefore covered by the Town’s annual audit.
3. Trust Finances.
  - a. Chamber of Commerce membership invoice of \$150.00 due November 30th. MOTION by Ms. McIlroy, seconded by Mr. DeVasto, and unanimously voted by roll call vote (7 – 0) “To renew the Trust’s membership in the Chamber.”

- b. Request to allocate 80% of short term rental tax receipts to the Trust. There is a draft of the request in the meeting materials which was reviewed by the Trustees. MOTION by Ms. Nagle, seconded by Ms. Rule-Agger, and after discussion unanimously voted by roll call vote (7 – 0) “To authorize filing the request for 80% of short term rental tax receipts with the selectboard.”
4. CDP technical support contract and work plan. No action.
5. Support for CDP monitoring proposal for creation of accessory dwelling units. Ms. Rule-Agger reported that there is nothing new, because she was away but actions are in progress including a information session at he Library.
6. Approve CPA annual reports for fiscal 2023. Draft reports for both grants are in the meeting materials. The Trustees felt that the reports should reflect that some of the funds have been committed. Mr. Terkanian will revise both reports and place them on the next agenda.
7. 105 West Main Street. The assessor’s field card is in the meeting materials. Mr. DeVasto reported that there may be plans afoot to sell the building in the near future. The building contains three units and is currently rented on an affordable basis. There is a concern that if the building is sold it might be redeveloped and sold as market housing. Can the property be purchased by the Town, restricted to affordable housing, and resold as affordable or attainable housing? Mr. Terkanian will contact the owner to see what their plan for the property is.
8. Next meeting: December 4, 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.
9. Approval of minutes. Corrections to the draft minutes were noted. MOTION by Mr. Sorkin, seconded by Ms. Rule-Agger, and unanimously voted by roll call vote (7 – 0 ) “To approve the September 25, 2023 minutes.”
10. Adjournment. MOTION by Mr. DeVasto, seconded by Ms. McIlroy, and unanimously voted by roll call vote (7 – 0) “To adjourn the meeting.” The meeting was adjourned by the chair at 8:07 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. Memo summarizing meeting with potential donor.
2. Draft request to Selectboard re short term rental tax receipts.
3. CPA annual reports (2).
4. 105 West Main Street field card.
5. Draft minutes for September 25, 2023.