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AFFORDABLE HOUSING TRUST BOARD
Joint Meeting with the Select Board
MINUTES
March 21, 2023

The Affordable Housing Trust Board (AHTB) held a hybrid meeting on Tuesday, March 21, 2023 at 4:30 PM in the Nauset Room at Town Hall and via Zoom. The Select Board took part in this meeting. Real-time public access was provided by Orleans Channel 18 on the Town website.

The full Select Board was present: Chair Reed, Vice Chair Herman, Clerk Runyon, Mr. Galligan and Mr. Mathison. Attending for the Affordable Housing Trust Board (AHTB) were Chair McClennen, Vice Chair Mathison (via zoom), Clerk Ghory, Mr. Herman, Mr. Landreth, Mr. Jurkowski and Mr. Brehm. Mr. Cole and Ms. Wibby both attended online via zoom.

Call to Order. The Chair of the AHTB called the meeting to order at 4.30pm. The Chair of the Select Board called their meeting to order at 4.30pm.

Public comment. No one presented at Public Comment.

Joint meeting with Select Board re: former Governor Prence property.

Mr. McClennen reviewed the process necessary for development of the property at 66-76 Route 6A, Orleans and the need or approval to dispose of the property. Discussion followed about fee simple or leasing and whether to place conditions on the recommendation to dispose of the property. It was decided the RFP, permitting process, and the town, financial, and housing bodies involved in development would help ensure compliance to Town of Orleans standards and the recommendations of the Governor Prence Planning Committee.

Mr. Herman moved to recommend the town approve conveyancing of the former Governor Prence property (66-76 Route 6A) for the purpose of housing, subject to the terms and conditions of the Select Board and the Affordable Housing Trust. Mr. Runyon seconded the motion for the Select Board. All voted AYE. Motion passed: 5-0-0.

Mr. Ghory moved to recommend the town approve conveyancing of the former Governor Prence property (66-76 Route 6A) for the purpose of housing, subject to the terms and conditions of the Select Board and the Affordable Housing Trust. Mr. Jurkowski seconded the motion. Vote by roll call: Mr. Ghory, Ms. Mathison, Mr. Herman, Ms. Wibby, Mr. Brehm, Mr. Cole, Mr. Landreth, Mr. Jurkowski and Mr. McClennen voted AYE. Motion passed: 9-0-0.

Discuss RFP. Mr. Meservey suggested a timeline and process for developing an RFP to the former Governor Prence site. The RFP could be advertised for eight weeks during early summer, with a deadline at the end of August 2023. Included in the proposed timeline was application for a grant from One Stop for the removal of hazardous waste as part of the demolition of the old site.

Discuss demolition contingent upon grant funds. The need for and costs of demolition of the old buildings at the former Governor Prence site were discussed. It was generally felt a decision about demolition was not needed by the spring Town Meeting of 2023. A warrant article was deemed not necessary for the upcoming town meeting.

Mr. Herman moved to remove the draft article 23 from the warrant and place the demolition of the old buildings at the former Governor Prence site on the CIP for FY25. Mr. Mathison seconded the motion. All voted in favor of the motion for the Select Board. Motion carried: 5-0-0.

Mr. Landreth moved to remove the draft article 23 from the warrant and place the demolition of the old buildings at the former Governor Prence site on the CIP for FY25. Mr. Brehm seconded the motion. Vote was by roll call with: Mr. Ghory, Ms. Mathison, Mr. Herman, Ms. Wibby, Mr. Brehm, Mr. Cole, Mr. Landreth, Mr. Jurkowski and Mr. McClennen voting AYE for the AHTB. Motion carried: 9-0-0.

Mr. Galligan moved to adjourn the Select Board meeting. Mr. Runyon seconded the motion. All voted in favor. Motion carried: 5-0-0.

Update on Pennrose. Mr. McClennen advised briefly that the Pennrose project would be seeking gap funding from a relevant Barnstable County fund totaling \$6.9million. This would help to cover the projected shortfall of \$1.5-2 million for the development on West Road.

Update on 107 Main Street. Mr. McClennen briefly updated the committee about HAC and their proposed development of 107 Main Street. HAC is still awaiting the decision regarding state funding and is expecting an imminent site review by the funding body.

Matters arising or items for future consideration. The next meeting of the AHTB is April 18, 2023 at 4.30pm

(Ms. Mathison left the meeting)

Minutes to be approved.

Mr. Herman moved to approve the minutes of January 17, 2023. Mr. Ghory seconded the motion. Vote was by roll call with: Mr. Ghory, Mr. Herman, Ms. Wibby, Mr. Brehm, Mr. Cole, Mr. Landreth, Mr. Jurkowski and Mr. McClennen voting AYE for the AHTB. Motion carried: 8-0-0.

Mr. Herman moved to approve the minutes of February 21, 2023. Mr. Ghory seconded the motion. Vote was by roll call with: Mr. Ghory, Mr. Herman, Mr. Brehm, Mr. Cole, Mr. Landreth, Mr. Jurkowski and Mr. McClennen voting AYE for the AHTB. Ms. Wibby abstained due to absence. Motion carried: 7-0-1.

Adjourn.

Mr. Herman moved to adjourn at 5.35pm. Mr. Jurkowski seconded the motion. The chair declared the meeting adjourned.

*Respectfully submitted,
Jennifer Fountain and Ward Ghory*