



TOWN COUNCIL  
ASSET MANAGEMENT ADVISORY COMMITTEE  
Selectmen's Conference Room  
Thursday February 28, 2019 – 6:00pm

MEETING MINUTES

**PRESENT:** Vice President of the Town Council John G. Flores; Councilor Paula Schnepf; Councilor Jennifer Cullum; Councilor Paul Hebert; Councilor Britt Beedenbender; Assistant Town Manager, Andrew Clyburn; Director of Property and Risk Management, David Anthony; Members from the Public: Councilor Wallace, Hank Farnham

The Vice President of the Town Council opened the meeting at 6:00. Councilor Paula Schnepf asked that the election of officers be put off until Councilor Beedenbender arrived.

Since the last list of remaining tax possession parcel, the first list would be the parcels that would be offered or considered as conservation interest, so he has contacted Darby from conservation to look at the parcels in question to review, as well as Elizabeth Jenkins, from Planning and Development and to let them know the list is coming for them to review, these are parcels that are already surrounded by conservation land. There is a portion in our Administrative Code that requires us to engage in a process of disposition of land, and part of those steps is to reach out to different departments first to ask them if the land is of value to the Town, so that list is also in the making and once completed will be sent to departments such as the Department of Public Works and Planning and Development for affordable housing possibilities, which is something that Councilor Dagwan had shown interest in as well as Councilor Paula Schnepf, so those larger parcels will be looked at for that purpose.

Councilor Schnepf asked about the survey and analysis that was done years ago regarding affordable housing is still available, Mr. Anthony stated that the report is still available, however some of the properties on that list may not be; some of those properties still remain in tax possession and some have already been developed; if the property your referring to as the Polcaro property, enough time has gone by that the list may have to start again because the options for that may have changed. Councilor Schnepf asked for the list of affordable properties being considered if any be broken out from the others. Mr. Anthony said he could do that for the next meeting. Councilor Hebert asked about the conservation consideration, he wanted to know if the Town compensates itself in that situation, but Mr. Anthony said only if the land deed is held by one and the conservation restriction is held by someone else, so that type of scenario we would have to looked at. Mr. Anthony sees some of the parcels we could sell with a deed restriction, so there are options, but Elizabeth from Planning and Development is the best resource for that discussion. For DPW review any parcels that may have a collection component the DPW would be interested in some of the smaller parcels for pump stations, Mr. Anthony said there is about 75 and 90 parcels have been identified for this round.

Vice President Flores asked if the research on these properties is going to be done so that when we look at the list and start to identify parcels for certain uses that we as a town that there are no hidden issues like we had in the first round with persons unknown and so on. Mr. Anthony said yes, we are going to make sure that we have done the research on these, that is why we did the first round of sales so that we had the funds available to be able to hire the legal experts to look at and title search the properties, Assistant Town Manager also explained that this is what the funds were for in the first round was to build a fund for such purposes.

Mr. Anthony also said that the discussion may also lead to what is the best use of the land, there may be a department head that thinks a certain parcel should be saved and the public believes it should be developed for affordable housing, but we won't know about those types of discussions until the

parcels are identified and circulated within the departments first, so there are likely to be lively conversations on the best use for certain parcels, but that is expected.

Councilor Schnepf wanted to clarify that the 75 to 90 parcels identified are all tax title properties, Mr. Anthony said the technical term is tax possession which refers to the properties the town has foreclosed and now the Town owns. Assistant Town Manager also wanted to clarify that the list this Committee is working on are those properties that have been acquired by tax possession, there are certainly other properties within the town that can be looked at for that purpose, but are not on this list because they have not been acquired by tax possession. Councilor Schnepf stated in order to accelerate the affordable housing component because the study that was done was 2011 and we are in 2019 and still looking at land for this Councilor Schnepf wants to make sure that the legal issues have been looked at in order to make sure that the parcels can really be used for that purpose. Mr. Anthony said it looks like the affordable portion of land seems to be a priority right now of this Committee, so he can put that list together to make sure those parcels are looked at first. Councilor Cullum wants to also make sure that when we are looking at those types of parcels for affordable housing that the areas are not saturated in Hyannis, and we look at other village to absorb that as well, it seems that whenever affordable housing is discussed it ends up in Hyannis, so we need to look at the areas and make sure that it is not all concentrated in Hyannis. Councilor Hebert mentioned that if there are parcels in Hyannis that are big enough for affordable housing that Hyannis in particular should look at open space for neighborhoods instead of development, Hyannis could use open space for playgrounds as well, so look at that too for Hyannis. Mr. Anthony said the rub begins again when the discussion goes into the best use of the parcels, and affordable housing is a priority for everyone. Mr. Anthony will list separately the parcels for affordable housing; that can be a list he will do for the next meeting. Do we have any idea how many houses that in the future the Town will take in the future, Deb Blanchette has done a great job tightening up the process of tax possession, so it has eased up on some of the parcels that were close to be taken to actually receive monies on them, the owners have heard that this Council is into looking at the assets acquired by the Town and selling them now and it has made a lot of people realize that the town did not forget they owed the money and are now more than ever aggressive in collecting it or taking it which has made A lot of payments come in which is a good thing.

Councilor Cullum wants to make sure that we keep track of the liens we issue on these properties too, so that when the property is destroyed we know who to go after. Councilor Beedenbender asked if we could identify the infrastructure around those parcels to see if the infrastructure is there to support affordable housing. Assistant Town Manager Clyburn stated that the Town did not do any guarantees in the first round, the town did not want to get involved in that, there is a cost associated with that and should the contractor if he is interested in developing it, they should be the ones who look into that as well as the perk testing, leave that up to the buyer. Councilor Beedenbender wants to make sure that the Town is getting the big money for the parcels because in the first round there was a parcel in Marstons Mills that sold for about \$5,000, the new owner perked it and turned and sold it for \$80,000; so let's make sure that we are getting the highest and best use. Mr. Anthony said he will make that list and it could take a little bit more time than usual in this second round, these properties have some issues and are a little more complicated.

Vice President John Flores asked for nominations for Chair and Vice Chair, Vice President Flores nominated Councilor Jennifer Cullum for Chair and Councilor Paul Hebert for Vice Chair, this was seconded by Councilor Schnepf, Councilor Hebert declined the position. All members present voted in favor of Councilor Jennifer Cullum as Chair of the Committee Councilor Cullum nominated Councilor Britt Beedenbender, Councilor Hebert nominated Councilor Schnepf for Vice Chair. Vice President Flores asked for the vote of Vice Chair, Councilor Beedenbender stated she was passionate about the position, and has the time to take it on, Councilor Schnepf withdrew her name, all members present voted in favor of Councilor Beedenbender as Vice Chair.

Mr. Anthony discussed the non-tax possession properties that the Town owns which are the larger assets of the Town, the list contained the following properties: single user properties

- Sandy Neck preserve
- West Barnstable Conservation (Danforth Property)

- Exit 6 has a lot of little pieces that can be put together
- Airport Land (conservation land surrounds the Airport land)
- Old Barnstable Golf Course (little parcels surrounding)
- Paine Black House

Mr. Anthony will explain the properties and more with the stories behind each one. These list we will have to discuss in greater detail, Mr. Anthony also stated that some of these properties only bring in a small amount of revenue to the town every year, but what these areas bring in to our community and the crowds it gathers in itself brings people to the hotels and the shopping, so they may not bring a lot of revenue but it brings growth in other areas. This is a lot of information to digest so this information you can take with you and we can look further into the list as we meet again.

Chair of the Committee thanked everyone for the information provided, Councilor Wallace wanted to mention the Danforth property be looked into to develop an RFP for farming the property, the land is huge and can be used for farming, he would like it to happen again. Mr. Anthony said when this was first introduced the neighbors stated that they were going to petition the idea and it started to snowball into farm animals and at the time the Town Manager Lynch stopped and pulled the RFP on the land and it was never brought up again. Hank Farnham remembers that people wanted to do livestock and it was something the neighbors were really against. Councilor Cullum would like to see another RFP developed for the Danforth property as soon as possible for farming.

Chair of the Committee asked for a motion to approve the meeting minutes of January 17, 2019. Vice President Flores made the motion to approve the meeting minutes of January 17, 2019; this was seconded by Councilor Beedenbender, all members present voted in favor of accepting the meeting minutes of January 17, 2019 as written.

Chair of the Committee asked for a motion to adjourn, all members present voted to adjourn

**ADJOURN:** 6:45pm

**NEXT MEETING:**