

# Preliminary Minutes

## Rental Registry

July 27, 2022

### Howard Barton Jr. Conference Room

#### Members Present:

Justin Hyjek, Chair	Noah Schmidt	Peter Kolenda
Eric Alden, Vice Chair	Ryan Silvestri	

#### Members Absent:

Rose Goings	Scott Murphy	Charlie Rimer
Penny Trick	Scott Baitz	

#### Others Present:

Suzanne Garvey	Robert Greenawalt
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1. Call to Order: Justin called the meeting to order at 5:30 pm.
2. Justin told the committee the next meeting will be virtual for a presentation by Granicus. Justin asked for a motion to make the next meeting virtual. Eric made said motion. Ryan seconded. The motion passed unanimously.
3. Eric made a motion to approve the minutes from June 29th Eric seconded. The minutes were passed unanimously.
4. Eric made a motion to approve the minutes from July 11. Justin Seconded. The minutes were passed unanimously.
5. Justin explained that the Granicus will be giving a 1 hr. presentation during the August 8th meeting.
6. Eric said he had a meeting with GOV OS three weeks ago and has not heard back since. The initial meeting was very preliminary and didn't have much useful information for the committee.
7. Justin explained that with Granicus there is a base plan and then "modules" to choose from based on what the town wishes them to do. These modules cover mainly administration tasks like warning letter and a 24hr hotline.

8. Based on initial conversations Granicus told Justin that there are 1,100 short term rental properties active in Ludlow right now. The startup fees are roughly \$18,000 plus an annual fee based on the number of units. Their rough estimate was \$40,000 to start. They recommended \$250-\$500 as a registration fee. Not everyone will be compliant and that fee would help cover those costs.

9. Noah asked if registration can be done all online as well as payment. Justin believes that everything can be done online but they will cover this in the August 8th meeting.

10. Eric said that the base plan includes a portal for property owners to handle everything that they need.

11. Justin said our goal with Granicus to present ideas to the town and we are focused on information gathering.

12. Eric mentioned that the initial price is for data gathering and then we can decide what we want to do with that information; permits, registry, fees, etc.

13. Noah asked if this was just short-term or long-term as well. Justin and Eric said that Granicus recommend separating them into two different projects.

14. Eric is going to reach out to GOV OS to see if they would like to present to give is a comparison. He thinks it would be good to have two companies to compare. GOV OS and Granicus are two of the big players in this space and VT specifically. They are in Burlington, Stowe, Woodstock, and Killington. They both have experience in what the town is trying to accomplish. Eric would like to contact other towns using these third parties to see how everything is working for them.

15. Ryan has only heard about Killington's experience and said that that has not been bad.

16. Pete asked if we still need to draft a policy or ordinance. Justin said that Granicus can help with this process for an additional fee.

17. Justin said the committee has done what it was tasked with and the next two meetings will be for information regarding specifics from Granicus and the last meeting will focus on putting a presentation together.

18. Suzanne said she was surprised not many members of the public were in attendance. She said there are many people who are interested that she has spoken to.

19. Eric said that he will reach out to GOV OS to see if they can attend the meeting on August 8th.

20. The board will make a presentation to the Selectboard during their September meeting. Which is the first Monday of the month unless it falls on a holiday, which it will in September.

21. Suzanne asked about the committee's position on whether the town should have a registry or not.
22. The board said yes, they are in favor in establishing a registry. What that looks like in the long-term is still unknown.
23. Bob said that in past meetings self-certifying was brought up and asked if self-certification was regulation.
24. Justin said we are focused primarily on identification. The regulations already exist through the fire marshal and the owner would simply be ensuring the town that they are aware and compliant.
25. Justin said that this committee is saying that the town should have a registry and move forward from there.
26. Justin said the next committee will explore what the registry will look like and how it will look in the future.
27. Suzanne said if this committee is going to recommend a registry where the educational piece was that was discussed at every other meeting.
28. Justin said that the VT state checklist already exists and that will be part of the presentation to the Selectboard.
29. Justin said the third part can help with recommending an ordinance and help send out direct mailings.
30. Suzanne said the committee was tasked to look at if the town should or should not have a registry and questioned what the committee was basing its decision to establish a registry was based on.
31. Justin said it was based on the fact that there are 1,100 short term rentals in Ludlow. The goal is to identify the short-term rentals and create a database.
32. Suzanne asked about safety because she was under the impression that safety was the goal.
33. Justin emphasized that that was still a priority and big piece.
34. Eric clarified that once we have the data then we can decide what to do with it.
35. Eric speculated that eventually the information could lead to an ordinance that residents would ultimately vote on.

36. Ryan underlined that right now the focus is on gathering data and then that information can help guide where things move in the future.

37. Suzanne again asked why the town needs a registry.

38. Eric highlighted that we need information, once we know what is out there the next steps can be taken.

39. Ryan said that Manchester is actually working on an economic study on short term rentals impact on the town, he said we need more information like that.

40. Suzanne asked for clarification on why the committee is recommending a registry.

41. Eric thinks the question is fair and important but just premature, as the committee is still collecting information and formulating its recommendation.

42. Justin asked for a motion to adjourn. Eric made said motion and Pete seconded. The motion passed unanimously.

The committee adjourned at 6:10 pm.

Respectfully submitted,

Noah Schmidt