

MINUTES
Nantucket Land Bank Commission
Regular Meeting of April 10, 2018
Land Bank Meeting Room, 22 Broad Street
Nantucket, Massachusetts

CALL TO ORDER: 4:00 p.m.

PRESENT: Kristina Jelleme, Neil Paterson, Allen Reinhard, John Stackpole.

ABSENT: Richard Glidden.

STAFF PRESENT: Eric Savetsky, Executive Director; Jesse Bell, Assistant Director; Susan Campese, Administrator/Finance Manager; Marian Wilson, Assistant Administrator.

Miacomet Golf Course (“MGC”) General Manager, Alan Costa was also present at call to order.

Club Consulting Group Managing Director, Christopher Calvert; Brown, Lindquist, Fenuccio & Raber Architects, Kurt Raber; Architectural Consulting Group (“ACG”) & Owners Project Managers (“OPM”), Michael Josefek and Donald Velozo entered the meeting via video conferencing.

I. CONVENE IN OPEN SESSION:

A. CITIZEN BUSINESS/ANNOUNCEMENTS: None.

B. GOLF BUSINESS:

1. Miacomet Golf Course Temporary Facilities – Update: Mr. Raber explained that the temporary facilities would have a 50 person rated occupancy and required a fair amount of conversion work before opening and suggested some of the work be done before the move. Ms. Bell confirmed that the Request for Qualifications (“RFQ”) to move the modular buildings from the DPW to the MGC has been posted and the deadline for bid submittal is April 20, 2018 and a few dates in the beginning of June have been reserved with the town to move the modular building and will be confirmed once the bidding process has been completed. Dane DeCarlo, has surveyed the facilities and created a punch list of items as well as permits needed to improve the temporary facilities. Mr. Savetsky reiterated that Mr. Costa would be in charge of refurbishing the interior of the temporary building.

Operator of Nantucket Beach Dog, Jack Decker, entered the meeting at 4:24 p.m.

2. Miacomet Golf Course Club – Update: Mr. Raber presented the Commission with a revised plan for the new clubhouse with an increased roof pitch and slightly higher center ridge line, doors and fixtures as shown on drawings prepared for HDC submittal for the next meeting. He stated that it was necessary to raise the roof pitch due to access requirements to HVAC equipment

and also to hide the elevator chase within the building. Further, Mr. Raber reviewed the floor plans of the clubhouse stating that geologic testing results were favorable and indicated no water problems for basement and foundation. The mechanical engineer looked at HVAC systems and priced out options for Mr. Raber and the preferred system would be a traditional system with zones that required more machinery, but would save money in maintenance and fuel costs. Mr. Veloso summarized Mr. Raber's team contributions and stated that Mr. Raber had all the components needed to create a good estimate and will review the report at the next meeting on April, 24, 2018. Mr. Raber recommended that kitchen equipment should be ordered directly through a state contractor vendor when outfitting the kitchen. He suggested that the design team should look for a local interior designer to assist in pulling the entire look together. Mr. Savetsky and Ms. Bell agreed to research options and bring forward suggestions at the appropriate time. Al Costa indicated that Trimark could suggest kitchen equipment and layout.

3. Golf Course Capital Equipment – Request: Chairman Paterson reported that the Golf Capital Committee had met and recommended the following requests made by Mr. Costa. The request included capital expenditures for a Barber Sand Cleaner, chemical storage building, sod cutter and equipment trailers totaling \$49,696 for MGC to be funded from the capital reserve account. Additionally, he requested a vote to fund \$41,200 from Sconset Golf Courses available cash to replace the roof on the maintenance building, purchase a Tru-Turf Roller and a Toro Hand 21” Greensmower. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the requests.

Mr. Calvert, Mr. Raber, Mr. Veloso, and Mr. Josefek departed the meeting at 4:56 p.m.

C. PROPERTY MANAGEMENT:

1. Mobile Vending Request – Nantucket Beach Dogs: Mr. Decker of Nantucket Beach Dogs requested permission to sell hot dogs, chips and non-alcoholic beverages from his mobile vending station at Cisco Beach for the 2018 summer season. Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Stackpole, it was unanimously VOTED to approve the request, to allow “Nantucket Beach Dogs” to visit Cisco Beach seven days a week for a maximum of two hours per day with the condition that a garbage receptacle be provided and the properties are always left clean of any trash or debris that might be caused by such use, and subject to the payment of the \$250 permit fee.

Mr. Decker departed the meeting at 5:04 p.m.

D. GOLF BUSINESS: Continued.

1. MGC Dormitory – Update: Mr. Savetsky explained that he and Ms. Bell have tried to schedule a meeting with the Executive Office of Energy and Environmental Affairs (“EEA”) to discuss the Section 6 request for the Land Bank to build the MGC employee dormitory which had been made 9 months ago. The request for a meeting has gone unanswered for over a month. Further, Mr. Savetsky stated that Ms. Bell had filed a Freedom of Information Act (FOIA) request to EEA to get any materials they have related to the request and he left a message yesterday

at their office with a deadline to contact the Land Bank this morning or else the Boston Globe would be contacted as well as court action initiated. Mr. Savetsky reported that the call was not returned and an email was sent to the Boston Globe and an editor had already responded with interest.

2. Miacomet Golf Administrative Building – Declaration of Availability for Disposition: Ms. Bell explained that the building must be declared as surplus assets before the permitting and procurement process could be initiated to remove it. Upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Stackpole, it was unanimously VOTED to declare the buildings as surplus property.

Mr. Costa departed the meeting at 5:15 p.m.

E. PROPERTY MANAGEMENT:

1. 21 Easy Street Cottage – Relocation: Ms. Bell informed the Commission that Massachusetts State Historic Preservation Office (“SHPO”) had asked for clarification on where the cottage from 21 Easy Street will be relocated, since they deemed it a contributing structure. Ms. Bell reminded the Commission that the Historic District Commission had already approved the relocation of the cottage to the Land Bank’s Gardner property at a future date. Upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Reinhard, it was unanimously VOTED to authorize Ms. Bell inform SHPO that the building will be relocated to 159 Hummock Pond Rd.

F. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to accept, approve and release the regular session minutes of March 27, 2018, as written.

G. TRANSFER BUSINESS:

1. March 2018 Transfers – Record Nos. 39485 through 39569: The Commission reviewed transfers for the period of March 1, 2018 through March 31, 2018.

2. Current “M” Exemptions and Liens: The Commission authorized the placing of liens against the following properties as a result of the purchasers claiming the “M” exemption as first-time buyers of real property:

No. 39492 Derek A. Andelloux and Megan J. Andelloux
No. 39502 Matthew S. Roberts and Jamie E. Rhew Roberts
No. 39555 Spencer Heydt

H. FINANCIAL BUSINESS:

1. Monthly Transfer Statistics: Monthly transfer statistics reports comparing fiscal years 2017 and 2018 through March 2018 were presented to the Commission.

2. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute the April 10, 2018 warrant document in the amount of \$274,580.31 to be provided to the county treasurer.

II. EXECUTIVE SESSION: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to go into executive session in order to discuss the purchase, exchange, lease or value of real property. A roll call vote was taken: Reinhard-Aye; Stackpole-Aye; Jelleme-Aye; Paterson-Aye. The Chairman under Purpose 6 [G.L. c. 30A, 21(a)(6)] declared that discussion of these matters in open session may be detrimental to the Land Bank's negotiating position and that the Commission would reconvene in regular session following executive session.

ADJOURNMENT: Upon a motion made and duly seconded, it was VOTED to adjourn at 6:05 p.m.

Attested to: _____
Allen B. Reinhard, Vice Chairman

Accepted, Approved, and Released by the VOTE
of the Commission this 24th day of April, 2018.

Neil Paterson, Chairman