

MINUTES
Nantucket Land Bank Commission
Regular Meeting of August 14, 2018
Land Bank Meeting Room, 22 Broad Street
Nantucket, Massachusetts

CALL TO ORDER: 4:00 p.m.

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

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

Inquirer and Mirror Reporter, Peter Sutters; NGM Inc. President, Alan Costa; Brown, Lindquist, Fenuccio & Raber Architects, Kurt Raber; Architectural Consulting Group (“ACG”) & Owners Project Managers (“OPM”), Donald Velozo and Michael Josefek; Resident, Jesse Dutra; were also present at call to order.

Club Consultant Group Managing Director, Christopher Calvert joined the meeting via video conference.

A. CONVENE IN OPEN SESSION:

1. PUBLIC COMMENTS/STAFF ANNOUNCEMENTS:

a. Chairman Paterson announced that Land Bank Property Foreman, Jeff Pollock, was working with the National Park Service to assist with wild fires out west for the next two weeks and wished him well.

b. Chairman Paterson reminded the Commission that Miacomet Golf Course was hosting a scramble tournament and members appreciation reception to celebrate the grand reopening of the clubhouse on Wednesday, August 15, 2018 and all Commissioners and Land Bank staff were invited.

c. Mr. Dutra addressed the Commission regarding a notice of lien which was reinstated against his property at 46 Vesper Lane on July 25, 2018 in the amount of \$12,762. Mr. Dutra claimed that he effectively lost the first-time home buyer’s exemption because it was not transferred to his second home purchase.

Commissioner Glidden recused himself from the discussion and departed the meeting at 4:04 p.m.

Ms. Campese explained that the original lien for \$4,000 had been placed on his property when he claimed the first-time home buyer’s “M” exemption on March 14, 2005. In 2006, he purchased and immediately moved into his current residence at 76 Hummock Pond Road, which triggered his noncompliance with the “actual domicile” requirement of the “M” exemption. In 2010, he attended a Land Bank meeting and requested that the Commission waive the fee plus penalty and interest

that accumulated on his 46 Vesper Lane property. The Commission voted to waive the accrued interest, contingent upon the \$4,000 fee and \$1,000 penalty being paid within 60 days. Mr. Dutra did not submit payment, and therefore the interest was reinstated and an unsubordinated lien was placed against the property for the fee, penalty and interest on February 24, 2010. Commissioner Jelleme asked Mr. Dutra what he thought would be a fair and Mr. Dutra suggested that transferring the exemption to his current home, or at least waiving the interest, would be fair. Chairman Paterson thanked Mr. Dutra for his comments, indicating that the Commission would take it under advisement.

Mr. Dutra departed the meeting at 4:15 p.m.

Commissioner Glidden reentered the meeting at 4:16 p.m.

2. GOLF BUSINESS:

a. Miacomet Golf Course – Manager’s Report of Temporary Facilities Update: Mr. Costa displayed interior photographs of the restaurant and bar areas and informed the Commission that the restaurant was open for limited breakfast and lunch items, with an expanded menu starting this week. Commissioner Paterson thanked ACG, Mr. Costa and Dane DeCarlo for their hard work in getting the clubhouse open for business.

b. Miacomet Golf Course – Clubhouse Design Update: Mr. Velozo stated that the project is currently on budget and on schedule, and that they would work diligently to contain the costs going through the final design phase. He reiterated how important it was for the architect to stay on schedule, recognizing that seasonal conditions on Nantucket can be challenging. Mr. Velozo’s main concern was the potential for delays during the bidding phase of the project. He also noted that an increase in tariffs after September 1st may affect the price of raw materials needed for construction. Mr. Raber informed the Commission that his team was working on the kitchen and the pro shop design elements and preparing the technical drawings for the final bid package. The plan is to issue the Invitation for Bids in the first two weeks of September to meet the target date for a contract award on October 31, 2018.

Mr. Raber, Mr. Costa, Mr. Velozo, Mr. Josefek and Mr. Calvert departed the meeting at 4:38 p.m.

3. PROPERTY MANAGEMENT:

a. 27 Easy Street – Nantucket Historical Association Event Request: Ms. Bell referred to an email request from Yeshe Palmo to utilize the dock and grassy area of the Easy Street Park for a live reenactment of the arrival of Frederick Douglass to the island in honor of his 200th birthday on September 21, 2018 from 10:00 a.m. to 12:00 p.m. The event is free of charge and open to the public. Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Stackpole, it was unanimously VOTED to allow the use of the park as requested.

4. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to accept, approve and release the regular session minutes of July 24, 2018, as written.

5. TRANSFER BUSINESS:

a. July 2018 Transfers – Record Nos. 39805 through 39885: The Commission reviewed transfers for the period of July 1, 2018 through July 31, 2018.

b. 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. 39814 Addison D. Falconer and Wilda M. Perez
No. 39862 Shawn McPoland
No. 39870 Kiril Stojanov
No. 39876 Stoyan T. Ivanov

c. Current “O” Exemptions and Liens: The Commission authorized the placing of a lien against the following property as a result of the purchaser claiming the “O” exemption as part of a deed restricted affordable housing program:

No. 39855 Daniel E. Fahey

d. Two-Year Domicile Non-Compliance – Request for Waiver/Release of Lien/No. 38593 Meredith A. M. Hanson: Ms. Campese explained that Ms. Hanson purchased her home at 110 Orange Street, Unit #1 on June 20, 2017, but as a professional artist, she provided private teaching lessons in her home and realized that she needs a larger space for work. Therefore, she was selling her home to buy a larger space and planned to pay the fee with the proceeds of the sale but was requesting a waiver of penalty and interest. Due to the circumstances and fact that Ms. Hanson would continue to be a year-round resident, Ms. Campese recommended that the Commission waive the penalty and accrued interest and require payment of the Land Bank fee within 90 days. It was also noted that Ms. Hanson proactively brought the issue to Land Bank staff in advance of her noncompliance. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to waive the penalty and accrued interest and to provide a release of lien to Ms. Hanson upon payment of the \$10,000 fee if paid within 90 days.

e. Domicile Non-Compliance/Request for Waiver – No. 25397 Jesse Dutra: After some discussion, upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to waive the portion of interest that has accrued since May 14, 2010, which was the due date set by the Commission in response to the first request for a waiver. The waiver of this interest is subject to receipt of payment of the outstanding fee (\$4,000), penalty (\$1,000) and accrued interest (\$3,014.67) totaling \$8,014.67 within thirty days. *Commissioner Glidden recused himself from the discussion and vote.*

6. FINANCIAL BUSINESS:

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

b. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was VOTED to execute the August 14, 2018 warrant document in the amount of \$414,153.65 to be provided to the county treasurer.

Mr. Sutters departed the meeting at 4:56 pm.

B. EXECUTIVE SESSION: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to go into executive session in order to discuss the purchase, exchange, lease or value of real property and review and approve executive session minutes. A roll call vote was taken: Jelleme-Aye; Reinhard-Aye; Stackpole-Aye; Glidden-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 by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was VOTED to adjourn at 5:55 p.m.

Attested to: _____
Richard J. Glidden, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission this 29th day of August, 2018.

Allen B. Reinhard, Vice Chairman