

MINUTES
Nantucket Land Bank Commission
Regular Meeting of August 22, 2017
Land Bank Meeting Room, 22 Broad Street
Nantucket, Massachusetts

CALL TO ORDER: 4:00 p.m.

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

ABSENT: Neil Paterson.

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

The Inquirer & Mirror staff reporter, Peter Sutters; Golf Committee Member, Bob Williams; Miacomet Golf Course General Manager, Alan Costa; and Golf Controller, Walter Lankau were also present at call to order.

I. CONVENE IN OPEN SESSION:

A. CITIZEN BUSINESS/ ANNOUNCEMENTS: None.

B. GOLF BUSINESS:

1. Sconset Golf Course (“SGC”) – Manager's Monthly Review: The Commission reviewed the balance sheet and profit and loss comparison summary through July 2017, which was previously provided by electronic correspondence. Further, Mr. Costa reported that it was very busy and there was often an hour or more wait to get onto the course.

2. Miacomet Golf Course (“MGC”) – Manager’s Monthly Review:

a. Financial Report: The Commission reviewed the balance sheet and profit and loss comparison through July 31, 2017, as well as the check register and credit card bill for July 2017 and profit and loss summary by department as prepared by Ms. Campese. Mr. Lankau reported that July was on target with the budget, and reported on the total number of covers in the restaurant as well as rounds of golf played.

Ms. Bell departed the meeting at 4:18 p.m.

b. Miacomet Golf Course Kitchen Fire Update: Mr. Costa reported that just after midnight on August 21st there was a kitchen fire in the restaurant that caused significant damage to the clubhouse. The fire department was able to put the fire out before it spread beyond the bar area, however there was substantial smoke damage throughout the building. The fire affected most of the

building systems including the computer firewall which required course closure (prevented sales) to the general public for the day. Mr. Costa reviewed the many items on his task list needed to resume operations and also to move forward with an insurance claim. Mr. Costa recommended that the Commission hire an insurance adjuster, also known as a loss recovery advocate, to help represent the Land Bank in its claim with the insurance company, indicating that he had spoken to one that day who was planning to provide him with a proposal. Mr. Savetsky said he would consult with Valerie Swett, Land Bank counsel, for advice in navigating this process and hiring an outside consultant for these services. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was unanimously VOTED to authorize Mr. Costa to hire an independent insurance adjuster.

3. Employee Dormitory Update – Mr. Savetsky informed the Commission that the revised plans for the dormitory were currently before the Historic District Commission for the third time. He displayed a new rendering provided by Triumph of the small change to the 96 foot ridge line which addressed the previous HDC concerns.

4. Warrant Authorization – Golf Capital Fund Transfer Request: Mr. Lankau requested an authorization for the transfer of funds from the golf capital fund in order to pay for leased equipment and a new flagpole. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was unanimously VOTED to execute the transfer request in the amount of \$8,661.28 to be provided to the county treasurer.

Mr. Costa, Mr. Lankau, and Mr. Williams departed the meeting at 4:54 p.m.

C. PROPERTY MANAGEMENT: None.

D. APPROVAL OF MINUTES: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was unanimously VOTED to accept, approve and release the regular session minutes of August 7, 2017.

E. FINANCIAL BUSINESS:

1. Monthly Financial Report: The Commission accepted the July 2017 financial report including the balance sheet and income statement previously provided by electronic correspondence.

2. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute the August 22, 2017 warrant document in the amount of \$123,378.12 to be provided to the county treasurer.

Mr. Sutters departed the meeting at 5:02 p.m.

II. 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 executive session minutes. A roll call vote was taken: Reinhard-Aye, Glidden-Aye, Stackpole-Aye, Jelleme-Aye. The Vice 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.

Ms. Bell reentered the meeting at 5:09 p.m.

III. RECONVENE IN OPEN SESSION:

ADJOURNMENT: Upon a motion made and duly seconded, it was unanimously VOTED to adjourn at 5:39 p.m.

Attested to: _____
Richard J. Glidden, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission this 12th day of September, 2017.

Neil Paterson, Chairman