

MINUTES  
Nantucket Land Bank Commission  
Regular Meeting of August 29, 2018  
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.

*Miacomet Golf Course ("MGC") General Manager, Alan Costa; Nantucket Land Bank Golf Controller, Walter Lankau; MGC Director of Agronomy, Sean Oberly; Architectural Consulting Group ("ACG") & Owners Project Manager ("OPM"), Michael Josefek and Donald Velozo; Inquirer and Mirror Reporter, Dean Geddes.*

I. CONVENE IN OPEN SESSION:

A. PUBLIC COMMENT / STAFF ANNOUNCEMENTS: None.

B. GOLF BUSINESS:

1. Miacomet Golf Course Clubhouse – Design Team Update: Mr. Velozo reported that Mr. Raber was currently behind by two weeks. Estimates from the subcontractors had not been received and Mr. Velozo was very concerned as Mr. Raber had canceled several meetings. He said at this point ACG should have 100% of the documents in order to review them to put the bid out on time and they only had 90%. Mr. Velozo asked the Commission to send Mr. Raber a memo expressing their concerns

*Mr. Velozo and Mr. Josefek departed the meeting at 4:22 p.m.*

2. 'Sconset Golf Course – Manager's Monthly Review (July): Mr. Lankau reported that July was a great month and all indicators are positive for the season coming in ahead of budget. However, the year to date figures were \$30,000 behind last year at the same time. Mr. Lankau explained that was due to earlier timing of adjustments versus last year when all adjustments were made in December. He answered various questions from the Commissioners regarding staffing and rounds.

3. Miacomet Golf Course – Manager's Monthly Review (July): Mr. Lankau handed out updated financial reports. He said that payroll was down but so was revenue which was an even offset. The restaurant was not opened until August and due to that the driving range was down, however the cash position was better than last year. Mr. Costa told the Commission

about the offerings and hours at the restaurant.

4. Warrant Authorization – Golf Capital Funds Transfer Request: Upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Glidden, it was unanimously VOTED to execute the August 29, 2018 warrant document in the amount of \$28,966.32 to be provided to Nantucket Golf Management, Inc. from the Golf Capital Reserve Account.

5. Miacomet Employee Dormitory – Update: Mr. Savetsky reported that he, Ms. Bell and counsel had a productive meeting with Energy and Environmental Affairs Secretary Matthew Beaton and his senior staff in Boston yesterday. The meeting lasted for over an hour and included a full discussion of the issues surrounding the proposed seasonal golf course housing facility and its compliance with applicable laws. The meeting provided the Land Bank with an opportunity to present the efforts undertaken by the Land Bank to develop the employee housing proposal, the critical shortage of employee housing on the island, the considerations given to siting of the proposed facility (in the Maintenance area of the Golf Course), and the plans to mitigate and manage any impacts to surrounding properties. The meeting also afforded the Land Bank's counsel to present a detailed analysis of the specific facts and applicable law surrounding the Land Bank's proposal. Based upon the meeting, the Land Bank is looking forward to continuing these discussions and to finding a mutually acceptable pathway to a resolution of the outstanding issues surrounding the employee housing proposal and to restoring the good and cooperative relationship between EEA and the Land Bank that has existed since the creation of the Land Bank in 1983.

*Mr. Costa, Mr. Lankau and Mr. Oberly departed the meeting at 4:48 p.m.*

#### C. PROPERTY MANAGEMENT:

1. Settler's Landing/Wedding Ceremony Request – Saturday, September 29, 2018: Ms. Bell present a request from Adrienne Costakes for a 15 minute wedding ceremony on the beach at Settlers Landing, with 75 people and six chairs at 3:00 p.m. The groom would arrive at 1:00 p.m. to make a seaweed aisle and the officiant at 2:00 p.m. Guest will carpool from the Admiralty Club where the reception will take place. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to approve the request.

#### D. REGULAR BUSINESS:

1. Town Conveyance/Smooth Hummocks Set Off – Acceptance of Deed: Mr. Savetsky explained that the 80 acres was part of the Grand Swap with the Town and was originally acquired with the help of the Federal Government. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to accept and execute the deed.

2. Bartlett Road Right of Way – Eminent Domain Taking:

a. Order of Taking: Pursuant to the authority granted by the town meeting vote of March 31, 2012 on Article 89 authorizing the Nantucket Islands Land Bank to acquire by eminent domain Right of Way on a certain property known as Bartlett Road, as described therein, and upon a motion made and duly seconded, the Commission VOTED in a roll call vote, four in favor, none opposed, to adopt the Order of Taking By Eminent Domain Land in the Town of Nantucket, County of Nantucket (Bartlett Road Right of Way) as presented and filed with the minutes of this meeting.

b. Resolution of Damage Award: Pursuant to the authority granted by the town meeting vote of March 31, 2012 on Article 89 authorizing the Nantucket Islands Land Bank to acquire by eminent domain Right of Way on certain property known as Bartlett Road, as described therein, and upon a motion made and duly seconded, the Commission VOTED in a roll call vote, four in favor, none opposed, to adopt the Commonwealth of Massachusetts Nantucket Islands Land Bank Commission Resolution of Damage Award (Bartlett Road Right of Way) as presented and filed with the minutes of this meeting.

E. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to accept, approve and release the regular meeting minutes of August 14, 2018, as written.

F. TRANSFER BUSINESS:

1. Five-Year Domicile and Ownership Compliance – Release of Liens: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was unanimously VOTED to execute and authorize the issuance of Release of Liens for the following transfers as a result of the purchasers fulfilling all of the requirements of Section 12, subsection (-m-):

No. 34361 Anthony J. Valero  
No. 34395 Conner E. Wallace

2. Five-Year Ownership/Non-Compliance – Release of Lien/No. 35161 John E. Mynttinen and Suzanne M. Mynttinen: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute and authorize the issuance of Release of Lien in anticipation of the purchaser paying the fee in full as voted by the Commission on October 13, 2015.

G. FINANCIAL BUSINESS:

1. Monthly Financial Report: The Commission accepted the July 2018 financial report including the balance sheet and income statement previously provided by email.

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 August 29, 2018 warrant document in the amount of \$98,974.49 to be provided to the county treasurer.

II. EXECUTIVE SESSION: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Glidden, it was unanimously VOTED to go into executive session to discuss the purchase, exchange, lease or value of real property and review executive session minutes. A roll call vote was taken: Glidden-Aye, Jelleme-Aye, Reinhard-Aye, Stackpole-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 not reconvene in regular session at the conclusion of executive session.

ADJOURNMENT: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously VOTED to adjourn the meeting at 5:20 p.m.

Attested to: \_\_\_\_\_  
Richard Glidden, Secretary

Accepted, Approved, and Released by VOTE  
of the Commission this 11<sup>th</sup> day of September, 2018.

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Neil Paterson, Chairman