

MINUTES
Nantucket Land Bank Commission
Special Meeting of August 30, 2017
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: 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 Miacomet Golf Course Superintendent, Sean Oberly were also present at call to order.

I. CONVENE IN OPEN SESSION:

A. CITIZEN BUSINESS/ANNOUNCEMENTS: Commissioner Paterson acknowledged Mr. Costa and his staff's timely response to the kitchen fire at the Miacomet Clubhouse and thanked him for updating the board on tasks completed to date.

Additionally, Commissioner Stackpole stated for the record that he planned to abstain from voting on any financial matters.

B. GOLF BUSINESS:

1. Manager's Update – Miacomet Golf Course ("MGC") Clubhouse Fire: Mr. Costa reported on meeting with the insurance adjuster, Larry Gordon, who is representing the Land Bank in the insurance claim for the clubhouse kitchen fire. Mr. Costa stated that the golf course is operational due to completed temporary repairs, although the clubhouse will remain closed. The utility services to the pro shop and administrative offices have been restored and firewalls activated to ensure continued secure online operations. Mr. Savetsky explained that AIG has to complete the claim process which may take a few more months. Further, Mr. Savetsky stated that it was the opinion of Land Bank property staff, some of whom are licensed contractors, that trying to salvage the building would end up costing more than new construction due to the smoke damage.

2. Miacomet Golf Course ("MGC") Clubhouse – Short Term Planning Discussion: Mr. Costa proposed a few options in an effort to come up with a temporary solution for limited food and beverage service to resume at MGC. Mr. Costa displayed a photograph of a food and beverage cart that could be leased through Club Car and driven throughout the course to service the golfers. He explained that the cart could be leased for a 5 year period at approximately \$4,032 per year, projecting that revenue would vastly exceed the expense. Food for the cart would be prepared at a

commercial kitchen space they could rent from the Nantucket Inn. Mr. Costa explained that per the club's current liquor license, food service was required in order for them to continue selling alcoholic beverages on the property, and that having a food and beverage cart satisfied this food service requirement. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was VOTED to authorize the Executive Director and Golf Manager to execute the 5 year lease to secure the food and beverage cart in the amount of \$20,160.00. *Commissioner Stackpole abstained.*

Mr. Costa restated the need for shelter for golfers to gather at MGC events. He proposed the concept of leasing a 56' x 47' temporary building from Kitchen Core that would provide a full sized restaurant with a bar and two accessible bathrooms, all of which are Massachusetts coded. Additionally, Mr. Costa presented a photograph of a mobile kitchen which can also be leased from Kitchen Core. Mr. Savetsky updated the Commission on MGC's insurance policy with AIG, stating that he anticipated, based on his preliminary conversations with the adjuster, that the insurance would cover the expenses associated with setting up a temporary structure so that MGC could continue to operate during the construction period. Mr. Costa said the lease of the temporary kitchen and building would be approximately \$17,000 per month, with initial set-up and utility hook up charges of an additional \$73,000. Further, Mr. Costa had recently been in touch with Boston Showcase which currently holds the state contract for such structures and could act as a middle man between the companies, thereby avoiding the traditional procurement process.

3. Miacomet Golf Course ("MGC") Clubhouse – Long Term Planning Timeline: Mr. Savetsky presented an estimated timeline of the MGC clubhouse reconstruction process which showed a target date for completion by summer of 2019. Additionally, he suggested that it would be good to hire a facilitator with expertise in golf clubhouse construction projects to help build consensus and ensure decisions are made in a timely manner, to keep the project moving forward expeditiously. He recommended using Christopher Calvert of Club Consulting Group ("CCG"), who already has an in-depth, working knowledge of the operation through his previous work and further, never completed Phase 4 of his contract with the Land Bank which includes long-term capital planning. The cost to proceed with Phase 4 is \$7,500 plus reimbursement for travel expenses. After some discussion, upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Reinhard, it was VOTED to have CCG facilitate the planning of the clubhouse in accordance with Phase 4 of their current contract. *Commissioner Stackpole abstained.*

Ms. Bell explained the various permitting and procurement processes needed for demolition, design and construction of a new clubhouse. It was the consensus of the Commissioners that regardless of the outcome of the insurance claim, the process of demolishing the old clubhouse and planning for construction of a new clubhouse building should commence. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was VOTED to authorize Ms. Bell to begin the permitting process to obtain permits from the Historic District Commission and Building Department for demolition of the existing clubhouse. *Commissioner Stackpole abstained.*

Upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Reinhard it was unanimously VOTED to start the procurement process and issue a Request for Proposals to hire an Owners Project Manager for the clubhouse construction as required by state procurement laws.

ADJOURNMENT: Upon a motion made and duly seconded, it was unanimously VOTED to adjourn at 5:25 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