

MINUTES
Nantucket Land Bank Commission
Regular Meeting of December 12, 2017
Land Bank Meeting Room, 22 Broad Street
Nantucket, Massachusetts

CALL TO ORDER: 4:01 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.

Miacomet Golf Course (“MGC”) General Manager Alan Costa; MGC Superintendent, Sean Oberly; President of Architectural Consulting Group (“ACG”), Michael Josefek; Project Manager, Donald Velozo; and Inquirer and Mirror Reporter, Peter Sutters, were also present at call to order. Golf Consultant, Christopher Calvert entered the meeting via speakerphone.

I. CONVENE IN OPEN SESSION

A. STAFF ANNOUNCEMENTS: Ms. Bell presented a letter of gratitude written on behalf of the Commissioners for their approval and signatures. The letter recognized Lucinda Young for her many contributions towards the planning of the Easy Street Park.

B. GOLF BUSINESS:

1. Sconset Golf Course – 2018 Rates Discussion: Mr. Savetsky updated the commissioners on the club essentials software installation and expected online operational date of April, 2018. No rates for 2018 were discussed. Mr. Costa informed the Commissioners that the expense of the aforementioned software program is \$25,000.00.

2. Miacomet Golf Course -2018 Rates Discussion: Mr. Calvert recommended the Commissioners discuss benchmarks and financial targets for Sconset and Miacomet Golf Courses to achieve long term operating goals before setting the 2018 rates for both golf facilities. Additionally, Mr. Calvert noted that it would be difficult for an operator to put together financial numbers without budget targets and goals. Mr. Calvert suggested extending the timeline to decide upon rates for the 2018 golf season in order to discuss and set financial goals. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was VOTED to accept Mr. Calvert’s suggestion to table the rates discussion until after the special golf meeting for 2018 budget review on Thursday, December 21, 2017 at 9:00 am. *Commissioner Stackpole abstained from discussion and voting on this item.*

3. Miacomet Golf Clubhouse – Execution of Owner’s Project Manager Contract: Ms. Bell stated that Architectural Consultant Group had been awarded the Owner’s Project Management contract to assist with the Miacomet Golf Clubhouse Building project for a period not

to exceed 23 months at a contract price of \$500,000. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was VOTED to authorize staff to execute a contract for the Owner's Project Manager. *Commissioner Stackpole abstained from discussion and voting on this item.*

4. Miacomet Golf ("MGC") Clubhouse Replacement– Budget Discussion: Mr. Savetsky asked the Commissioners to discuss setting a realistic budget for the replacement of the Miacomet Golf Clubhouse. Commissioner Glidden stated that he would support all-in replacement costs of \$10.5 million dollars or more, Commissioner Jelleme stated that she supported a budget of \$8.2 million, Commissioner Reinhard proposed \$9 million and Chairman Paterson stated \$8 million. Mr. Calvert extrapolated a mean average of \$8.98 million as a target number for the design and construction of the replacement clubhouse. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was VOTED to set the target budget at \$8.98 Million. *Commissioner Stackpole abstained from discussion and voting on this item.* Mr. Calvert noted that the next step would be for the Owner's Project Manager to meet with the architect to further discuss the preliminary budget amount of \$8.9 million and more specific details as the project takes shape.

Mr. Costa, Mr. Oberly, Mr. Josefek, Mr. Velozo, and Mr. Calvert departed the meeting at 5:08 p.m.

C. 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 session minutes of November 28, 2017 and the special meeting minutes of December 5, 2017 as written.

D. TRANSFER BUSINESS:

1. November 2017 Transfers – Record Nos. 39079 through 39174: The Commission reviewed transfers for the period of November 1, 2017 through November 30, 2017.

a. Current "M" Exemption and Liens: The Commission authorized the placing of liens against the following property as a result of the purchasers claiming the "M" exemption as first-time buyer of real property.

No. 39081 Joshua Morash
No. 39108 Michael C. Dussault and Jena M. Winchell
No. 39114 Aileen Carol Fredericks and Kurt Jason Wiggin

b. Current "O" Exemptions and Liens: The Commission authorized the placing of liens against the following properties as a result of the purchasers claiming the "O" exemption as part of a deed restricted affordable housing program.

No. 39094 Sherzod Yudashev and Dilrabo Hudayberdieva
No. 39131 Anton T. Dimov and Polya B. Dimov

c. “M” Exemption Update: 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 a Release of Lien for each of the following transfers as a result of the purchaser fulfilling all of the requirements of Section 12, subsection (-m-):

No. 33419 David P. Pekarck and Shauna M. Pekarck
No. 33493 Preston J. Harimon and Tandi J. Harimon
No. 33556 Peter L. Fernandes and Holly E. Fernandes
No. 33657 Kevin Anderson and Kimberlee A. Patten
No. 39071 Luis Oviedo and Mariela Oviedo
No. 39076 Ramon R. Welch

E. FINANCIAL BUSINESS:

1. Monthly Transfer Statistics: Monthly transfer statistics reports comparing calendar years 2016 and 2017 through November 2017 were presented.

2. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was unanimously VOTED to execute the December 12, 2017 warrant document in the amount of \$173,052.51 to be provided to the county treasurer.

3. Warrant Authorization – 2009 A Semi-Annual Bond Payment: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to approve payment and authorize staff to wire the Series A semi-annual bond payment of interest in the total amount of \$51,330.00 from the Land Bank’s Collection Account to the Bond Trustee at U.S. Bank.

F. REGULAR BUSINESS:

1. Annual “M” Exemption Amount- Adoption: 1. Annual “M” Exemption Amount Adoption: Ms. Campese presented statistics for 2014, 2015 and 2016 year to date “M” exemption transfers. Based upon an analysis of those statistics and knowledge of current sale prices for residential real property in the Town and County of Nantucket, upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED that the value of the “M” exemption remain at \$500,000 for the calendar year 2018.

2. 2018 Meeting Schedule: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to accept and confirm the regularly scheduled Land Bank meeting dates for 2018.

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. A roll call vote was taken: Reinhard – Aye, Paterson – Aye, Glidden – Aye, Jelleme – 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 Reinhard and duly seconded by Commissioner Glidden, it was VOTED to adjourn at 6:10 p.m.

Attested to: _____
Allen B. Reinhard, Vice Chairman

Accepted, Approved, and Released by the VOTE
of the Commission this 9th day of January, 2018.

Neil Paterson, Chairman