

MINUTES
Nantucket Land Bank Commission
Special Meeting of December 20, 2017
Land Bank Meeting Room, 22 Broad Street
Nantucket, Massachusetts

CALL TO ORDER: 10:00 a.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.

Also present at call to order: Brown, Lindquist, Fenuccio & Raber Architects Partner, Kurt Raber; Architectural Consulting Group (“ACG”), Owners Project Managers (“OPM”), Michael Josefek and Donald Velozo.

Club Consulting Group Managing Director, Christopher Calvert; Miacomet Golf Course (“MGC”) General Manager, Alan Costa; and ACG, Jeffrey Seyerz entered the meeting via speakerphone.

I. CONVENE IN OPEN SESSION:

A. GOLF BUSINESS:

Commissioner Stackpole recused himself from the following matters and left the table.

1. Miacomet Golf Course – Clubhouse Replacement/Temporary Facility Planning:

a. Administration/Pro Shop Building – Discussion: Mr. Velozo reviewed a letter to the Commission that explained that the reuse of the building for anything other than storage or its current use would trigger the 30% rule which meant the building would have to be upgraded to meet current code requirements and would not be cost effective versus new construction as part of the new clubhouse. However, if the building was moved and used as is or for storage, it would not cross the threshold for new code compliance. Commissioner Jelleme asked for a cost savings of using the building as the administration office and pro shop and maintaining two buildings versus building those functions into the new clubhouse thereby maintaining one building. Mr. Josefek said based on square footage there would be a savings of \$100,000 to \$200,000 to move the building, however he explained that over the next three to five years the building would need some major repairs as it was an old building which would decrease the cost savings. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously VOTED to move and dispose of the building by either giving it away or demolishing it provided it was not needed for storage by either MGC or the Land Bank in a different location.

b. Letter from Abutter: Mr. Savetsky read a letter from abutter Martin McDonough, raising siting and height concerns, and asking the Commissioner to consider noise and

screening solutions during the Clubhouse planning process. The Commission asked staff to thank Mr. McDonough and let him know the Commissioners and various consultants would consider his concerns during the planning process.

c. Review OPM Project Budget: Mr. Velozo explained the budget he presented which included extra built into both the architect and OPM fees in case coverage was needed. Mr. Calvert stated he felt the furniture, fixtures and equipment and the operational supplies and equipment budget amounts were too low. Chairman Paterson asked to explore the possibility of purchasing some of the equipment to be used in the new building now, in order to use it in the temporary facilities. Mr. Calvert said that was possible, but would require the kitchen design to put a plan together right away. He also pointed out that most of the temporary facilities would have kitchen trailers that were part of the lease. Mr. Costa said that he had outside seating for 60 to be used this summer and used equipment was a possibility for the temporary facilities as well. Mr. Josefek said the budget would be fine-tuned as more planning progressed. Mr. Raber recommended the landscaping of the new building be a separate bid package, but pointed out it was still part of the budget.

d. Insurance Update: Mr. Savetsky said the insurance adjusters were still negotiation, but they expected approximately \$1 million for the building loss and contents but that figure did not included reimbursements for temporary facilities, payroll and loss of business.

e. Architect Update – Site Plan: Mr. Raber presented an updated site plan with a smaller dining room, but with deeper porches for outdoor seating. He also added a turn window and included a full basement with approximately half used for the current program needs and the other half could be used for future simulators or other uses. The overall consensus was the site plan was improved, however the turn window needed to be moved to a different spot. Mr. Raber said the dining room area could be further decreased by using movable partitions during the off season. Mr. Savetsky suggested that “green” building practice be explored as well as renewable energy systems to heat and cool the building.

f. Project Schedule: Mr. Velozo presented a project schedule which did not include regulatory processes and permitting. Mr. Raber felt the timeline was a bit aggressive and recommended the construction documents and bidding take place in August. Mr. Josefek said June was a much better time for the bidding process to ensure a fall start.

g. Meeting Scheduling: After some discussion it was agreed the next special meeting for the clubhouse planning would be Tuesday January 16, 2018.

2. Miacomet Golf Temporary Facilities RFP – Appointment of Evaluating Task Force: After some discussion, upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously VOTED to have the evaluating task force consist of Ms. Bell, Mr. Savetsky, Mr. Costa, Mr. Josefek, Mr. Velozo, Mr. Raber, Mr. Calvert and Chairman Paterson. The award for the bid on the temporary facilities would be scheduled for the January 9, 2018 Land Bank Commission meeting.

ADJOURNMENT: Upon a motion made and duly seconded, it was unanimously VOTED to adjourn at 11:30 a.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