

MINUTES
Nantucket Land Bank Commission
Regular Meeting of January 9, 2018
Land Bank Meeting Room, 22 Broad Street
Nantucket, Massachusetts

CALL TO ORDER: 4:00 p.m.

PRESENT: Kristina Jelleme, Neil Paterson, Allen Reinhard.

ABSENT: Richard Glidden, John Stackpole.

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

I. CONVENE IN OPEN SESSION:

A. CITIZENS BUSINESS/ANNOUNCEMENTS: Ms. Bell reported that an agreement had been executed with the Gerard B. Lambert Foundation which stipulated that grant funding in the amount of \$1,383,175 would be provided to the Land Bank for construction of its Easy Street Park, in memory of Rachel L. “Bunny” Mellon. Ms. Bell reviewed the press release with the Commission, and Chairman Paterson thanked Mr. Savetsky and Ms. Bell for their expertise and diligence in writing the grant application. Mr. Savetsky also thanked Chairman Paterson for facilitating and making staff aware of this incredible grant opportunity.

B. GOLF BUSINESS:

1. Miacomet Golf Course (“MGC”) Clubhouse and Dormitory – Updates: Mr. Savetsky noted that there still had been no response from the Executive Office of Energy and Environmental Affairs and therefore the dormitory project continued to remain on hold. Mr. Costa was looking into scaling back dining options in the temporary facilities to streamline operations during the MGC clubhouse construction project.

2. Temporary Facilities Procurement – Update: Ms. Bell informed the Commission that two proposals had been submitted in response to the RFP so far (prior to the January 10, 2018 deadline).

3. Clubhouse Planning Meeting Reminder: Ms. Bell reminded the Commission that the next special meeting for golf clubhouse planning was scheduled for Tuesday, January 16, 2018 at 4:00 p.m. to discuss the progress, budget, timeline, and future golf programs as planning continues on both the temporary facilities and the MGC clubhouse.

C. PROPERTY MANAGEMENT: Mr. Savetsky stated that the annual work plan meeting with property management staff was scheduled for January 10, 2018 at 9:00 a.m.

D. APPROVAL OF MINUTES: Upon a motion by made by Commissioner Jelleme and duly seconded by Commissioner Reinhard, it was unanimously VOTED to accept, approve and release the minutes of the regular meeting of December 12, 2017 and the special meetings of December 20, 2017, and December 21, 2017, as written.

E. TRANSFER BUSINESS:

1. December 2017 Transfers – Record Nos. 39175 through 39303: The Commission reviewed transfers for the period of December 1, 2017 through December 31, 2017.

a. Current “M” Exemptions and Liens: The Commission authorized the placing of liens against the following properties as a result of the purchasers claiming the “M” exemption as first-time buyers of real property:

No. 39236 Debra Ann Crooks and Garrett E. Crooks
No. 39257 David Fleming
No. 39259 Robert L. and Kathryn K. Norton

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. 39223 Thomas W. Pearson
No. 39228 Naomi J. Harnishfeger
No. 39229 Carrie A. Drayton
No. 39233 Raimondis Rascius and Ingrida Rascius
No. 39234 Diana Marie Kimball
No. 39241 Andrea G. Gayle
No. 39242 Douglas P. Smith
No. 39248 Hristo Furnadzhiev
No. 39250 Bryan L. Jennings and Jessica H. Jennings
No. 39266 Sunny Daily and Gregory Frank Malfatto

c. Five-Year Domicile and Ownership Compliance – Release of Lien: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute and authorize the issuance of a Release of Lien for the following transfer as a result of the purchaser fulfilling all of the requirements of Section 12, subsection (-m-):

No. 12124 Michael M. DeHeart and Kathy J. DeHeart

F. FINANCIAL BUSINESS:

1. Monthly Transfer Statistics: Monthly transfer statistics reports comparing calendar years 2016 and 2017 and fiscal years 2017 and 2018 through December 2017 were presented by Ms. Campese.

2. Monthly Financial Report: The Commission accepted the November 2017 financial report including the balance sheet and income statement previously provided by email.

3. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute the January 9, 2018 warrant document in the amount of \$201,832.57 to be provided to the county treasurer.

II. EXECUTIVE SESSION: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Jelleme, 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, Jelleme-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 reconvene in regular session following executive session.

III. RECONVENE IN OPEN SESSION:

ADJOURNMENT: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Jelleme, it was VOTED to adjourn at 5:55 p.m.

Attested to: _____
Richard J. Glidden, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission this 23rd day of January, 2018.

Allen B. Reinhard, Vice Chairman