

MINUTES
Nantucket Land Bank Commission
Regular Meeting of January 11, 2017
Land Bank Meeting Room, 22 Broad Street
Nantucket, Massachusetts

CALL TO ORDER: 4:00 p.m.

PRESENT: Richard Glidden, Neil Paterson, Allen Reinhard, Robert Gardner
ABSENT: John Stackpole.

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

The Inquirer and Mirror reporter, Peter Sutters was also present at call to order.

I. CONVENE IN OPEN SESSION:

A. CITIZENS BUSINESS/ANNOUNCEMENTS: None.

Mr. Sutters departed the meeting at 4:03 pm

II. EXECUTIVE SESSION: Upon a motion made by Commissioner Paterson 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, Gardner-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

Mr. Sutters reentered the meeting at 4:22 p.m.

A. GOLF BUSINESS:

1. Sconset Golf Course Proposed 2017 Budget – Discussion: Budget was approved at the January 9, 2017 special meeting.

2. Miacomet Golf Course (“MGC”) Proposed 2017 Budget – Discussion: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Paterson, it was unanimously VOTED to table the discussion of the MGC budget until the next Land Bank meeting on January 24, 2017 as the insurance costs were still being worked on.

3. Golf Management Contract: Mr. Savetsky reported that he and counsel have been working thru the contract provisions with Mr. Costa, President of Nantucket Golf Management Inc. Mr. Costa indicated that he has accepted the contract provisions but the attorneys were still working on the details. Further, Mr. Costa had agreed to have the incentive fee provision deleted from the contract. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Paterson, it was VOTED to remove the management incentive fee. Additionally, Mr. Savetsky reported that counsel had confirmed that it was against Massachusetts General Law to require a super majority vote on use of the reserve fund as voted at the January 9, 2017 meeting.

B. PROPERTY MANAGEMENT:

1. Codfish Park – Water Main: Commissioner Gardner noted that there had been a water main break at the Codfish Park water fountain due to the recent frigid weather. He acknowledged that Wannacomet Water Co. had agreed to winterize the drinking fountain and will repair the water service to ensure that it is ready for next summer.

C. APPROVAL OF MINUTES: Upon a motion by made by Commissioner Glidden and duly seconded by Commissioner Paterson, it was unanimously VOTED to accept, approve and release the regular meeting of December 13, 2016 and the special meeting of December 15, 2016 as written.

D. FINANCIAL BUSINESS:

1. Monthly Transfer Statistics: Monthly transfer statistics reports comparing calendar years 2015 and 2016 and fiscal years 2016 and 2017 through December 2016 were presented.

2. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Paterson, it was unanimously VOTED to execute the January 11, 2017 warrant document in the amount of \$129,150.20 to be provided to the county treasurer.

E. REGULAR BUSINESS:

1. Online Posting of Minutes Discussion: Ms. Campese announced that in keeping with the updated Public Meeting Regulations that went into effect on January 1, 2017. The Land Bank minutes will be posted on the Land Bank website beginning with next set of approved minutes.

2. Records Access Officer: Upon a motion by made by Commissioner Glidden and duly seconded by Commissioner Paterson, it was unanimously VOTED to appoint Susan Campese as the designated Records Access Officer for the Land Bank in keeping with the new requirements of the Public Meeting Regulations that went into effect on January 1, 2017.

3. New Website Update: Ms. Campese and Ms. Bell reported that the Land Bank website has been updated and asked the Commission to peruse it and provide staff with feedback.

F. TRANSFER BUSINESS:

1. December 2016 Transfers – Record Nos. 38015 through 38134:

a. Current “M” Exemptions and Liens:

No. 38022 Benjamin A. Normand and Jaclyn J. Normand
No. 38047 Thomas Garrette and Kathryn Hanley Garrette
No. 38054 Genadi Prokopov
No. 38069 Shamala Watty
No. 38103 Gergana Neykova and Krasimir Kirilov
No. 38124 Nikolay D. Petkov

Commission Glidden departed the meeting at 4:50 p.m.

Peter Glazer entered the meeting at 4:55 p.m.

2. “M” Exemption Update:


a. Payment Received/Release of Lien - Nos. 36895 and 37635 Peter D. Glazer and Kristine L. Glazer: Ms. Campese informed the Commission that Mr. and Mrs. Glazer had been very cooperative in resolving the purchase price issues for the transfers of 1 and 3 Pilgrim Court, with Mr. Glazer having provided all of the requested documentation to support his investment in the properties. Ms. Campese reported they had paid the bulk of additional fees due for both properties (\$23,298.24) and were now in agreement on the remaining fees due. Mr. Savetsky recommended the Commission consider removing the penalty and interest from the transfer of 3 Pilgrim Court due to Mr. Glazer’s good faith efforts to resolve the matter. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Glidden, it was unanimously VOTED to waive the penalty (\$2,400.92) and interest (\$710.28) due on 3 Pilgrim Court; require payment of the remaining fee of \$724.43 on 3 Pilgrim Court; require payment of the penalty (\$2,553.36), interest (\$755.37) and fee (\$1,541.07) on 1 Pilgrim Court; and rescind the Notice of Assessment dated November 23, 2017. Commissioner Paterson thanked Mr. Glazer for his efforts in resolving the issues.

Upon a motion made by Commissioner Gardner and duly seconded by Commissioner Paterson, it was VOTED to execute and authorize the issuance of a Release of Lien on 1 Pilgrim Court to be provided to Mr. Glazer upon payment of the outstanding fees, penalty and interest.


Commissioner Glidden reentered the meeting at 5:09 p.m..

ADJOURNMENT: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Paterson, it was VOTED to adjourn at 5:10 p.m.

Land Bank Commission
January 11, 2017

Attested to: 
Richard J. Glidden, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission this 24th day of January, 2017.


Allen B. Reinhard, Chairman