

MINUTES
Nantucket Land Bank Commission
Special Meeting of January 16, 2018
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; Assistant Administrator, Marian Wilson.

Also present at call to order: Brown, Lindquist, Fenuccio & Raber Architects, Kurt Raber; Architectural Consulting Group (“ACG”) & Owners Project Managers (“OPM”), Michael Josefek and Donald Velozo; Miacomet Golf Course (“MGC”) General Manager, Alan Costa; Inquirer and Mirror Reporter, Peter Sutters; MGC employees, Joan Casey and Nicole Wynne.

Club Consulting Group Managing Director, Christopher Calvert; and ACG, Jeffrey Seyerz entered the meeting via video conferencing.

I. CONVENE IN OPEN SESSION:

A. GOLF BUSINESS:

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

1. MGC Clubhouse Replacement/Temporary Facility Planning:

a. Temporary Facilities Request for Proposals – Update: Chairman Paterson reported that the Evaluating Task Force received and reviewed proposals from two companies, Modulease and Triumph Modular. However, the task force needed answers to some technical and legal questions on the proposals and therefore could not make a recommendation to the Commission at this time.

b. Temporary Facility Services: Mr. Costa recommended eliminating dinner service and scaling back the operations from 7:00 a.m. to 7:00 p.m. which would reduce cost and allow more money to be put toward the permanent clubhouse.

c. Insurance Update: Mr. Savetsky reiterated that insurance reimbursement would only cover the expense of rebuilding and replacing the damaged portions of the clubhouse and insurance coverage for temporary facilities would only cover the time period it would reasonably take to make those repairs.

d. Architect Update – Site Plan: Mr. Raber presented and reviewed three documents with the Commission – a revised building program list, project schedule, and work plan

showing deliverables with proposed deadlines. Mr. Raber emphasized that it was important to right size the building to fit the budget, and that he was considering enlarging the basement to accommodate additional uses such as lockers and a golf simulator. Chairman Paterson polled the Commission to see what everyone's recollection was from the last meeting as far as directives to the architect. The consensus was that the Commission did not approve a large basement filled with storage space and locker rooms, showers, restrooms and golf simulators. He asked each Commissioner to state their ideas and confirm the direction that Mr. Raber should be taking. Commissioner Jelleme stated that she would like to see a revised floor plan of the clubhouse and asked Mr. Raber for different options when designing the restaurant space to avoid a large boxy, banquet hall feel. Chairman Paterson did not favor locker rooms with showers or additional amenities that are standard in private clubs. Commissioners Glidden and Reinhard agreed that it made sense to build a clubhouse for the future, however, it was important to keep costs down because it is a public course and imperative that the prices stay affordable to the year-round golfers. Mr. Josefek stated his frustration that floor plan revisions reflecting input from the Commission at the December 20th meeting were not ready and expressed concern about how this delay would affect the timeline set forth by the Commission. Mr. Raber received numerous suggestions from the Commission for improvements to the current conceptual plan for the clubhouse. Mr. Savetsky requested that he provide two or three different conceptual floor plans for the clubhouse to use as a baseline and assist the Commission in the planning and design phases. The MGC clubhouse drawings should include a basement with storage that is built and wired for future improvements, additionally the first floor space should include accessible restrooms, kitchen, bar and dining areas as well as covered porches for additional restaurant seating. Following a lengthy discussion involving numerous design questions and suggestions, Mr. Savetsky and Mr. Calvert recommended that a weekly meeting to discuss and confirm MGC clubhouse planning progress prior to the special golf meetings for Commissioners be scheduled to ensure more productive clubhouse planning Commission meetings. It was decided to begin weekly meetings on Fridays at 10:00 a.m.

e. Meeting Scheduling: It was agreed that the next special meeting for clubhouse planning would be held on Tuesday, January 30, 2018 at 2:00 p.m.

ADJOURNMENT: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously VOTED to adjourn at 5:45 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