

MINUTES  
Nantucket Land Bank Commission  
Special Meeting of January 30, 2018  
Land Bank Meeting Room, 22 Broad Street  
Nantucket, Massachusetts

CALL TO ORDER: 2:00 p.m.

PRESENT: Richard Glidden, Kristina Jelleme, Allen Reinhard.

ABSENT: Neil Paterson, John Stackpole.

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

*Also present at call to order: Miacomet Golf Course (“MGC”) General Manager, Alan Costa.*

*Club Consulting Group Managing Director, Christopher Calvert; and Brown, Lindquist, Fenuccio & Raber Architects, Kurt Raber; Architectural Consulting Group (“ACG”) & Owners Project Managers (“OPM”), Michael Josefek and Donald Velozo entered the meeting via video conferencing.*

I. CONVENE IN OPEN SESSION:

A. PROPERTY MANAGEMENT:

1. Mizzenmast/Burchell Property – Right of Enforcement of Subdivision Restriction: Mr. Savetsky explained that there is a warrant article for the Annual Town Meeting currently before the Planning Board for review that if passed would change the VTech (1 acre, commercial) zoning to R20 (1/2 acre, residential) zoning on a portion of Lee Papale’s property that abuts the Land Bank’s Burchell property. Mr. Savetsky explained that when the Land Bank purchased the property from Ms. Papale’s mother there was a restriction put on the property retained by Ms. Papale and her sister that restricted further subdivision of each of the two lots to no more than 3 additional building lots each. Subsequently Ms. Papale subdivided her into three lots. Therefore, the zoning change would conflict with the Land Bank’s restriction. After some discussion, upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to oppose any rezoning that would support further subdivision, to enforce the restriction held by the Land Bank, and to support a change to LUG-2 zoning which would conform with the Land Bank’s restriction.

B. GOLF BUSINESS:

1. Temporary Facility Proposals – Evaluating Committee Recommendation: Ms. Bell reminded everyone that only two proposals were received in response to the Land Bank’s RFP. Further, the committee had finished their evaluations and were unanimous in their recommendation to reject both proposals. Ms. Bell explained that the Modulease proposal was determined to be non-

responsive due to both a failure to include the required DCAMM Update Statement, as required by M.G.L. c. 149, §44(E)4 and the Land Bank's RFP, and also for submitting a price proposal that substantively altered, via strike-through and additional language, the payment structure established by the Land Bank in the RFP's Price Proposal Form (Attachment A). Ms. Bell further explained that the other proposal from Triumph Modular listed a price that was determined to be well above the budget allocated by the Land Bank for this project. The lease payment per month would have been \$42,902, amounting to \$514,824 per year, or \$1,029,648 for two years, and the removal cost was listed to be \$129,259. Finally, Ms. Bell indicated that under the modular procurement statute the Land Bank was not allowed to negotiate price with the top-ranked proposer. The Commission concurred with the committee's evaluation of the proposals. Upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Glidden, it was unanimously VOTED to reject both proposals as recommended by the evaluating committee.

2. Miacomet Golf Course Clubhouse Replacement/Temporary Facilities Planning: Mr. Savetsky reported that there were two modular units owned by the Town of Nantucket that were not being used, and Commissioner Paterson had spoken with certain town officials to see about leasing them to the Land Bank for \$2,000 per month plus the cost of moving them to the site and back to the Town's preferred site when finished. Mr. Costa said the building needed some cosmetic work such as paint and carpeting, but he felt it would work for a restaurant/bar and he would look into leasing or purchasing a kitchen trailer. Further, Mr. Costa recommended moving the administrative offices into the first floor of the Bamber House (6 W. Miacomet Road) and the golf shop could move into the starter shed bag storage area, with the bag storage moved into the cart barn.

Mr. Raber presented three floor plans for the Commission's consideration. One plan was a slight variation of the plan presented at the December meeting that was favored. The second plan was a single story building on slab and the third plan was flipped with the dining room on the West Miacomet Road side and the pro shop towards the back of the property closer to the neighbors. The plan had a full basement and a partial second floor for administrative offices. The third plan was favored by the Commissioners but the sketch elevations needed some refining and Commissioner Jelleme asked that an elevation with lower ridge lines be presented as well. Mr. Raber said he would have the structural engineers look at the floor plan to outline specifications for an estimate. Upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Glidden, it was unanimously VOTED to move forward with the scheme 3 floor plan. The next presentation to the Commission was planned for February 13, 2018 during the regularly scheduled meeting with the planning team having regularly scheduled weekly meetings prior to that.

*Mr. Calvert, Mr. Raber, Mr. Josefek and Mr. Velozo departed the conference meeting at 3:25 p.m.*

Mr. Costa recommended the administrative offices be moved to the Bamber house by May, so they could avoid a move during the busy season. Mr. Savetsky said it was important to confirm that use of the Bamber house was permissible before moving forward.

3. Insurance Update: Mr. Savetsky said the repair cost for the building and the loss of equipment and furniture was approximately \$885,000 with the code upgrade component still being

worked on. To date \$585,000 had been disbursed with the balance to be sent once that money is spent on replacement. The loss of business, payroll and temporary facilities expenses have still not been agreed upon. Mr. Savetsky recommended two thirds (\$6 million) of the cost of the building be amortization over 30 years and be a part of the Miacomet annual budget going forward with that money coming back to the Land Bank interest free. Mr. Costa felt the approximately \$200,000 annual debt service would be achievable, but not necessarily during this transition time.

*Mr. Costa departed the meeting at 3:46 p.m.*

II. EXECUTIVE SESSION: Upon a motion made by Commissioner Glidden 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 and review executive session minutes. A roll call vote was taken: Reinhard-Aye, Glidden-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 not reconvene in regular session at the conclusion of executive session.

ADJOURNMENT: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to adjourn at 4:00 p.m.

Attested to: \_\_\_\_\_  
Richard J. Glidden, Secretary

Accepted, Approved, and Released by the VOTE  
of the Commission this 13<sup>th</sup> day of February 2018.

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Neil Paterson, Chairman