

MINUTES
Nantucket Land Bank Commission
Regular Meeting of July 10, 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; Marian Wilson, Assistant Administrator.

Inquirer and Mirror Reporter, Peter Sutters; NGM Inc. President, Alan Costa; Land Bank Golf Controller, Walt Lankau; Nantucket Pond Coalition and Golf Committee member, Robert Williams were also present at call to order.

Club Consultant Group Managing Director, Christopher Calvert joined the meeting via video conference.

A. CONVENE IN OPEN SESSION:

1. CITIZEN BUSINESS/ANNOUNCEMENTS: Ms. Bell informed the Commission that staff had approved the annual Sustainable Nantucket Farm Fresh Feast fundraiser at the Community Farming site on Wednesday, July 25, 2018 with a silent auction tent, tables, chairs and dance floor. Further, as in prior years, they will be using the Gardner field for valet parking.

2. GOLF BUSINESS:

a. Sconset Golf Course – Monthly Manager’s Report (May): The Commission reviewed the balance sheet and profit and loss comparison through May 2018. Mr. Lankau stated that the course had only been open for seven days and that income was down compared to the prior year due to lower sales for season passes. Mr. Lankau reported that the feedback on the course and clubhouse was very positive and he expected increased use as word spread.

b. Miacomet Golf Course (“MGC”) – Monthly Manager’s Report (May): Mr. Lankau presented the newly designed departmental summaries as well as the detailed income statement and balance sheet for May. He pointed out that payment of the initiation fees to the Land Bank’s capital reserve fund skewed the bottom line. Commissioner Jelleme stated that the income numbers would be skewed as the initiation fees came in, so if the fees were paid over to the reserve fund in the same month, it would not be an issue other than to the projected budget line. Mr. Lankau stated that overall it was a good month and income was ahead of last year with the exception of the driving range. Mr. Costa reported that the new software did not allow the general public to cancel their tee time reservations online and therefore they were getting no-shows or fielding phone calls for cancellations. Mr. Calvert explained that the change this year from five days advance sales to 14 days for the general public has exacerbated the issue so Mr. Costa changed the advanced sales to 7

days. Further, Mr. Calvert said it would be good to know how many of the no shows were weather related. Discussion ensued regarding the lack of a cancellation policy and various suggestions were made to deter people from not showing up, such as requiring registration and a credit card to hold their spot. Mr. Calvert reported that ClubEssentials was working on updating their software to address this issue. Commissioner Jelleme referred to the numerous questions Mr. Calvert emailed regarding the balance sheet and asked for a fixed asset schedule to be provided to the Commission for clarification.

c. Miacomet Golf Course – Manager’s Report of Temporary Facilities and Food Service: Mr. Savetsky referred to the email sent by Donald Velozo of Architectural Consulting Group (“ACG”) with a list of issues that needed to be resolved according to Steven Butler of the building department. Mr. Savetsky stated the most concerning items were the lack of any permits for converting the classroom to a restaurant and attaching the trailer to the kitchen. Mr. Costa stated that some of the issues had already been resolved. Commissioner Jelleme said that the Commission has been hearing for months that everything was in order and therefore recommended hiring ACG to get the project back on track. Commissioner Glidden stated that it was not in Mr. Costa’s job description to be a general contractor. Mr. Savetsky suggested hiring a local permitting specialist. Commissioner Jelleme stated that it was disappointing that on July 10th the Commission was getting this information, stating that Mr. Costa should have asked for help sooner. Several Commissioners stated there was much confusion currently in the building department which made permitting a difficult task. Upon a motion made by Commissioner Glidden, amended by Commissioner Jelleme and duly seconded by Commissioner Reinhard, it was unanimously VOTED to hire ACG on a time and materials basis and to have Mr. Costa continue to work on it in cooperation with ACG.

d. Warrant Authorization – Golf Capital Funds Transfer Request: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to execute the June 30, 2018 warrant document in the amount of \$13,625.32 to be provided to Nantucket Golf Management, Inc. from the Golf Capital Reserve Account.

e. Golf Committee – Term Extension Request: Mr. Williams explained that the members committee was dissolved and a new golf committee was formed last year and were only able to meet one time. He asked to re-start the clock on the terms so the present committee could continue the work from the abbreviated year. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was unanimously VOTED to approve the request.

Mr. Costa, Mr. Lankau and Mr. Calvert departed the meeting at 4:37 p.m.

3. PROPERTY MANAGEMENT:

a. Pond Coalition – Update: Mr. Williams talked about the accomplishments to date of the collaboration between the Pond Coalition, Land Bank and others. He reported that the town was hosting a forum on the health of the ponds and seemed to be taking a leadership role for the future. Mr. Williams spoke of upcoming work this fall for the harvester and foliar spraying. The Commissioners were in agreement that the *Phragmites* were indeed a problem and that they would like to see some better results in Consue Springs. Mr. Williams suggested the project could be

added to the September work. Mr. Savetsky stated he would have to check with Rachael Freeman as the current permit only allowed for the clip and drip method. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to allow foliar spraying of *Phragmites* at Consue Springs subject to Ms. Freeman's review and provided the permit can be amended. Mr. Savetsky stated that all the success and attention focused on the ponds was due to Mr. Williams. The Commissioners all expressed their gratitude to Mr. Williams and his tireless work to improve the conditions of the ponds.

Mr. Williams departed the meeting at 4:49 p.m.

Property Foreman, Jeffrey Pollock entered the meeting at 4:49 p.m.

b. Property Foreman's – Update: Mr. Pollock reported that he and Mr. Earley had obtained their CDL licenses which were necessitated by the combined weight of the equipment they were towing. He recounted many of the tasks staff had accomplished in the spring, such as brush cutting and prescribed burns for habitat management, invasive work at Reis. Staff also rectified much of the damage caused by the winter Nor'easters, such as rebuilding the stairs at Cisco Beach, work at Settler's Landing, and shoring up the boardwalk and dock at Chase for the summer with rebuilding scheduled for the fall. The Ray boathouse was scheduled to be moved to the Soverino property in the fall, but in preparation for the move, staff would be stripping the shingles and setting the footings and pad if possible this summer. The Codfish Park Playground equipment and Fair Street Park ironwork were painted. The annual cleanup of hazard trees and mowing at the Girl Scout camp had been performed. Snow fencing was placed on various properties where abutters had construction projects in order to protect Land Bank properties from damage and encroachment. The bridge was rebuilt on the Reyes property and a landscape plan was in the works. Wetland restoration at the Bachman property was half done and a buffer of winterberry was planted. All picnic tables had been set, parking lots opened, and roads graded. Mr. Pollock reported on the staffing lineup this summer and reviewed the checklist they follow to keep track of property patrols. Further, he reported that the Land Bank had used social media outlets to spread the word about the dangers of pallet fires which leave 80 to 100 nails per pallet burned in the sand. Mr. Pollock estimated staff picks up 20,000 per summer, but he was happy to report that there had been very few pallet fires since the postings. The Commission thanked Mr. Pollock and the property maintenance staff for their hard work.

Mr. Pollock departed the meeting at 5:15 p.m.

c. 36 Wauwinet Road/Wedding Ceremony Request – Saturday, August 25, 2018: Ms. Bell presented a request to hold a wedding ceremony on the Lamb property on August 25, 2018 for 70 to 75 people for one half hour ceremony and 1 hour for pictures, with shuttle service to and from the event. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to approve the request.

d. Sustainable Nantucket Request – Dinner Events: Ms. Bell presented a request from Sustainable Nantucket to auction off as part of their Farm Fresh Feast a catered private dinner at the farm for 24 people. If the dinner was well-received they were requesting to hold three more for 25-40 people that was open to the public to raise funds as well as increase community outreach. The consensus of the Commission was that these types of catered events were not in keeping with the

Land Bank's definition of agriculture and the request was denied.

Mr. Sutters departed the meeting at 5:28 p.m.

4. REGULAR BUSINESS:

a. 37 Woodbury Lane – Donation of Land: Mr. Savetsky explained that the Ewing family had donated 0.15 acres at 37 Woodbury Lane that abuts the Skating Pond property. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute the acceptance of the deed. The Commission directed staff to send the Ewing family a letter of thanks for their generous donation.

5. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard it was unanimously VOTED to accept, approve and release the regular session minutes of June 26, 2018 as amended.

6. TRANSFER BUSINESS:

a. May 2018 Transfers – Record Nos. 39643 through 39733: The Commission reviewed transfers for the period of May 1, 2018 through May 31, 2018.

b. 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. 39734 Fingilly, LLC
No. 39777 Deividas Nagys and Anna Nagys
No. 39780 Matthew Baty and Kendra Baty

c. 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. 39742 Jermain A. Scarlett and Marita H. Scarlett
No. 39762 Katherine P. Seholm
No. 39766 Peter B. Brace
No. 39800 Graham F. Saunders
No. 39801 Dustin Maury

7. FINANCIAL BUSINESS:

a. Monthly Transfer Statistics: Monthly transfer statistics reports comparing fiscal years 2017 and 2018 and calendar years 2017 and 2018 through June 2018 were presented to the Commission.

b. Warrant Authorization – Fiscal Year-End 2018: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute the fiscal year-end June 30, 2018 warrant document in the amount of \$211,561.45 to be provided to the county treasurer.

b. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was VOTED to execute the July 10, 2018 warrant document in the amount of \$187,114.84 to be provided to the county treasurer.

c. Warrant Authorization – Note #35 Aceasy, LLC: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to authorize the transfer of funds for payment of the principal due on Land Bank Note No. 35 held by Aceasy, LLC in the total amount of \$1,000,000.00.

Mr. Sutters departed the meeting at 5:17 pm.

B. EXECUTIVE SESSION: Upon a motion made by Commissioner Stackpole 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 and review and approve executive session minutes. A roll call vote was taken: Jelleme-Aye; Reinhard-Aye; Stackpole-Aye; Glidden-Aye; Paterson-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.

ADJOURNMENT: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was VOTED to adjourn at 5:57 p.m.

Attested to: _____
Richard J. Glidden, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission this 24th day of July, 2018.

Neil Paterson, Chairman