

MINUTES
Nantucket Land Bank Commission
Regular Meeting of July 25, 2017
Land Bank Meeting Room, 22 Broad Street
Nantucket, Massachusetts

CALL TO ORDER: 4:01 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.

NGM, Inc. President, Alan Costa; Miacomet Golf Course Director of Agronomy, Sean Oberly; Golf Controller, Walter Lankau were also present at call to order.

I. CONVENE IN OPEN SESSION:

A. CITIZEN BUSINESS/ANNOUNCEMENTS:

1. Gardner Farm, Miacomet Golf Course, Sanford Farm West – Approval of PBS/NOVA Filming Request: Ms. Bell reported staff had approved a filming request from PBS for a NOVA segment on the MIT project to genetically engineer mice to alter their ability to acquire Lyme disease. The filming would be consist of 1 to 2 hours at each property between August 16 and August 20, 2017.

2. Francis/Union Street Park – Approval of Lightship Basket Museum Request: Ms. Bell informed the Commission that staff had approved a request for the Lightship Basket Museum to place artwork on easels on the Francis Street Park as part of a fundraiser for the museum on August 26, 2017 from 9:00 a.m. to 1:00 p.m.

3. Airport Commission – Correspondence: Mr. Savetsky read a letter from Daniel Drake, Chairman of the Airport Commission, thanking the Land Bank for its cooperation in providing the Airport Commission with clear title to the Thompson House property at 60 Madequecham Valley Road.

B. GOLF BUSINESS:

1. Sconset Golf Course – Manager’s Monthly Review: The Commission received the balance sheet and profit and loss comparison through June 2017. Mr. Lankau stated that the income and gross profits were on budget. Mr. Oberly said the course was busier than he had ever seen it. Mr. Costa reported that they were waiting on inspections from the fire department and building inspector in order to receive the seasonal wine and beer license. The inspections are scheduled for August 1, 2017.

2. Miacomet Golf Course – Manager’s Monthly Review: The Commission reviewed the balance sheet and profit and loss comparison through June 2017, as well as the check register, golf rounds and cover statistics and the profit and loss departmental summary for June 2017. Mr. Lankau explained some of the variances from the budget and the previous year, and noted that the accountant’s adjustments including depreciation were not yet reflected in the figures. He said the variance in golf and restaurant sales seemed to be directly related to the weather in June, but July was turning out to be a great month.

3. Employee Dormitory Update: Mr. Savetsky said the Historic District Commission application for the dormitory was on their agenda for August 8, 2017. Further, Mr. Savetsky had heard from some neighbors opposed to the project and expected some pushback during the permitting process.

4. West Miacomet Road – Drainage Discussion: Mr. Savetsky recommended the Land Bank consider installing a leaching facility to remedy a large puddle which collects in the road every time it rains – a problem which has existed ever since the Land Bank installed the sidewalk. The consensus of the Commission was to move forward in fixing the drainage issue.

5. Members Committee: Mr. Costa attended the first meeting of the newly formed Members Committee, reporting that the group had asked what they could do to assist golf management and/or the Land Bank. He reported that the tenor of the meeting was very positive.

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

C. PROPERTY MANAGEMENT:

1. Hinsdale Park Playground & Adult Fitness Area – Discussion: Ms. Bell reported that the working group had prioritized accessibility in the conceptual development of the new playground facility, and decided to hold off on adding a bathroom, but to leave an area where one could be accommodated at a later date if deemed necessary. The Maria Mitchell Association was taking the lead on the project by applying for the grant and requested a letter from the Land Bank that confirmed it was devoting approximately two acres to the project. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was VOTED to commit two acres at its Hinsdale Park property for the Hinsdale Park Inclusive Playground and Adult Fitness Area project.

2. Easy Street Park – Update: Chairman Paterson informed the Commissioners that the workgroup was getting close to having a final design for the park and were currently focused on the planting plan. Further, he reported that he had spoken to the Lambert Foundation and they were interested in funding the project. This would require him to go to New York and make a presentation to the foundation; if funded, a small plaque acknowledging the foundation would be expected.

3. 21 Crooked Lane – Boardwalk Installation: Mr. Savetsky explained that staff had decided pressure treated lumber was a less expensive option and would enable them to work

on the project at their own pace (rather than fibergrate) for the boardwalk installation. Mr. Savetsky said he would keep the Commission updated on costs and progress of the project at future meetings.

D. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was VOTED to accept, approve and release the regular session minutes of July 11, 2017, as amended.

E. FINANCIAL BUSINESS:

1. Monthly Financial Report: The Commission accepted the June 2017 financial report including the balance sheet and income statement previously provided by electronic correspondence.

2. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to execute the July 25, 2017 warrant document in the amount of \$93,026.56 to be provided to the county treasurer.

3. Warrant Authorization – Golf Capital Expenditure Reimbursement: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to execute the July 25, 2017 warrant document in the amount of \$29,592.03.

4. Warrant Authorization – Series A Bond Semi-Annual Payment: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was unanimously VOTED to approve payment and authorize staff to wire the 2012 Series A semi-annual bond payment of interest and principal in the total amount of \$66,281.25 from the Land Bank's Collection Account to the Bond Trustee at U.S. Bank.

II. EXECUTIVE SESSION: Upon a motion made by Commissioner Stackpole 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 and approve executive session minutes. A roll call vote was taken: Reinhard – Aye, Paterson – Aye, Glidden – Aye, Stackpole – 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 Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to adjourn the meeting at 5:53 p.m.

Attested to: _____
Richard Glidden, Secretary

Accepted, Approved, and Released by VOTE
of the Commission this 7th day of August, 2017.

Neil Paterson, Chairman