

MINUTES
Nantucket Land Bank Commission
Regular Meeting of June 27, 2017
Land Bank Meeting Room, 22 Broad Street
Nantucket, Massachusetts

CALL TO ORDER: 3:30 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.

Inquirer and Mirror Reporter, Peter Sutters; 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. GOLF BUSINESS:

1. Sconset Golf Course (“SGC”) – Draft 2017 Budget: Mr. Costa reviewed the calendar year 2017 proposed budget and explained that the large increase in cost of goods sold was in anticipation of sales of wine and beer starting July 15th and he projected an overall profit of \$29,000 before depreciation for the season. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to approve the 2017 budget as presented.

Sarah Maneikis, President of Nantucket Platform Tennis Association, entered the meeting at 3:58 p.m.

2. Miacomet Golf Course (“MGC”) – Draft 2017 Budget: Mr. Costa reported that the only change he made to the proposed budget from the last meeting was to move the interest payments from the maintenance department to the management department. He expected a big increase in profit in the restaurant due to a large decrease in labor. Commissioner Jelleme suggested making a balanced operating budget the goal for the 2018 budget which would establish targets for management to meet and would make monthly reviews by the Commission and Land Bank staff less cumbersome. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to approve the 2017 budget as presented.

3. Sconset Golf Course – Manager’s Monthly Review: The Commission received the balance sheet and profit and loss comparison through May 2017. Mr. Lankau stated that the course had only been open for one week, so there was not much to report.

4. Miacomet Golf Course – Manager’s Monthly Review: The Commission reviewed the balance sheet and profit and loss comparison through May 2017, as well as the check register, golf rounds and cover statistics and the profit and loss departmental summary for May 2017. Mr. Lankau explained some of the variances from the budget and the previous year, stating there was nothing in the figures that concerned him. He pointed out that paying 2016 initiation fees over to the Land Bank for future capital expenses affected the net profit. Ms. Campese said that should have been booked as a payable in December and therefore should not decrease profits. Mr. Lankau said he would check with Burke and Lamb so it could be adjusted for the June 2017 reports.

Marian Wilson, Assistant Administrator entered the meeting at 4:04 p.m.

4. MGC Small Group Function Policy – Discussion: Mr. Costa stated that in consultation with staff, it was determined that serving Friday and Saturday dinners should be a top priority in order to build a regular clientele. However, it was suggested that small functions (25 to 35 people) be allowed on Friday and Saturday whenever they could be accommodated in the side meeting room. The Commission voiced no objections to this policy.

Mr. Costa, Mr. Lankau and Mr. Oberly departed the meeting at 4:12 p.m.

B. CITIZEN BUSINESS/ANNOUNCEMENTS:

1. Recording of portion on June 13, 2017 Meeting: Chairman Paterson reported that he had been recently made aware, after-the-fact, that a portion of the June 13, 2017 meeting was recorded by Chloe Sanford. Chairman Paterson indicated that from this meeting forward, a statement will be read at the outset of every meeting informing anyone intending to record the meeting to notify the Chairman.

C. PROPERTY MANAGEMENT:

1. Hinsdale Park/50 Old South Road – Community Health Initiative Grant – Playground: Mr. Savetsky reported that he and Ms. Bell met with the grant committee and representatives from Maria Mitchell Association at Hinsdale Park. The Maria Mitchell Association was interested in partnering on the project in order to incorporate a STEM (science, technology, engineering and math) component in the playground design. Mr. Savetsky said it was still early in the process, but he wanted the Commission to understand that the proposed concept was growing and would likely necessitate the provision of restrooms as well be a fairly high maintenance property.

2. Nobadeer Farm Road Property – Paddle Sports Expansion Discussion: Mr. Savetsky explained the history of the Nantucket Platform Tennis Association (“NPTA”) and how there was a membership but the courts were open for public use for a small fee. Further, he reported that he had been approached by citizens wanting to build both pickleball courts and tennis courts. Ms. Maneikis (NPTA president) said that pickleball was one of the fastest growing sports in the country and that people were already playing pickleball on the platform courts,

although it was not the proper surface and did not have the right lines for the game. She presented a conceptual plan to add four pickleball courts to the open land behind the paddle courts that would share the existing NPTA parking and hut. She said pickleball would be added into the NPTA offerings and the group would fundraise to build the courts. Her plan also included space for four tennis courts with a separate entrance and parking to be added in the future, if there was interest and a funding source. Mr. Savetsky reminded the Commission that this land had already been approved for outdoor recreation when the Nobadeer ball fields were permitted.

Ms. Maneikis departed the meeting at 4:33 p.m.

The Commission responded favorably to the concept of installing pickleball courts on the property, and further indicated that they would be amenable to providing some funds/labor for clearing the site.

D. APPROVAL OF MINUTES: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Glidden, it was VOTED to accept, approve and release the regular session minutes of June 13, 2017, as amended.

E. REGULAR BUSINESS: None.

F. TRANSFER BUSINESS:

Commissioner Glidden recused himself from the following item and departed the meeting at 4:35 p.m.

1. Transfer Hearing Decision and Determination – No. 35405 Patrick McEvoy: Pursuant to the requirements of Massachusetts General Court Acts of 1983, Chapter 669 (the “Act”), as amended, Section 14(a), after a discussion of the matter, a review of the proposed decision and determination, and after a hearing held at 4:00 p.m., Tuesday, June 13, 2017, at the Land Bank Meeting Room, 22 Broad Street, Nantucket, the Commission entered a decision and determination. Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Jelleme, it was VOTED that the Decision and Determination presented is consistent with the instructions provided to staff by the Commission and therefore it was accepted as presented. A copy of the signed Decision and Determination shall be attached to the minutes of this meeting and incorporated therein by reference. The vote was unanimous.

Commissioner Glidden reentered the meeting at 4:37 p.m.

2. Five-Year Domicile and Ownership Compliance – Release of Liens: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to execute and authorize the issuance of Release of Liens for the following transfers as a result of the purchasers fulfilling all of the requirements of Section 12, subsection (-m-):

No. 32771 Patricia AF Roggeveen

No. 32772 Frederick Bisailon and Denise Corson
No. 32780 Kimberly E. Sparks

G. FINANCIAL BUSINESS:

1. Monthly Financial Report: The Commission accepted the May 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 Jelleme, it was unanimously VOTED to execute the June 27, 2017 warrant document in the amount of \$133,349.55 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 June 27, 2017 warrant document in the amount of \$16,537.75.

Mr. Sutters departed the meeting at 4:50 p.m.

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 reconvene in regular session following executive session.

IV. RECONVENE IN OPEN SESSION:

ADJOURNMENT: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to adjourn the meeting at 5:21 p.m.

Attested to: _____
Richard Glidden, Secretary

Accepted, Approved, and Released by VOTE
of the Commission this 11th day of July, 2017.

Neil Paterson, Chairman