

MINUTES
Nantucket Land Bank Commission
Regular Meeting of July 24, 2018
Land Bank Meeting Room, 22 Broad Street
Nantucket, Massachusetts

CALL TO ORDER: 4:00 P.M.

PRESENT: Richard Glidden, Neil Paterson, Allen Reinhard, John Stackpole.

ABSENT: Kristina Jelleme.

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

Miacomet Golf Course (“MGC”) General Manager, Alan Costa; Nantucket Land Bank Golf Controller, Walter Lankau; MGC Director of Agronomy, Sean Oberly; Brown, Lindquist, Fenuccio & Raber Architects, Kurt Raber and Interior Designer, Susan Hamilton; Architectural Consulting Group (“ACG”) & Owners Project Manager (“OPM”), Donald Velozo; Inquirer and Mirror Reporter, Peter Sutters; and MGC Members, Joe Haskell and Charlie Mohr were also present at call to order.

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

I. CONVENE IN OPEN SESSION:

A. PUBLIC COMMENT / STAFF ANNOUNCEMENTS:

1. Donation: Chairman Paterson announced that the Ruth Stanton Foundation had made an unrestricted donation of \$100,000 to the Land Bank for the second year in a row. The Commission accepted the donation with gratitude.

2. Staff Approved/Lightship Basket Museum Fundraiser – Saturday, August 25, 2018: 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 25, 2018 from 9:00 a.m. to 1:00 p.m.

B. GOLF BUSINESS:

1. Miacomet Golf Course Clubhouse – Design Team Update: Chairman Paterson asked Mr. Raber if he had been able to get back on schedule since they last reported they were running one month behind. Mr. Raber explained that they had started working on bid documents concurrently with finishing the design changes. Mr. Velozo said he was satisfied that the project would be back on schedule by the end of August. Mr. Velozo further reported that the application for the building permit for the temporary structure was awaiting HDC approval on

Thursday. Ms. Hamilton presented the Commission with suggestions for the interior décor such as color palette, wall treatments, ceiling details, flooring and seating design. The consensus of the Commission was they liked the color palette which was based on pictures of Land Bank properties and reflected greens, blues and earth tones. Further, they preferred the paneled wall treatment and lighter engineered wood floors. Opinions were mixed on the ceiling details. Mr. Calvert said that starting with these neutral details gave the clubhouse a timeless feel that can be updated easily with paint and fabrics in the future.

Sustainable Nantucket, Executive Director, Amy Zelinski entered the meeting at 4:26 p.m. Mr. Sutters, Mr. Raber and Ms. Hamilton departed the meeting at 4:50 p.m.

2. Miacomet Golf Course Temporary Facilities – Update: Mr. Mohr voiced his frustration with the delays in opening the temporary clubhouse, questioning who was responsible for overseeing the permitting. Mr. Savetsky stated that ACG was not hired to work on the temporary facilities until the last meeting and Mr. Velozo explained that the project was somewhat unusual and when the food trailer was connected to the trailers it triggered the need for a new permit which was not foreseen by anyone. Chairman Paterson assured Mr. Mohr that everyone was working very hard to get the temporary facility permitted and open. Mr. Costa said that this was different than other building projects as it was two temporary buildings and the items required by the various regulatory boards seemed to be a moving target. Mr. Calvert explained that he had sat in on all discussions and the delays were not caused by any lack of effort from all involved. Further, he had never worked on a project that proceeded this far without someone from the building department stopping it due to improper permitting.

Mr. Velozo, Mr. Mohr and Mr. Haskell departed the meeting at 5:04 p.m.

3. ‘Sconset Golf Course – Manager’s Monthly Review (June): Mr. Lankau handed out some updated financial reports and explained that the figures were skewed by a payroll issue that was being addressed by the accountant. Otherwise the year to date figures were on target.

4. Miacomet Golf Course – Manager’s Monthly Review (June): Mr. Lankau handed out updated financial reports. He had sent a variance report with the last set of financials but indicated he was not going to go over them at the meeting. He explained that revenue was down for June due to less play, as were dues. Further, he stated that the grounds department was over budget for the month because they purchased a large quantity of chemicals that would be used throughout the year. Mr. Lankau explained that he was concerned that the July rounds were down due to the lack of facilities. Mr. Costa explained that although year to date the greens fees were ahead of last year, play was down. Mr. Lankau handed out a fixed asset schedule from the accountant as requested at the last meeting. He explained that the large increase in the golf equipment asset account from the prior year was due to reclassifications of assets so the MGC fixed asset schedule matched the Land Bank’s auditor’s schedule. Commissioner Glidden said that although people have complained about the lack of clubhouse, they all were impressed with the conditions of the course.

Mr. Costa, Mr. Lankau and Mr. Oberly departed the meeting at 5:22 p.m.

C. PROPERTY MANAGEMENT:

1. Mt. Vernon Farm/Sustainable Nantucket – Request for Dinner Events: Ms. Zelinski thanked the Commission for all they have done for Sustainable Nantucket and their mentor farm program. She stated that she was new to the position and understood that the dinner events were not approved at the last meeting. However, she indicated that she would like to have a conversation before next year's season to gain a better understanding of what kinds of events and activities could be done at the farm. For example, she wondered whether the annual meeting could happen at the farm. The consensus of the Commission was that the annual meeting was fine and did not have to be brought to the Commission in the future. Ms. Zelinski then requested that a small luncheon be allowed at the farm as part of their annual food festival the second weekend in October. She said there were going to be events all over the island and the luncheon/barbeque would be for 25 people to meet the farmers and learn about the program. Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Stackpole, it was unanimously VOTED to allow the luncheon as requested.

2. 141 Hummock Pond Road – View Shed Maintenance Request: Mr. Savetsky asked to table the discussion until the next meeting when Mr. DeCarlo could attend.

D. REGULAR BUSINESS:

1. Town Conveyance/Mioxes Pond Road – Acceptance of Deed: Mr. Savetsky explained that the conveyance was part of the Grand Swap with the Town. The land was being conveyed with an easement for a 50-car parking lot that the town may choose to construct in the future and further there was a reverter clause that the town could exercise if the land was not managed in accordance with Land Bank standards as it had been in the past. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously VOTED to accept and execute the deed.

2. Town Conveyance/Smooth Hummocks (Heller Way) – Acceptance of Deed: Mr. Savetsky reported that the conveyance was part of the Grand Swap with the Town and there were easements over the existing dirt roads. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously VOTED to accept and execute the deed.

3. Town Conveyance/Consue Springs – Acceptance of Deed: Mr. Savetsky said that the conveyance was part of the Grand Swap with the Town and the land was being conveyed with a drainage easement for storm water systems. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously VOTED to accept and execute the deed.

E. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to accept, approve and

release the regular meeting minutes of July 10, 2018, as written.

F. TRANSFER BUSINESS:

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

No. 34333 Doctor E. Clarke and Berdilyn J. Brown-Clarke

2. Notices of Assessment – Renewal of Unsubordinated Liens: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Stackpole, it was unanimously VOTED to execute and authorize the placing of renewed unsubordinated liens against the following properties as a result of outstanding unpaid notice of assessments:

No. 25397 Jesse Dutra

No. 25765 David Lower

G. FINANCIAL BUSINESS:

1. Monthly Financial Report: The Commission accepted the June 2018 financial report including the balance sheet and income statement previously provided by email.

2. Fiscal Year 2019 Budget Approval: Mr. Savetsky presented the Fiscal Year 2018 Budget Comparison (showing approved vs. actual expenditures) and Fiscal Year 2019 Proposed Budget for the Commission's review. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the Fiscal Year 2019 Budget as presented.

3. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was unanimously VOTED to execute the July 24, 2018 warrant document in the amount of \$121,683.44 to be provided to the county treasurer.

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 Reinhard and duly seconded by Commissioner Glidden, it was unanimously VOTED to go into executive session to discuss the purchase, exchange, lease or value of real property and review executive session minutes. A roll call vote was taken: Glidden-Aye, Paterson- Aye, Reinhard-Aye, Stackpole-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 Reinhard, it was unanimously VOTED to adjourn the meeting at 5:20 p.m.

Attested to: _____
Richard Glidden, Secretary

Accepted, Approved, and Released by VOTE
of the Commission this 14th day of August, 2018.

Neil Paterson, Chairman