

MINUTES
Nantucket Land Bank Commission
Regular Meeting of May 23, 2017
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 was also present at call to order.

I. CONVENE IN OPEN SESSION:

A. PUBLIC HEARING – First Amendment to July 13, 2012 Land Bank Rules and Regulations: Pursuant to Section 14 of the Land Bank Act, the Commission held a public hearing for the purpose of receiving comment on a proposed restatement of the Nantucket Land Bank Commission Rules and Regulations. Chairman Paterson opened the hearing. No members of the public were present. Ms. Campese summarized the new “O” Exemption regarding deed restricted affordable housing and the minor changes to the exemption forms.

There being no further comments or discussion, upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was VOTED to close the hearing.

Upon a motion made and duly seconded, it was unanimously VOTED to make the following findings and resolutions:

NANTUCKET ISLANDS LAND BANK COMMISSION
PROPOSED RESOLUTION REGARDING 2017 FORMS
MAY 23, 2017

WHEREAS, pursuant to notice published in the *Inquirer & Mirror* on April 27, 2017 (copy attached to these minutes), on May 23, 2017, this Commission held a public hearing to receive public comment on revised regulations and forms intended to incorporate the new O Exemption adopted by the legislature and to make the forms more easy for staff and the public to use, which amendments comprise an amendment to the Rules and Regulations as amended effective July 22, 2011, and previously amended July 13, 2012.

NOW, THEREFORE, be it resolved that the draft Rules and Regulations, including all appended forms, reviewed by the Commission at its May 23, 2017, meeting be and hereby are adopted as presented, to take effect June 2, 2017.

RESOLVED FURTHER, that the Land Bank staff is instructed to arrange for publication of the notice of the Second Amendment of the July 22, 2011, Rules and Regulations in the *Inquirer & Mirror* in advance of said effective date, and to take all other procedural steps required.

II. CONVENE IN OPEN SESSION:

A. CITIZEN BUSINESS/ANNOUNCEMENTS: None.

Mr. Sutters departed the meeting at 4:05 p.m.

III. 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:

Mr. Sutters; NGM, Inc. President, Alan Costa; Miacomet Golf Course Superintendent, Sean Oberly; Golf Controller, Walter Lankau entered the meeting at 4:35 p.m.

A. GOLF BUSINESS:

1. Sconset Golf Course (“SGC”) – Manager’s Monthly Review: The Commission received the balance sheet and profit and loss comparison through April 2017. Mr. Lankau stated that with the exception of two large payments for insurance and chemicals, there was not much activity to report with SGC, since the course was still closed.

2. Miacomet Golf Course (“MGC”) – Manager’s Monthly Review: The Commission reviewed the balance sheet and profit and loss comparison through April 2017, as well as the check register and the profit and loss departmental summary for April 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 the increase in income was due to the approximately 20 new memberships sold during the month. Further, the membership was now full and the waiting list was currently at 170. Chairman Paterson asked when the \$100,000 cash advance from June 2016 would be reimbursed to the Land Bank and Mr. Costa stated that he expected to be able to repay the advance by the end of June. Commissioner Reinhard said it may be worth discussing raising the initiation fees, since memberships were in such high demand. Additionally, Commissioner Reinhard asked that statistics on covers and rounds be provided periodically. Mr. Lankau assured the Commission that covers and rounds were being tracked and that in the future, he would provide them on a monthly basis.

3. Capital Purchase Request – Range Ball Picker: Mr. Costa informed the Commission that he had replaced the range ball picker as the old one was beyond repair. The cost of the new one was \$4,180.

4. Golf Capital Planning Workgroup – Appointment of Members: Chairman Paterson explained that there was a vacancy left on the workgroup due to the departure of Commissioner Gardner. He offered to continue on as a member and asked another Commissioner to join. Commissioner Glidden volunteered to participate as a member of the workgroup. Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Stackpole, it was unanimously VOTED to appoint Chairman Paterson, Commissioner Glidden, Mr. Savetsky, Mr. Costa and Mr. Oberly to the Golf Capital Planning Workgroup.

5. Members Committee – Appointment of Members: Mr. Costa provided a list of fifteen members who were interested in the nine available spots on the committee and further recommended nine of the applicants based on varying demographics and other factors which he felt best represented the diversity of membership. Upon a motion made by Commissioner Glidden, and duly seconded by Commissioner Jelleme, it was unanimously VOTED to appoint: Denise LaBombard, George Hornyack, Deborah Ramsdell, Bob Williams, Terence McGovern, Linda Lynch, Gretchen Callahan, Joe Ripp, and Christopher Perry as the Members Committee as recommended by Mr. Costa. *Commissioner Stackpole abstained.*

6. Scheduling of Special Golf Budget Meeting: Mr. Savetsky explained he and Ms. Campese met with Mr. Costa, Mr. Lankau, Nicole Wynne and CPA, Peter Lamb to discuss the upcoming proposed budget and it was determined that switching MGC to a fiscal year to match the Land Bank was logistically too difficult due to the limitations of the software. Therefore, MGC would continue to operate on a calendar year and therefore a budget for July through December needed to be approved and added to the first half of the year. After discussion about everyone's schedules, it was determined to start the regular Land Bank meeting of June 13, 2017 one hour early for the budget presentation.

Cassie Thompson of Healthy Nantucket 2020, Women's and Children's Sector entered the meeting at 4:49 p.m.

7. LPGA Charitable Event: Mr. Costa reported that members of the senior LPGA were holding a tournament on September 9th and 10th at MGC to benefit Nantucket Cottage Hospital. Saturday would be a "Skins" game with all proceeds going directly to the hospital. Sunday the LPGA would golf with local women and MGC would collect greens fees.

Mr. Costa, Mr. Oberly and Mr. Lankau departed the meeting at 4:59 p.m.

B. REGULAR BUSINESS:

Commissioner Glidden departed the meeting at 5:04 p.m.

1. Town of Nantucket Taking – Portion of Wanoma Way: Mr. Savetsky reported that the Selectman were scheduled to vote on the taking of the “paper road” portion of Wanoma Way that is across from the Land Bank’s beach stairs. Further, the abutter to the road was interested in purchasing the road to add to his property, as a portion of his driveway apron and lawn were already in the road layout. Mr. Savetsky recommended asking the Town to either leave the road as a public way or convey it to the Land Bank in order to ensure the public’s access to the beach and beach stairs in the future. After some discussion, it was the consensus of the Commission to have Mr. Savetsky attend the Selectman’s meeting to state the Land Bank’s views in opposition of conveying the road to the neighbor.

Jeanne Miller of the Community Foundation and Tracy Roberts of Healthy Nantucket 202, Women’s and Children’s Sector entered the meeting 5:05 p.m.

Commissioner Glidden entered the meeting at 5:09 p.m.

C. PROPERTY MANAGEMENT:

1. Community Health Initiative Grant Opportunity – Playground: Ms. Miller explained that as part of the state permitting requirements for the building of the new hospital, the hospital was required to give back 5% of total project cost to the community (\$4.25 million), and a community needs assessment was conducted to determine how best to apply the funds. The Community Foundation was charged with administering grant funding over the next five years. The committee for women’s and children’s health determined that additional playgrounds were needed in the Old South Rd, Hinsdale Rd, Nobadeer Farm Road area. Ms. Roberts explained that as part of her job with the Early Childhood program at the Community School, she hears much enthusiasm from parents over the Codfish Park playground. Mr. Savetsky recommended Hinsdale Park as a good location for a playground and suggested adding an outdoor senior exercise area, particularly near Old South Road where the house that is scheduled to be removed is located. Ms. Casey suggested that an initial application seeking grant funding for design services might be the best approach, followed by a Phase II grant application for actual construction of the facilities. The Commission unanimously expressed wholehearted support for the playground and senior exercise area concepts.

D. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was VOTED to accept, approve and release the regular session minutes of May 9, 2017, as amended.

E. TRANSFER BUSINESS:

1. Five-Year Domicile and Ownership Compliance – Release of Liens: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, 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. 32647 Jennifer Hudson and Neil Hudson
No. 32653 Tessa B. Cressman
No. 32710 Andrew K. Viselli and Jill H. Viselli
No. 32723 Seth Kearns

F. FINANCIAL BUSINESS:

1. Monthly Financial Report: The Commission accepted the April 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 Glidden, it was unanimously VOTED to execute the May 23, 2017 warrant document in the amount of \$188,897.09 to be provided to the county treasurer.

3. Warrant Authorization – Golf Capital Expenditure Reimbursement: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was unanimously VOTED to execute the May 23, 2017 warrant document in the amount of \$5,676.75.

ADJOURNMENT: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson, it was unanimously VOTED to adjourn the meeting at 6:17 p.m.

Attested to: _____
Richard Glidden, Secretary

Accepted, Approved, and Released by VOTE
of the Commission this 13th day of June, 2017.

Neil Paterson, Chairman