

MINUTES  
Nantucket Land Bank Commission  
Regular Meeting of November 14, 2017  
Land Bank Meeting Room, 22 Broad Street  
Nantucket, Massachusetts

CALL TO ORDER: 4:03 p.m.

PRESENT: Richard Glidden, Kristina Jelleme, Neil Paterson, Allen Reinhard.

ABESENT: John Stackpole

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

*Ginger Andrews was also present at call to order.*

I. CONVENE IN OPEN SESSION

A. PUBLIC COMMENT / STAFF ANNOUNCEMENTS: Ms. Andrews asked the Commission what the plans were for the Washington Street Extension parcel that the Town of Nantucket was going to convey to the Land Bank as approved at the Special Town Meeting on November 6, 2017. Commissioner Reinhard and Commissioner Glidden explained that the parcel was part of a swap with the Town for parcels near the schools and although the Washington Street parcel was mostly wetlands, it was currently unprotected. Commissioner Reinhard said the Land Bank had not yet formulated a plan for the land, however he expected the plan would include public access.

B. GOLF BUSINESS:

1. Miacomet Golf (“MGC”) Clubhouse – Demolition Contract Award: Ms. Bell said only one bid was received for the demolition of the clubhouse. It was from Toscana Corporation for \$60,366.50 which was in line with previous demolitions. Additionally, she said the structure had to be inspected for asbestos due to its age and the fact that it was a commercial building. If found, it would have to be disposed of properly. Both the inspection and the disposal would incur additional costs above the bid amount and would be managed by Toscana, with charges to be reflected in the form of change orders. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was VOTED to accept the bid by Toscana Corporation for \$60,366.50 and authorized staff to enter into a contract for the demolition of the clubhouse at Miacomet Golf Course. *Commissioner Jelleme abstained.*

2. Miacomet Golf Clubhouse – Owner’s Project Manager Contract Award: Chairman Paterson and Ms. Bell reported that the evaluation Committee had reviewed the five proposals which were received for owner’s project management services, ranked them, interviewed the top three, and finalized their rankings accordingly: (1) Architectural Consulting Group; (2) Vertex; and (3) Hill International. Upon a motion made by Commissioner Glidden and duly

seconded by Commissioner Reinhard, it was unanimously VOTED to accept the committee's evaluation and rankings and authorize staff to begin negotiations with the top-ranked proposer.

3. Miacomet Golf Clubhouse – Golf Consultant Contract Award: Mr. Paterson referred to the proposal submitted by Club Consulting Group (“CCG”) and previously provided to the Commissioners electronically and pointed out that the proposed cost had been reduced to \$4,500 per month and CCG would not only provide services to move the clubhouse project forward, they would work on the budget and some shortcomings in the accounting systems. Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Jelleme it was unanimously VOTED to accept the proposal by CCG and direct staff to enter into a contract. Commissioner Jelleme suggested that with CCG's assistance, now would be a good time to begin working toward a more self-sustaining financial model for Miacomet, starting with developing a net zero budget for 2018 which includes depreciation. The consensus was to ask Mr. Calvert of CCG to put together the 2018 budget with that recommendation in mind.

C. APPROVAL OF MINUTES: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Glidden it was unanimously VOTED to accept, approve and release the regular session minutes of October 24, 2017 and the special meeting minutes of October 18, 2017 as written.

#### D. TRANSFER BUSINESS:

1. October 2017 Transfers – Record Nos. 38955 through 39078: The Commission reviewed transfers for the period of October 1, 2017 through October 31, 2017.

a. Current “M” Exemption and Lien: The Commission authorized the placing of liens against the following property as a result of the purchasers claiming the “M” exemption as first-time buyer of real property.

No. 9005 Kimberly Dadah

b. Current “O” Exemptions and Liens: The Commission authorized the placing of a 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. 39009 Jason W. Graziadei and Alicia E. Graziadei

No. 39031 Peter Ahern and Jesse Rae Gauvin

No. 39057 Juraj Bencat and Kamila I. Olszewska

No. 39058 Justin A. Sherburne

No. 39060 Nicholas J. Bontempi

No. 39061 Virna L. Gonzalez

No. 39062 Juan M. Acosta and Gabija Birzinyte

No. 39063 Tsvetenin H. Savov and Yordanka Savova

No. 39064 Dervon C. Williams

No. 39070 Jamie L. McCoy

No. 39071 Luis Oviedo and Mariela Oviedo  
No. 39076 Ramon R. Welch

2. Transfer Update:

a. Four Year Domicile Non-Compliance/Payment Received/Amended Lien – No. 34110 Timothy F. Smiles and Benjamin C. Smiles: Ms. Campese reported that Mr. Benjamin Smiles paid his half of the Land Bank fee pursuant to the Commission’s vote of September 12, 2017. Accordingly, the Commission executed an amended notice of lien on the property for the reduced fee.

E. FINANCIAL BUSINESS:

1. Monthly Transfer Statistics: Monthly transfer statistics reports comparing calendar years 2016 and 2017 through October 2017 were presented.

2. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute the November 14, 2017 warrant document in the amount of \$241,140.50 to be provided to the county treasurer.

3. Warrant Authorization – 2016 A Refunding Semi-Annual Bond Payment: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Jelleme, it was unanimously VOTED to approve payment and authorize staff to wire the Series A semi-annual bond payment of interest in the total amount of \$134,925.00 from the Land Bank’s Collection Account to the Bond Trustee at U.S. Bank.

4. Warrant Authorization – 2007 A Semi-Annual Bond Payment: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Jelleme, it was unanimously VOTED to approve payment and authorize staff to wire the Series A semi-annual bond payment of interest and principal in the total amount of \$729,300.00 from the Land Bank’s Collection Account to the Bond Trustee at U.S. Bank.

*Ms. Andrews departed the meeting at 4:36 p.m.*

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 in order to discuss the purchase, exchange, lease or value of real property. A roll call vote was taken: Reinhard – Aye, Paterson – Aye, Glidden – 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 Reinhard and duly seconded by Commissioner Glidden, it was VOTED to adjourn at 5:30 p.m.

Attested to: \_\_\_\_\_  
Richard J. Glidden, Secretary

Accepted, Approved, and Released by the VOTE  
of the Commission this 28th day of November, 2017.

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Neil Paterson, Chairman