

MINUTES
Nantucket Land Bank Commission
Regular Meeting of October 10, 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.

Community Preservation Committee Land Bank Representative, Kenneth Beaugrand and Inquirer and Mirror Reporter, Peter Sutters were also present at call to order.

I. CONVENE IN OPEN SESSION

A. REGULAR BUSINESS

1. Community Preservation Committee (“CPC”) Representative – Update: Mr. Beaugrand reported that there were twenty applications for Fiscal Year 2019 before the CPC for consideration. Requests totaled \$4,081,178.50 and they expected to be able to fund approximately \$2,200,000. There were four applications for open space requesting a total of \$803,422. The open space reserve fund from prior years has approximately \$500,000 which can be used along with the current year’s 10% to fund some of the grant requests. Mr. Beaugrand reviewed all of the requests briefly and answered questions from the Commission. The Commissioners thanked Mr. Beaugrand for his hard work on behalf of the Land Bank.

Mr. Beaugrand departed the meeting at 4:26 p.m.

B. GOLF BUSINESS

1. Miacomet Golf Course (“MGC”) Clubhouse – Designation of Selection Committee for Owner’s Project Manager: Ms. Bell requested that the Commission designate members for an evaluation committee to review the proposals for the MGC clubhouse project which were due October 27th. Ms. Bell suggested that one or two Commissioners along with Mr. Savetsky and herself would be sufficient to review the proposals. Chairman Paterson and Commissioner Jelleme volunteered to be on the committee. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was unanimously VOTED to designate the committee as recommended by Ms. Bell, with Chairman Paterson and Commissioner Jelleme participating.

C. PROPERTY MANAGEMENT

1. Summer House Encroachment – Update: Chairman Paterson requested an update

on the progress regarding the various encroachments by the Summer House on Land Bank property. Mr. Savetsky stated that the kitchen door and PVC pipes had been removed, and that staff would be installing a fence along the property line so the area could not be used by the Summer House in the future. However, based on past experience and the advice of counsel, Mr. Savetsky indicated that the litigation would continue until a permanent injunction was secured to protect against future transgressions.

D. GOLF BUSINESS

a. MGC Clubhouse Fire – Insurance Update: Mr. Savetsky stated that AIG was done with the investigation regarding the cause of the fire, but had not issued the final approval to raze the building. In the meantime, the Land Bank had applied for a building permit and Ms. Bell was currently working on the procurement for the demolition and removal. Commissioner Jelleme suggested that the Land Bank look into expediting the permit process, based on an emergency, given the charred condition of the building and potential hazard to human health.

b. Employee Dormitory – Project Update: Ms. Bell said that construction was on hold as the final state sign-off for the project was pending. Mr. Savetsky stated that he and Ms. Bell had just drafted a comprehensive letter addressing all concerns raised by the Secretary of Environmental Affairs, and therefore an answer should be forthcoming soon.

c. Insurance Settlement: Mr. Savetsky reported that according to the Land Bank adjuster, they were close to AIG's figure for repair costs which is estimated to be \$600,000, along with an estimated content replacement of \$250,000. However, the additional cost to bring the building up to current building codes had not yet been determined. Further, Mr. Savetsky asked architect Kurt Raber for assistance in determining upgrade costs. Mr. Savetsky reported that AIG was pushing back on the cost of covering temporary facilities.

E. APPROVAL OF MINUTES: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard it was unanimously VOTED to accept, approve and release the regular session minutes of September 26, 2017 as written.

F. TRANSFER BUSINESS:

1. September 2017 Transfers – Record Nos. 38831 through 38954: The Commission reviewed transfers for the period of September 1, 2017 through September 30, 2017.

a. Current “M” Exemptions and Liens: The Commission authorized the placing of liens against the following properties as a result of the purchasers claiming the “M” exemption as first-time buyers of real property.

No. 38876 Angel Pleitez and Osmilda Tejada Pleitez
No. 38894 Jamie M. Foster and Courtney M. Foster
No. 38899 Liam T. Mackey and Courtney M. Miller
No. 38900 Frank Clay Twombly and Joseph Olson

No. 38902 Robert Giacchetti and Susan McCarthy
No. 38937 Jennifer C. Shalley

G. FINANCIAL BUSINESS:

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

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 October 10, 2017 warrant document in the amount of \$148,981.95 to be provided to the county treasurer.

Ms. Wilson and Mr. Sutters departed the meeting at 4:51 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 not reconvene in regular session at the conclusion of executive session.

ADJOURNMENT: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was VOTED to adjourn at 6:11 p.m.

Attested to: _____
Richard J. Glidden, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission this 24th day of October, 2017.

Neil Paterson, Chairman