

MINUTES
Nantucket Land Bank Commission
Special Meeting of October 18, 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.

Also present at call to order: Club Consulting Group Managing Director, Christopher Calvert; Brown, Lindquist, Fenuccio & Raber Architect Partner, Kurt Raber; Miacomet Golf Course ("MGC") General Manager, Alan Costa; MGC Director of Agronomy, Sean Oberly; MGC Human Resource Manager, Nicole Wynne; MGC Golf Shop Manager; Joan Casey; MGC Golf Members, Denise LaBombard, Joe Ripp and Robert Wellen; Inquirer & Mirror Reporter, Peter Sutters.

I. CONVENE IN OPEN SESSION:

A. FINANCIAL BUSINESS

1. Corporate Resolution for Banking Purposes: Ms. Campese explained that in order to receive an impending donation of stock, the Land Bank needed to open an investment account to receive and liquidate the stock. In order to open the account, Fidelity Investments required a corporate resolution authorizing Ms. Campese and Mr. Savetsky to direct the acceptance and sale of the stock. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden it was unanimously VOTED to approve the resolution to open an account with Fidelity Investments, designating Ms. Campese and Mr. Savetsky as authorized signers.

B. GOLF BUSINESS:

Commissioner Stackpole recused himself from the following matter and left the table.

1. Miacomet Golf Course – Clubhouse Replacement Planning: Mr. Calvert briefly described the methodology and sources used to arrive at his recommendations for a new clubhouse and temporary facilities. He reviewed the results of surveys he obtained from Commissioners, Golf Management and the Golf Members Committee on various items and pointed out areas where there was a clear consensus. Mr. Calvert presented several options for siting the new building and temporary facilities. The most favorable one was similar to the plan that Mr. Raber prepared with the clubhouse kitty corner to the cart barn and the golf shop/administrative offices housed in the new building. Mr. Raber suggested siting the temporary facilities where the current clubhouse was and leaving the old decks intact to be used for outside dining.

Temporary Facilities – Recommendations: Based on Club Consulting Group’s analysis a 2,400-3,600 square foot temporary building was recommended with 16 seats at the bar, dining for 50-75 people with covered outdoor seating, a turn window and turn restrooms, golf related casual dining of lunch, dinner and tournament events with a budget equal to insurance coverage, furniture, fixtures and equipment of \$100-\$250 thousand and operation supplies and equipment of \$25-\$50 thousand. Further he recommended purchasing the furniture and equipment that could later be used in the permanent facilities.

Permanent Facilities – Recommendations: Based on their analysis, Club Consulting Group recommended a 7,800-10,000 square foot clubhouse with seating at the bar for 20, dining for 75-100, separate prep area, expanded cooler space, expanded storage space, larger restrooms with room for changing and day lockers, outdoor covered seating, turn window and restrooms, golf related casual dining of lunch, dinner, tournaments and events. With a building budget of \$7.5-10 million, furniture, fixtures and equipment estimated to cost \$500-\$750 thousand and operating supplies and equipment around \$250-\$500 thousand. Mr. Calvert provided a list of tasks to be perform in order to move forward.

The Commission asked Mr. Raber to draw up a new site plan with the building sized and positioned according to Mr. Calvert’s recommendations and attempting to site the temporary facility where the current clubhouse was in order to utilize the existing clubhouse deck. In order to get the procurement process for the temporary facilities underway, a definitive site plan would need to be fleshed out with utility hookups identified, in addition to a list of requirements for the structures. Further the consensus was the new clubhouse should be one story with a basement to be used for storage and kitchen prep. The Commission also indicated that if necessary, they would consider the idea of having the administrative offices on the second floor if the site was not adequate in size to allow for all necessary functions on the ground floor.

Ms. Wynne, Ms. Casey and Mr. Sutter departed the meeting at 5:45 p.m.

Mr. Calvert, Mr. Raber, Mr. Costa, Mr. Oberly, Ms. LaBombard, Mr. Ripp and Mr. Wellen departed the meeting at 5:54 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 and duly seconded, it was unanimously VOTED to adjourn at 6:04 p.m.

Attested to: _____
Richard J. Glidden, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission this 14th day of November, 2017.

Neil Paterson, Chairman