

MINUTES  
Nantucket Land Bank Commission  
Regular Meeting of October 23, 2018  
Land Bank Meeting Room, 22 Broad Street  
Nantucket, Massachusetts

CALL TO ORDER: 4:00 P.M.

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

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; and Mirror Reporter, Brian Bushard; were also present at call to order.*

*Architectural Consulting Group (“ACG”) & Owners Project Manager (“OPM”), Michael Josefek and Donald Velozo were present at call to order via video conferencing.*

I. CONVENE IN OPEN SESSION:

A. PUBLIC COMMENT / STAFF ANNOUNCEMENTS:

1. Donations Received: Ms. Campese announced that two donations of \$500 each were received from Cisco residents Stephen and Deborah Fisher; and Emory and Susannah Sanders in appreciation of the work being done on the new Smooth Hummocks parcel received from the Town in July. The Commission asked Ms. Campese to send letters of thanks to the donors.

B. GOLF BUSINESS:

1. Miacomet Golf Course Clubhouse – Design Team Update: Mr. Velozo reported that the filed sub-bids had been received for the clubhouse and some were significantly over the estimate. He said that no bid was received for the elevator and therefore, according to state law, the elevator would be assigned to the general contractor. Mr. Josefek explained that historically the sub-bids make up about one half of the expected budget and all though some of bids received were double the estimate, all together they were at that fifty percent mark. Mr. Velozo recommending waiting to see how the general contractor bids came in. He also said that they have a lot of experience with most of the sub-bidders and had no reason to reject any of them. Mr. Velozo told the Commission that they had filled out the building permit application and were waiting for some additional information from Mr. Raber before it could be filed. Further, the schedule was still on track and ACG would be taking over the task of kitchen equipment specifications which was under the purview of Christopher Calvert. Additionally, he reported that based on an evaluation of a pro shop consultant, Mr. Raber was removing some windows from the shop in order to provide more wall space for merchandise. This change would require a

minor revision with the Historic District Commission. After some discussion the consensus of the Commission was to set a special meeting for Wednesday October 31, 2018 at 4:00 p.m. in order to review the bids.

*Mr. Velozo and Mr. Josefek departed the meeting at 4:10 p.m.*

2. 'Sconset Golf Course – Manager's Monthly Review (September): Mr. Lankau reported that the course was now closed. He reported the pro shop came in ahead of the budget but less than 2017 due to an earlier closing date. Overall he expected the numbers to be similar to last year and in line with the budget.

*Community Preservation Committee Land Bank Representative, Kenneth Beaugrand entered the meeting at 4:15 p.m.*

3. Miacomet Golf Course – Manager's Monthly Review (September): Mr. Lankau informed the Commission that golf had a big increase in revenue due to exceptional weather and group sales. Overall net income was higher than 2017. Mr. Costa presented pictures of the newly constructed bar in the temporary restaurant that was built by a member at no cost to MGC. Further, Mr. Costa stated that looking forward to the new building he would be changing the Golf Professional position to year round. Lastly, he requested the Capital Committee meet soon to discuss upcoming needs.

4. Warrant Authorization – Golf Capital Funds Transfer Request: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to execute the October 23, 2018 warrant document in the amount of \$13,625.32 to be provided to Nantucket Golf Management, Inc. from the Golf Capital Reserve account.

*Mr. Costa, Mr. Lankau and Mr. Oberly departed the meeting at 4:37 p.m.*

#### C. REGULAR BUSINESS:

1. Community Preservation Committee ("CPC") Representative – Update: Chairman Paterson thanked Mr. Beaugrand for his hard work on behalf of the Land Bank. Mr. Beaugrand reported that there were sixteen applications for Fiscal Year 2020 before the CPC for consideration. Requests totaled \$4,836,980.50 and they expected to be able to fund approximately \$2,000,000, with \$236,000 allocated to open space. There were two applications for open space totaling of \$880,767 including the Land Bank's application for \$812,481 for the Hinsdale Park inclusive playground. He reported that the committee were expecting to fully fund both open space applications with additional fund coming from the open space reserve. He said the committee were enthusiastic about the playground due in part to Ms. Bell's follow up letter explaining the Land Bank's ongoing commitment to the project.

*Mr. Beaugrand departed the meeting at 4:56 p.m.*

2. Indoor Recreation Policy – Discussion: Mr. Savetsky explained that within the Land Bank Act, recreation was undefined and therefore indoor recreation was a threshold question for the Commission. After much discussion all Commissioners agreed they were not in favor of allowing any indoor recreation on Land Bank properties at this time. The Commission asked staff to formulate a written policy for a future meeting.

**D. PROPERTY MANAGEMENT:**

1. 40 Millbrook Rd/Heritage Apple/Pear Orchard – Location Discussion: Mr. Savetsky explained that the property off Polpis Road that was discussed at the September 25, 2018 meeting was a subdivision open space property and therefore was not ideal. He recommended the Nicollaci property on Millbrook Road as a good alternative, because it was level, had few trees, was sheltered and had readily available parking. The consensus of the Commission was positive for that location.

E. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to accept, approve and release the regular meeting minutes of September 11, 2018, as written.

**F. TRANSFER BUSINESS:**

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

No. 34575 Giedrius Miksys and Kristina Ralkova

**G. FINANCIAL BUSINESS:**

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

3. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute the October 23, 2018 warrant document in the amount of \$59,817.06 to be provided to the county treasurer.

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, Jelleme-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 Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to adjourn the meeting at 6:25 p.m.

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

Accepted, Approved, and Released by VOTE  
of the Commission this 13<sup>th</sup> day of November, 2018.

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Neil Paterson, Chairman