

MINUTES  
Nantucket Land Bank Commission  
Regular Meeting of October 24, 2017  
Land Bank Meeting Room, 22 Broad Street  
Nantucket, Massachusetts

CALL TO ORDER: 3:00 p.m.

PRESENT: Kristina Jelleme, Richard Glidden, 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; Rachael Freeman, Environmental Coordinator; Dane DeCarlo, Property Management Coordinator.

*Richard Turer, Cheryl Emery, Elizabeth O'Rourke and Randy Ringer from the Tom Nevers Park Conservancy Workgroup; Sean Oberly, Miacomet Golf Course ("MGC") Golf Superintendent and Walter Lankau, Golf Controller were also present at call to order.*

I. CONVENE IN OPEN SESSION:

A. CITIZEN BUSINESS/ANNOUNCEMENTS: None.

B. REGULAR BUSINESS:

1. Parks Conservancy Concept – Proposal: Mr. Turer explained that the group was working with the Central Park Conservancy to possibly set up a similar model for Nantucket, starting with the renovation of the Town-owned Tom Nevers Park. The conservancy model was a 501(c)3 organization that raises fund privately to take care of Town parks. The idea is that municipal budgets are stretched thin and parks are often neglected, further the private aspect affords greater flexibility in vendor selections and pricing. Ms. O'Rourke provided the Commission with a study and Tom Nevers Field conceptual improvement plan. Ms. Emery reported on the outreach to the community that had occurred and positive feedback received. The Commission thanked the workgroup for the presentation and asked them to come back when there was more time for the full presentation.

C. GOLF BUSINESS:

1. Sconset Golf Course ("SGC") – Manager's Monthly Report: The Commission reviewed the balance sheet and profit and loss comparison summary through September 2017, which was previously provided by email. Mr. Lankau stated it was a very good year and based on the short time the bar was open this year, he projected the gross bar sales of \$46,000 next summer.

2. Miacomet Golf Course ("MGC") – Manager's Monthly Review: The Commission reviewed the balance sheet and profit and loss comparison through September 30, 2017 as well as the departmental profit and loss summary prepared by Ms. Campese. Mr. Lankau reported that the expenses were higher this September mostly due to increased insurance costs, however labor was

down for grounds and it was encouraging that even with the kitchen fire and the course closing down for tropical storm Jose, the year to date numbers were improved over the prior year. Further, Mr. Lankau put together an analysis of overall expenses for MGC and his conclusion was that only ten percent of costs were amendable, in other words had room for improvement. However, Commissioner Jelleme pointed out that the 43 percent of the expenses were wage and payroll costs certainly could be adjusted.

3. Employee Dormitory Update: Mr. Savetsky stated the approval letter from the Secretary of Environmental Affairs office had still not been received, but he had talked to a representative that explained there was an upcoming meeting with a legislator about it.

4. Clubhouse Planning – Discussion: Mr. Savetsky informed the Commission that Mr. Costa suggested the administration / golf shop building be moved in front of the cart barn to continue housing operations while the clubhouse is being built. Then the building could be refitted for other uses afterwards. Commissioner Jelleme stated she would like to see some cost comparisons for moving and reconnecting the building versus adding more trailers onto the temporary clubhouse to house the shop and offices; additionally cost estimates were requested for converting and renovating the building for more employee housing. Mr. Savetsky said he had entered discussions with Christopher Calvert of Club Consulting Group to assist in clubhouse planning and long term budgeting and programming for the new facility as well as the temporary facility. The consensus of the Commission was due to Mr. Calvert's institutional knowledge from his prior work with MGC he would be a good asset in helping to move the project forward and asked Mr. Savetsky to bring a cost proposal back for a vote at the next meeting.

5. Transfer of 2017 Initiation Fees – Request: Mr. Lankau reported he had delivered a check to Ms. Campese for the 2017 initiation fees prior to the meeting. Chairman Paterson stated that the contract was very clear about the fees being transferred immediately to the Land Bank to be held in the Capital Reserve Account. Mr. Lankau stated the delay was due to cash flow concerns, however starting in 2018 he would transfer the fees monthly.

6. Warrant Authorization – Golf Capital Fund transfer Request: Mr. Lankau requested an authorization for the transfer of funds from the golf capital fund in order to pay for leased equipment and new walking trolleys. Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Glidden, it was unanimously VOTED to execute the October 24, 2017 warrant document in the amount of \$14,665.86 to be provided to the county treasurer.

7. USGA Site Visit: Mr. Oberly told the Commission that the United States Golf Association had sent representative to MGC looking for future sites to hold an amateur tournament in 2021.

*Mr. Lankau, and Mr. Oberly departed the meeting at 5:05 p.m.*

#### D. PROPERTY MANAGEMENT:

1. Property Management Coordinator – Project Update: Mr. DeCarlo updated the

Commission on the following projects in progress by the Land Bank: Completion of a handicap access parking spot and accessible brick walkway to the viewing bench at the Keane/16 E. Creek Road property; the dock construction at Bachman/158 Orange street will begin next week; shop roof extensions will be built by property staff as time allows; 22 Broad Street 2<sup>nd</sup> floor renovations are underway and ready for rough inspection; Settlers Landing/29 N. Cambridge Street handicapped access, parking, walkway and viewing deck were awaiting permits; Norwood Farm/Off Polpis Road bridge reconstruction is in the planning stages; Reyes/231 Polpis Road house removal is scheduled, trees have been pruned and hazard trees removed. Mr. DeCarlo and Mr. Pollock were planning on rebuilding the pergola and installing it at the entrance of the property this winter. MGC clubhouse demolition is in the procurement process and the building permit was ready pending utility disconnect letters; Cisco Beach, posts have been moved due to erosion and the parking lot reconfigured.

2. Environmental Coordinator – Projects Update: Ms. Freeman updated the Commission on the progress of the following projects: Petrel Landing/17 Commercial Street was on the Conservation Commission agenda for November 2<sup>nd</sup>; Easy Street Park was on the Conservation Commission agenda for November 15<sup>th</sup>; McAlinden/48 S. Cambridge Street design has been changed to use grass pavers for the walkway and viewing deck which needs to be permitted; Ray Boathouse relocation and Chase dock rebuild/48 and 50 Tennessee Avenue would be completed soon; invasive *Parrot Feather* removal from Burchell Pond was progressing; FAA/Head of Plains restoration was underway with the help of the Nantucket Conservation Foundation which were harvesting seeds for the property; Carter Property/27 Quaise Road bank stabilization was in the planning stages; staff had finished the second ground water sampling that would give a complete baseline for future testing; 21 Crooked Lane boardwalks have been permitted and construction would begin in the spring.

*Mr. DeCarlo and Ms. Freeman departed the meeting at 5:30 p.m.*

#### E. TRANSFER BUSINESS:

##### 1. Transfer Updates:

a. Five-Year Domicile and Ownership Compliance – Release of Liens: Upon a motion made and duly seconded, it was unanimously VOTED to execute and authorize the issuance of a Release of Liens for the following transfers as a result of the purchasers fulfilling all of the requirements of Section 12, subsection (-m-):

No. 33090 Daniel Southey and Michele L. Currie  
No. 33142 Ethan Griffin and Bridgette Hynes

b. Four-Year Ownership Non-Compliance/Request for Waiver/Release of Lien – No. 34190 Nick David Holland and Mark G. Leggieri: Ms. Campese explained that Mr. Holland and Mr. Leggieri had purchased their home at 18 Mary Ann Drive on June 7, 2013. Subsequently, they were divorcing and it was necessary for them to sell the house in advance of fulfilling the five-year ownership requirement for the “M” exemption. Due to extenuating

circumstances, Ms. Campese recommended that the Commission waive the penalty and accrued interest, and require only payment of the Land Bank fee. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to waive the penalty and accrued interest and to provide a release of lien to Mr. Holland and Mr. Leggieri or their representative upon payment of the \$8,000 fee.

F. 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 October 10, 2017.

G. FINANCIAL BUSINESS:

1. Monthly Financial Report: The Commission accepted the September 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 Reinhard, it was unanimously VOTED to execute the October 24, 2017 warrant document in the amount of \$108,731.28 to be provided to the county treasurer.

*Ms. Wilson departed the meeting at 5:44 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 and review executive session minutes. 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 and duly seconded, it was unanimously VOTED to adjourn at 6:30 p.m.

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

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

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Neil Paterson, Chairman