

MINUTES
Nantucket Land Bank Commission
Regular Meeting of October 9, 2018
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.

ABSENT: John Stackpole.

STAFF PRESENT: Eric Savetsky, Executive Director; Susan Campese, Administrator/Finance Manager; Marian Wilson, Assistant Administrator.

A. CONVENE IN OPEN SESSION:

1. PUBLIC COMMENTS/STAFF ANNOUNCEMENTS: None.

2. GOLF BUSINESS:

a. Miacomet Golf Course – Clubhouse Design Update: Mr. Savetsky presented the Architectural Consulting Group (ACG) project update report for the new Miacomet Clubhouse and reviewed the timeline and a list of plan holders, with proposals due by October 30, 2018. At that point the proposals will be reviewed for completeness and a recommendation given to the Commission by ACG in the first week of November.

b. Golf Inventory Policy – Discussion: Ms. Campese reported that the Land Bank had received a management letter from O'Connor & Drew, addressing inventory control concerns at the Miacomet Golf Course. Upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Reinhard, it was unanimously VOTED to have NGM, Inc. formulate a written policy outlining inventory control procedures for all departments at Miacomet Golf Course.

Godfrey Frable, Nantucket resident, entered the meeting at 4:07 p.m.

Mr. Frable stated that he was there to observe the meeting and would be presenting a proposal to the Commission at a future meeting.

3. PROPERTY MANAGEMENT:

a. Indoor Recreation Policy: Mr. Savetsky explained that the policy discussion had been removed from the agenda, postponed until the next meeting, so all Commissioners could be present for the discussion.

b. Trailhead Discussion: Commissioner Reinhard commented on the progress of the trail systems project and encouraged the Commission to view the samples of trailhead maps in the

office which will be placed at the entrance to featured properties.

4. APPROVAL OF MINUTES: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Jelleme, it was unanimously VOTED to accept, approve and release the regular session minutes of September 25, 2018, as written.

5. TRANSFER BUSINESS:

a. September 2018 Transfers – Record Nos. 39964 through 40048: The Commission reviewed transfers for the period of September 1, 2018 through September 30, 2018.

b. 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. 40008 Jose Hidalgo and Aurelia Hidalgo
No. 40009 Dianne Collette

c. Current “O” Exemption and Lien: The Commission authorized the placing of a lien against the following property as a result of the purchaser claiming the “O” exemption as part of a deed restricted affordable housing program:

No. 39985 Atanas Filipov Iliev and Vilina Ilieva

d. Three-Year Ownership Non-Compliance – Payoff/Release of Lien – No. 37376 Joshua Sibley-Liddle and Michelle Birmingham: Ms. Campese explained that she received a request from Mr. Sibley-Liddle’s attorney for a payoff amount of the fee, interest and penalty on the above-referenced transfer, as the property was being sold prior to the expiration of the five-year domicile/ownership term under the “M” exemption. Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Jelleme, it was unanimously VOTED to approve and execute a Release of Lien which will be provided to Mr. Sibley-Liddle and Ms. Birmingham or their representative upon full payment of the fee (\$10,000.00), penalty (\$2,500.00) and accrued interest (\$3,472.78).

e. Two-Year Domicile Non-Compliance/Request for Waiver, Amended Lien –No. 37508 Sixteen Evergreen, LLC: Ms. Campese explained that Lindsey and Angela Knapp purchased their home in 2016 and were planning to subdivide their property through the covenant program. The sale of the covenant lot is scheduled for October 19th and the purchaser will claim the “O” exemption. However, they would remain domiciled on the portion of the property they are retaining and continue to comply with all other terms of the “M” exemption. Ms. Campese recommended allowing Mr. and Mrs. Knapp to sell the second dwelling and retain the “M” exemption without having to pay penalty or interest since they were converting the lot they were selling into a deed restricted affordable property. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to allow Sixteen Evergreen, LLC to retain the “M” exemption and provide a partial release of lien, as recommended by staff.

f. Four-Year Ownership Non-Compliance/Request for Waiver/Release of Lien – No. 34768 Leonie White and Sanique Levy: Ms. Campese explained that Ms. White and Ms. Levy had purchased their home at 17 Cynthia Lane on December 9, 2013. The aunt and niece have domiciled at the duplex for the past four and a half years, although according to Ms. White, she had been solely responsible for the mortgage. On May 7, 2018, Ms. Levy was removed from the deed and Ms. White's brother, Richard Whyte, was added to the deed with the "C" exemption claimed as a gift. Ms. White told staff that in order to refinance the mortgage without Ms. Levy, she needed to have an additional signer on her mortgage. Due to extenuating circumstances and the fact that they are six months away from fulfilling the 5-year requirement, Ms. Campese recommended that the Commission allow the "M" exemption to stand provided Ms. White provide proof that she alone had been and will be continuing to be paying the mortgage. Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Glidden, it was unanimously VOTED to allow Ms. White to continue the "M" exemption provided the requested documentation is received as recommended by staff.

g. Four Year Domicile – Non-Compliance – Request for Extension – No. 35357 Andrew P. Minihan: Ms. Campese requested that this item be tabled as staff was awaiting additional information from the purchaser.

6. FINANCIAL BUSINESS:

a. Monthly Transfer Statistics: Monthly transfer statistics reports comparing calendar years 2017 and 2018 through September 2018 were presented to the Commission.

b. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was VOTED to execute the October 9, 2018 warrant document in the amount of \$139,820.36 to be provided to the county treasurer.

c. Staff Prepared Annual Report Financial Summary Approval: Ms. Campese presented a staff-prepared Land Bank financial summary, which also included Miacomet Golf operations, based on the Fiscal Year 2018 audited financial statements. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously VOTED to accept and approve the staff-prepared financial summary for inclusion in the Land Bank's 2018 Annual Report.

Mr. Frable departed the meeting at 4:32 p.m.

B. 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 and approve executive session minutes. A roll call vote was taken: Jelleme-Aye; Reinhard-Aye; Glidden-Aye; Paterson-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 reconvene in regular session following executive session.

ADJOURNMENT: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was VOTED to adjourn at 6:13 p.m.

Attested to: _____
Richard Glidden, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission this 23rd day of October, 2018.

Neil Paterson, Chairman