

MINUTES
Nantucket Land Bank Commission
Regular Meeting of September 11, 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, John Stackpole.

STAFF PRESENT: Jesse Bell, Assistant Director; Susan Campese, Administrator/Finance Manager; Marian Wilson, Assistant Administrator.

Inquirer and Mirror Editor, Marianne Stanton and Resident, Liza Ottani; were also present at call to order.

Brown, Lindquist, Fenuccio & Raber Architects, Kurt Raber; Architectural Consulting Group (“ACG”) & Owners Project Managers (“OPM”), Donald Velozo and Michael Josefek joined the meeting via video conference.

A. CONVENE IN OPEN SESSION:

1. PUBLIC COMMENTS/STAFF ANNOUNCEMENTS:

a. Maria Mitchell Association Thank You: Ms. Bell read an email from David Gagnon, Executive Director of the Maria Mitchell Association, which expressed gratitude for allowing the harbor celebration of Maria Mitchell’s bicentennial birthday on the Land bank property adjacent to the aquarium.

b. Hinsdale Park/All Inclusive Playground: Ms. Bell submitted the Community Preservation Committee grant application for the playground at the Hinsdale property in the amount of \$816,000.

c. Smooth Hummocks Acquisitions: Ms. Bell presented an updated map of Land Bank holdings in Smooth Hummocks after the recent Bartlett purchase and parcels acquired from the Town as part of the Grand Swap. Chairman Paterson thanked staff for their diligence in facilitating these transfers.

2. GOLF BUSINESS:

a. Miacomet Golf Course – Clubhouse Design Update: Chairman Paterson commended ACG on their outstanding performance to date. Mr. Velozo reported that the architect and his team had fallen behind schedule and that the materials they finally submitted to ACG for review were inadequate. Mr. Raber apologized for the delay and incomplete work, indicating he would work with ACG to address any deficiencies after the meeting. Mr. Velozo emphasized that incomplete plans would result in poor bids and reiterated how important it was for the architect to

stay on schedule, stating that no further extensions would be granted. Mr. Raber said that the majority of the delay was due to subconsultant work not being completed on time and that he would make sure the bid package was ready for public viewing on Wednesday, September 19th when it was scheduled to be advertised in the Central Register. ACG and Mr. Raber agreed to meet as much as necessary over the next few days to finalize the bid specifications and update Land Bank staff on where things stood by the end of the week.

Mr. Raber, Mr. Velozo, and Mr. Josefek departed the meeting via video conference at 4:25 p.m.

3. PROPERTY MANAGEMENT:

a. Nobadeer Farm Property- Sports Complex Discussion: Liza Ottani was in attendance to present a more developed concept plan for an indoor recreational facility on the reserved area for a fourth athletic field (currently unconstructed) at the Nobadeer ballfields complex. The concept was aimed at creating an affordable community sports center which could accommodate numerous recreational activities year-round, which would be especially useful during the harsh winter months where outdoor play was not possible. She presented a sketch drawn by Brook Meerbergen of a full-sized athletic field which could be easily adjusted for different sports including soccer, baseball, field hockey, as well as an additional practice area to maximize usage. Further, she provided photographs of other indoor sport complexes around the state as examples. The land is currently owned by the Land Bank but it is exclusively licensed to the Town. Therefore, Ms. Ottani requested the Land Bank's support for the proposal, indicating this was the first step in moving the proposal forward. The Commission inquired about the cost and funding source for construction, to which Ms. Ottani responded that all construction and maintenance costs would be privately funded through a 501(c)(3) nonprofit organization, citing the ice rink or paddle tennis courts as examples. Commissioner Stackpole expressed his support for the idea but suspected there would be many hurdles to overcome in the planning process. Ms. Bell indicated that whether an "indoor recreational facility" was allowable under the Land Bank Act was a threshold question that would need to be explored by staff before this concept progressed any further. Accordingly, the Commission directed staff to do the necessary due diligence to determine whether the concept was feasible given the legal restrictions on uses of Land Bank property. Chairman Paterson thanked Ms. Ottani for her time, indicating that an indoor recreational facility for island youth was a concept worth exploring.

4. 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 session minutes of August 29, 2018, as written.

5. TRANSFER BUSINESS:

a. August 2018 Transfers – Record Nos. 39886 through 39963: The Commission reviewed transfers for the period of August 1, 2018 through August 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. 39895 Dobromir Ivanov Sultanov
No. 39920 William H. Martin
No. 39933 Laura Anne Webber

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. 39942 Allan R.R. Dias and Kaeyllane DeLime Dias

Ms. Ottani and Ms. Stanton departed the meeting at 4:44 pm.

6. FINANCIAL BUSINESS:

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

b. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was VOTED to execute the September 11, 2018 warrant document in the amount of \$185,904.57 to be provided to the county treasurer.

B. EXECUTIVE SESSION: Upon a motion made by Commissioner Stackpole 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; Stackpole-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 Stackpole and duly seconded by Commissioner Glidden, it was VOTED to adjourn at 5:29 p.m.

Attested to: _____
John J. Stackpole, Vice Secretary

Accepted, Approved, and Released by the VOTE
of the Commission this 25th day of September, 2018.

Neil Paterson, Chairman