

MINUTES
Nantucket Land Bank Commission
Regular Meeting of September 12, 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; Susan Campese; Administrator/Finance Manager; Property Forman, Jeffrey Pollock.

Inquirer and Mirror Reporter, Peter Sutters was also present at call to order.

I. CONVENE IN OPEN SESSION

A. REGULAR BUSINESS:

1. Regular Meeting of September 26, 2017 – Time Change Request: Ms. Campese requested the regular meeting of September 26, 2017 be changed to a 3:00 p.m. start, to accommodate the travel schedule for the Land Bank auditors who would be presenting the audited financial statements for fiscal year 2017. The Commission directed Ms. Campese to post the meeting for 3:00 p.m.

B. GOLF BUSINESS

1. Miacomet Golf (“MGC”) Clubhouse – Insurance Update/Short Term Planning: Mr. Savetsky reported that the Land Bank adjuster said AIG was balking at the extent of the temporary facilities proposed. MGC General Manager, Alan Costa was looking into other options including asking to lease the temporary classrooms the Town no longer used. Mr. Savetsky reported that the Golf Committee would be meeting to discuss what type of temporary services should be provided. Further, Mr. Savetsky reported that the adjuster said there was \$210,000 of moveable items lost, such as inventory and furniture in the fire. The adjusters building estimate would be done this week with direct replacement costs that would then be increased by the amount needed to bring the replacement to current codes. Additionally, AIG had agreed to advance \$100,000 to cover current expenses.

Golf Committee Chair, Robert Williams entered the meeting at 4:06 p.m.

Commissioner Reinhard stated that siting the new building as soon as possible was important as it would dictate where temporary facilities would go. Commissioner Jelleme suggested looking at locations that the new clubhouse could not go may be a way to quickly site the temporary facilities. Mr. Savetsky indicated that there would be a lot of staging area needed during construction and that Christopher Calvert of Club Consulting Group as well as the architect would help to facilitate the

discussion.

2. Golf Committee – Public Members: Mr. Williams asked the Commission to approve two new members to the Golf Committee that represented the public. Both were avid golfers, but not members of MGC. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to expand the Golf Committee by two public members (James Kenny and Maureen Mahoney) as recommended by MGC General Manager, Alan Costa.

C. CITIZEN BUSINESS/ANNOUNCEMENTS: Mr. Williams told the Commission that the LPGA Nantucket Hospital fundraising dinner was a huge success, with the cart barn decorated beautifully. Further, the professional golfers were quite impressed by the course and the staff. Mr. Williams thanked the Commissioners for supporting the event.

Mr. Williams departed the meeting at 4:20 p.m.

D. PROPERTY MANAGEMENT:

1. Property Foreman – Summer Review: Mr. Pollock recapped the summer season which went smoothly. He explained that staff patrolled and cleaned the beaches seven days a week, and the parks and parking lots five days a week, and were able to keep up with trail maintenance and mowing as needed. They accomplished more than previous summers in terms of invasive species work at various properties with the removal of *Phragmites*, *Purple Loosestrife* and *Spotted Knotweed*. Road grading and edge maintenance work is ongoing and all agricultural mowing was complete for the season. Moving into the fall, they were planning on some additional pine tree removal in Trotts Hills, completing the boardwalk extension at the Lily Pond and general maintenance of fences, docks, dinghy racks, benches, etc. Mr. Pollock reported that the renovation on the second floor of the Land Bank office had begun and was going smoothly. He reported on the evolving plans for McAlinden; the installation of the “Fairy Trail” at the Milestone property; the completion of work to improve handicap accessibility at the Keane property; and creation of trails on the Reyes property. Further, the burn season was scheduled for October 2nd through November 17th with burn units planned for Smooth Hummocks, Head of Plains and the rough at MGC. Mr. Pollock presented a proof of a smaller version of the logo marker that they would install in parking lots and beaches to go along with the logo boxes that marked the beginning and end of properties but different from the trailhead markers that were still in the design stage. Commissioner Reinhard stated that the holly trees at the Craig property had rebounded and looked much healthier than before they were cut. Chairman Paterson commended Mr. Pollock and the property staff on their excellent work. Mr. Pollock told the Commissioner that although the crew was small, they were all hard working, dedicated and worked well together.

E. 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 August 22, 2017 and the special meeting minutes of August 30, 2017 as written.

F. TRANSFER BUSINESS:

1. August 2017 Transfers – Record Nos. 38745 through 38830: The Commission reviewed transfers for the period of August 1, 2017 through August 31, 2017.

a. 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. 38777 DM Framing, Inc.

No. 38782 Emmanuel A. Tavis and Saionara Tavis

2. Transfer Update:

a. Four Year Domicile Non-Compliance – Request for Waiver – No. 34110 Benjamin C. Smiles and Timothy F. Smiles: Ms. Campese reviewed the history of the transfer and explained that although both brothers purchased the property claiming the “m” exemption and were originally domiciled there, Benjamin Smiles had since left the island for a new work opportunity. Mr. Smiles offered to pay his half of the fee, but asked that penalty and interest be waived as his original intention was to stay on Nantucket and his brother (Timothy) continued to live in the house. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard it was unanimously VOTED to waive the penalty and interest and to accept the payment of one half of the fee (\$4,000) from Benjamin Smiles as recommended by staff.

b. Four Year Domicile – Non-Compliance – Request for Extension – No. 34306 Timothy P. Mahoney: Ms. Campese explained that due to various personal circumstances including the birth of his child, the construction of his home had been delayed, however his modular home was due to arrive on Nantucket January 18, 2018. In accordance with the staff recommendation, upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard it was VOTED to approve the extension request and to extend the “M” exemption lien to July 20, 2020.

G. FINANCIAL BUSINESS:

1. Monthly Transfer Statistics: Monthly transfer statistics reports comparing calendar years 2016 and 2017 through August 2017 were presented.

2. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to execute the September 12, 2017 warrant document in the amount of \$217,329.65 to be provided to the county treasurer.

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 by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was VOTED to adjourn at 5:40 p.m.

Attested to: _____
Richard J. Glidden, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission this 26th day of September, 2017.

Neil Paterson, Chairman