

MINUTES  
Nantucket Land Bank Commission  
Special Meeting of September 6, 2017  
Land Bank Meeting Room, 22 Broad Street  
Nantucket, Massachusetts

CALL TO ORDER: 2:00 p.m.

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

ABSENT: John Stackpole.

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

*Golf Committee Member, Bob Williams; Miacomet Golf Course General Manager, Alan Costa; Golf Controller, Walter Lankau; and Miacomet Golf Course Superintendent, Sean Oberly were also present at call to order.*

I. CONVENE IN OPEN SESSION:

A. GOLF BUSINESS:

1. Miacomet Golf Course (“MGC”) Clubhouse – Short Term Facilities Planning: Mr. Costa reported on his communications with Boston Showcase, a state contract approved vendor for temporary structures, about leasing a 56’ x 47’ temporary building that would provide a full-sized Massachusetts coded, restaurant with a bar and two accessible bathrooms and a mobile kitchen. He went over preliminary pricing for the units and also expressed the need for a walk-in mobile refrigeration trailer, which would cost \$2,000 per month to lease. Commissioner Jelleme said we first needed to determine whether insurance would cover the temporary structures, and if so, by how much, and further, how long these temporary structures needed to be in place. Commissioners Glidden, Jelleme and Reinhard expressed concerns about rushing to put up a temporary clubhouse without fully considering all aspects, such as appropriate size, placement, utility connections, expected use during the winter months, etc. Mr. Costa assured everyone that a temporary modular restaurant would make money, as labor costs would be much less and insurance would likely cover the three salaried positions, offering to put together a new departmental budget to reflect the change in circumstances. Commissioner Glidden stated that it was important to get the decision regarding temporary facilities right, as they would potentially be there for up to two years, and worst case scenario they should be in place by spring. Discussion ensued regarding other options for temporary food and beverage service, including the use of the cart barn, pro shop, tents, etc.

2. Miacomet Golf Course (“MGC”) Clubhouse – Replacement Update: Mr. Savetsky reported that he had spoken to Chris Calvert of Club Consulting Group who was gathering usage data from the last year from Mr. Costa and Mr. Lankau and planned on interviewing each of the

Commissioners by phone over the next month. Commissioner Glidden stated there was a Historic District Commission (“HDC”) plan in hand and perhaps in the interest of moving forward and avoiding months of discussion, we could proceed with that plan. Chairman Paterson stated that the McMullen plan was extraordinarily expensive to build. Commissioner Jelleme stated that HDC approval of that plan had long since expired and the composition of the HDC board was different now, so there was no guarantee that it would be approved again. Mr. Costa said he did not care what the building looked like as long as it was serviceable and was built to last. He said the dining facilities should be able to accommodate a full field of golfers plus guests, so approximately 200, plus include a larger kitchen and a larger meeting room so the dining room could remain open when community events took place. Commissioner Glidden said the Commission had to decide if the clubhouse was just to accommodate golf or also serve as a community meeting space. Chairman Paterson said they had to be mindful of the Land Bank Act which does not include spending funds on community meeting spaces. Commissioner Reinhard said in planning the clubhouse it would be wise not to focus on the amount it would cost, but to base the building on what was needed for the future for both golf and the community. Mr. Costa reported that the state Fire Marshall had ruled out arson as the cause of the fire and said it was an electrical fire caused by a malfunctioning piece of equipment. Further, he reported that an inspector from AIG had visited, but could not finish his inspection because he needed a team since the conditions were so bad, due to AIG not allowing the facility to be cleaned out until the inspection was done. It was now a hazardous materials situation with the non-functioning coolers still filled with food.

Upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Reinhard it was unanimously VOTED to start the procurement process and issue a Request for Proposals to hire an Owners Project Manager for the clubhouse construction as required by state procurement laws.

ADJOURNMENT: Upon a motion made and duly seconded, it was unanimously VOTED to adjourn at 3:05 p.m.

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

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

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Neil Paterson, Chairman