



# Town of Nantucket Finance Committee

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**Committee Members:** David Worth(Chair), Stephen Maury(Vice-chair), Clifford Williams, Joseph T. Grause Jr., Peter McEachern, Henry Sanford, Joanna Roche, Denice Kronau, Peter Schaeffer

## MINUTES

**Friday, February 08, 2019**

1 Millers Lane, Nantucket Inn – 1:00 p.m.

Called to order at 1:00 p.m.

Staff in attendance: Terry Norton, Town Minutes Taker

Attending Members: Worth, Maury, Williams, Grause, Roche, Kronau, Schaeffer

Absent Members: McEachern, Sanford

Attendees: Brian Sullivan, Fisher Realty; Sarah Holmes, Fisher Realty; Scott Thomas, Nantucket Inn Manager; Brooke Mohr, Affordable Housing Trust Fund (AHTF); Matt Fee, Select Board

Documents used: Town Warrant Article 18 (Appropriation: Acquisition of Property at 1 Millers Lane)

### I. ANNOUNCEMENTS AND PUBLIC COMMENTS

### II. PUBLIC COMMENTS

1. None

### III. SITE VISIT IN CONNECCTION WITH ARTICLE 18

Sitting Worth, Maury, Williams, Grause, Roche, Kronau, Schaeffer

Discussion **Sullivan** –Presented tour of the facility circa 1986: main building, three quads of apartments, hydro-pool, two dormitories, tennis court. The ownership is a condo-hotel with 100 units. The quads and main building are in the CN zone and the pool, dorms, and tennis court are in the R-2 Zone.

- For a change of use, 100% of the condo association members must approve to fold the association prior to the sale. There is a holding tank and pumping station. All bathrooms have been renovated, the exterior repainted and all structures reroofed. The estimate is 100 hotel rooms can be converted to between 40 and 50 condos; AHTF will be voting to hire a consultant to make that determination. There are 10 years of profit and loss statements to refer for operational expenses. The parking could be opened to Millers Lane and the driveway converted to additional housing. Also, the rear-lot pool and/or tennis court can be replaced with additional housing.
- Main building served by freight and public elevators: pool, pool changing and rest rooms, game room, sitting area, ballroom and office on 1<sup>st</sup> floor; office, public restrooms, kitchenette, laundry room, meeting rooms, gym, freezers, mechanical space and pool equipment in the basement; three dining areas, commercial kitchen, on the 2<sup>nd</sup> floor. The kitchen is leased out for use to support Salt Box catering functions.
- Three housing quadrants: first floor rooms are 300 square feet; second floor rooms are 310 square feet with interior connecting doors between 2 rooms; 1-story south-end units 320 square feet; north-end, 2-story structures have basements with laundry rooms and storage locker space.
- 8-bedroom employee dormitories: “well worn”, could be used by the Town for summer hires or replaced with additional affordable condos.  
Discussion about the number of hotel rooms currently available.

**Thomas** – We currently allocate between \$200,000 and \$300,000 for the larger maintenance projects. There is one year-round, full-time maintenance person supplemented with 2 full-time in the summer. Last year we did \$4.5M; after distribution to condo members we had \$2M. Condo owners pay their real estate taxes, which is \$500 per unit; everything else is paid for by Nantucket Inn. The majority owner is currently putting together a letter with Town Counsel to be distributed to the other members.

**Mohr** – AHTF will put together a *pro forma* packet for FinCom. This afternoon, AHTF is voting on allocating the funds to hire a consultant to determine how many units can be created.

**Sullivan** – Asked FinCom to send Mr. Thomas any questions they might ask so he can be prepared for the February 21 hearing.

**Grause** – Asked if the Town is negotiation a price or has made any firm offers.

**Sullivan** – Tucker Holland, via Libby Gibson, has ordered a formal appraisal. There is a competitive offer on the table. The property is not being marketed.

**Roche** – Asked who would be talking about this at Town Meeting.

**Mohr** – It would be presented in two parts: there's the housing component and the main building.

**Schaeffer** – The Saltmarsh Center could look at the main building as a possible location for the new senior center.

**Mohr** – She can think of a dozen uses for this building by the Town, non-profits, and for-profit businesses. The challenge is how to present an argument to purchase this without promising anything to any group that might want to use this building. The Town videographer is scheduled to film the building for public consumption.

#### **IV. NEXT MEETING DATE/ADJOURNMENT**

Date: Tuesday, February 12, 2019; 4:00 p.m.; 4 Fairgrounds Road, Community Room

Motion to Adjourn at 1:50 p.m. accepted by unanimous consent.

Submitted by:

Terry L. Norton