



Town of Nantucket Capital Program Committee December 3, 2024 Minutes

Attending Members:	Jill Vieth, Chair, Howard Matz, Dawn-Hill-Holdgate, John Kitchener
Staff:	Brian Turbitt, Finance Director, Susan Carmel, Assistant Finance Director, Arthur Gasbarro, Chair Airport Commission, Preston Harimon, Assistant Airport Manager, Mariya Basheva, Airport Business Manager
Absent	Peter Kaizer, Vice Chair, Christy Kickham

The Capital Program Committee discussed the \$6 million request for townhouse construction at the airport, noting past approvals of \$3.8 million for dormitory construction. The committee debated the cost per unit, which was \$1,600 per square foot, compared to \$492,000 per bedroom for a similar town project. Concerns were raised about the high cost and the need for a more realistic budget. The committee suggested refining the request and considering the procurement process. They also discussed the potential for using airport revenue to fund the project without taxpayer subsidies. The meeting concluded with plans to review and adjust the budget for the next meeting.

Action Items

- [] Provide a more detailed cost breakdown and justification for the \$6 million request for the townhouse project.
- [] Explore the possibility of utilizing airport land for first responder housing, including discussions with the fire and police chiefs.
- [] Reconvene the Capital Program Committee meeting on Thursday to review the updated cost information and provide feedback.

Approval of Agenda and Public Comment

- Jill Vieth calls for approval of the agenda, motion made by John Kitchener and seconded by Howard Matz.
- Roll Call Vote: Dawn Aye, Howard Aye, John Aye, Jill Aye. Passes Unanimously.
- Public comment is opened.

Airport Employee Housing Request

- Jill Vieth asks if anyone wants to discuss the airport's housing request or new information, with Howard Matz expressing confusion about past requests and funding.

- Howard Matz reviews past requests from 2023, including a \$3.8 million request for housing construction.
- Art Gasbarro clarifies that the \$6 million request is for the townhouse project, not the previous \$3.8 million.
- Howard Matz and Brian Turbitt discuss the details of the townhouse project, including the number of units and square footage.
- Mariya Basheva explains the breakdown of past approvals, including initial design and supplemental authorizations.

Discussion on Project Phases and Costs

- Howard Matz questions the total project cost and the distinction between phase one and phase two.
- Susan Carmel explains the breakdown of costs under different project numbers.
- Mariya Basheva clarifies that the \$6 million request is for the townhouse project, separate from the dorm project.
- Brian Turbitt suggests that the naming convention used by the airport is confusing and suggests a different labeling system.

Concerns About Project Costs and Infrastructure

- Howard Matz expresses concern about the high cost per square foot and unit.
- Brian explains the actual contract cost for the townhouse project and the need to include soft costs.
- Art Gasbarro discusses the infrastructure costs associated with the townhouse project.
- Howard Matz suggests creating a spreadsheet to show all costs related to the housing project.

Comparison with Other Housing Projects

- John Kitchener suggests approaching the discussion from a different perspective.
- John Kitchener compares the airport project costs with a similar project at Waitt Drive, highlighting the high cost of the airport project.
- John Kitchener suggests leveraging the Waitt Drive project to provide more affordable housing for airport employees.
- Brian Turbitt explains the challenges of building on airport property due to federal and state regulations.

Support for Airport Housing Project

- Art Gasbarro emphasizes the need for airport housing to retain employees.
- Art Gasbarro explains the procurement process and the importance of having a buffer in the budget.
- Howard Matz suggests authorizing a more realistic budget and adjusting it later if necessary.

- Dawn-Hill Holdgate and others discuss the potential impact of a high budget on the procurement process.

Next Steps and Meeting Conclusion

- Jill Vieth suggests meeting again on Thursday to review the ratings and deliberations.
- Howard Matz and others discuss the need for a more realistic budget and proper labeling of costs.
- Art Gasbarro agrees to refine the numbers and present them at the next meeting.
- The meeting concludes with a motion to adjourn. Motion made by Dawn-Hill Holdgate, seconded by Howard Matz.
- Roll Call Vote: John Aye, Jill Aye, Dawn Aye, Howard Aye. Passes Unanimously.