



Town of Nantucket Capital Program Committee December 5, 2024 Minutes

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

Overview

The Capital Program Committee meeting on December 5, 2024, discussed several key projects. The Island Home project, a \$96 million facility, was debated, with concerns about its high cost and potential financial strain. The committee also considered the \$6 million airport housing proposal, noting its high cost compared to other affordable housing projects. The Tom Nevers bike path was moved to approved projects due to its importance. The committee agreed to review the natural resources and airport housing proposals further, considering cost-effectiveness and community needs. The next meeting is scheduled for December 12th to finalize these discussions.

Action Items

- [] Christy to provide more background on the natural resource and coastal resiliency projects, including potential overlap and coordination opportunities.
- [] Committee members to submit any comments they have on projects for discussion at the next meeting.
- [] Sue to send the draft report writing document to Howard.
- [] Committee to further discuss the airport housing project at the next meeting.

Approval of Agenda and Public Comment

- Jill Vieth calls the meeting to order at 3:08 PM, initiating a roll call vote.
- Jill Vieth confirms the meeting is being audio and video recorded and asks for approval of the agenda. Motion made by John Kitchener and seconded by Christy Kickham
- **Roll Call Vote: Christy Aye, John Aye, Dawn Aye, Howard Aye, Jill Aye. Passes Unanimously.**
- The agenda is approved, and public comments are opened.
- Art Gasbarro, as the chair of the airport commission, updates the committee on the progress of providing requested information and refining numbers.

- The next meeting is scheduled for Thursday December 12th at 3PM
- Jill Vieth agrees to move the meeting to 2 PM and asks Art to be on the agenda for the next meeting.
- Jill Vieth closes public comments.

Discussion on RORI Rankings

- Jill Vieth explains the ranking system used for RORIs including median and standard deviation lines.
- Howard Matz and John Kitchener discuss specific RORIs focusing on those outside the standard deviation.
- Dawn-Hill Holdgate defends the necessity of the island home project, emphasizing its importance for the community.
- John Kitchener expresses concerns about the high cost of the island home project compared to other priorities.
- Dawn Hill-Holdgate makes a motion to move the Tom Nevers bike path project to approved projects, Howard Matz seconded. **Roll Call Vote: Christy Aye, Dawn Aye, John Aye, Howard Aye, Jill Aye. Passes Unanimously.**

Debate on Island Home Project

- Dawn-Hill Holdgate argues that the island home project is essential for the community, providing necessary care for residents.
- John Kitchener questions the financial feasibility and running costs of the new facility compared to the current one.
- Dawn-Hill Holdgate highlights the potential revenue generation from private pay individuals and short-term rehab patients.
- The discussion touches on the town meeting's approval of a \$5 million permanent override to fund operating expenses.

Financial and Emotional Considerations – Our Island Home

- Howard Matz questions the financial prudence of the island home project, comparing it to other capital expenditures.
- Dawn-Hill Holdgate acknowledges the high cost but emphasizes the community's support and the need for the facility.
- John Kitchener suggests that if the project does not pass, individuals might seek alternative care options off-island.
- The committee discusses the emotional and legacy aspects of the island home project, recognizing the community's attachment to it.

Airport Housing Proposal

- John Kitchener and Christy Kickham discuss the high cost of the airport housing proposal compared to other affordable housing projects.

- The committee considers the urgency of first responder housing needs and the potential for cost savings through competitive bidding.
- Howard Matz suggests encouraging the airport to consider a different builder to reduce costs.
- The committee agrees to wait for further proposals and to discuss the matter further in the next meeting.

Natural Resources and Coastal Resiliency

- John Kitchener raises concerns about the high cost of natural resources and coastal resiliency projects.
- Christy Kickham suggests waiting for further information and coordination with the coastal resiliency plan.
- The committee discusses the importance of long-term planning and the potential for cost savings through coordinated efforts.
- Jill Vieth and Howard Matz emphasize the need for a clear master plan and the potential for economies of scale through coordinated contracts.

Final Remarks and Next Steps

- The committee agrees to wait for further information and coordination before making final decisions on Natural Resources and Airport housing projects.
- Jill Vieth confirms the next meeting for Thursday at 2 PM, with a focus on report writing and finalizing recommendations.
- The committee discusses the importance of clear communication and the need for a balanced approach to capital expenditures.
- John Kitchener makes the motion to adjourn the meeting, and Jill Vieth seconds it. **Roll Call Vote: Christy Aye, John Aye, Dawn Aye, Howard Aye, Jill Aye. Passes Unanimously.**