

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of January 28, 2025  
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. AGRICULTURAL MANAGEMENT
  - a. 19 Wauwinet Road – Fogtown Farm Annual Update
3. PROPERTY MANAGEMENT
  - a. Bike Park – Presentation of Concepts
  - b. 15/17 Commercial Wharf – Commemorative Bench Request
  - c. Properties Naming Discussion
  - d. Lily Pond Restoration Project – Amended Contract Approval (Horsley Witten)
  - e. Hinsdale Forest Understory Management Contract – Approval and Authorization of Executive Director to Execute
4. TRANSFER BUSINESS
5. APPROVAL OF MINUTES
  - a. Regular Meeting of January 14, 2025
6. REGULAR BUSINESS
  - a. Executive Director's – Update: Project Alignments/Prioritization: Lily Pond, Maintenance Facilities Expansion, 41 Jefferson Buildings Relocations, Bike Park and NRSA Expansion
8. CONSENT ITEMS
  - a. Monthly Financial Report – December
  - b. Warrant Authorization – Cash Disbursements
  - c. Warrant Authorization – 2012 Series A Bond Payment
9. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

B. EXECUTIVE SESSION: *The Commission will not reconvene in open session at the conclusion of executive session.*

1. Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes of 01/14/25.
2. Purpose 3 [G.L. c. 30A, § 21(a)(3)], to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares, i.e.:
  - a. Suffolk Superior Court Docket No. 2284CV02606: Richard Corey, Trustee of Twenty-One Commercial Wharf Nominee Trust v. Massachusetts Department of Environmental Protection, Nantucket Islands Land bank, and Nantucket

Conservation Commission. (Petrel Landing/17 Commercial Street)

3. Purpose 6 [G.L. c. 30A, § 21(a)(6)], to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body

C. ADJOURNMENT

MINUTES  
Nantucket Land Bank Commission  
Regular Meeting of January 28, 2025  
Land Bank Conference Room, 22 Broad Street  
Nantucket, Massachusetts

CALL TO ORDER: 4:00 p.m.

PRESENT: Mark Donato; Kristina Jelleme; Neil Paterson; Allen Reinhard; John Stackpole.

STAFF PRESENT: Rachael Freeman, Executive Director; Susan Campese, Director of Finance & Administration; Marian Wilson, Office Administrator; Eleanor Antonietti, Special Projects Coordinator.

*Washington Street resident, Duane Jones; Michael Egan; Nantucket Current, Editor and Chief, Jason Graziadei; were also present at call to order.*

I. CONVENE IN OPEN SESSION:

A. PUBLIC COMMENT / STAFF ANNOUNCEMENTS:

1. Duane Jones of 54 Washington Street stated that a neighbor told him things were said by the Executive Director at a meeting that indicated that the Town and Land Bank intended to take private property owners' land along Washington Street for the Washington Street and Francis Street Beach improvement project. Further, he pointed out that the water table was so high on Meader Street that using 71/73 Washington Street parcel for stormwater storage and treatment would not work. Ms. Freeman told Mr. Jones that she absolutely did not say the Land Bank would be taking people's property and indicated that the meeting was recorded and available to the public to review. The Commission thanked Mr. Jones for coming.

*Mr. Jones departed the meeting at 4:08 p.m.*

2. Michael Egan said he was concerned about building a bike park in the middle moors as it would displace deer and hunters. He pointed out that the deer density was so high that the state was considering a longer hunting season to thin the herd. Further, he stated the park would likely attract vandalism, etc. like the skate park near the schools. The Chair thanked Mr. Egan for his comments and assured him that the Commission was also concerned with maintenance and security issues and would be discussing it throughout the planning process.

*Mr. Egan departed the meeting at 4:14 p.m.*

B. AGRICULTURAL MANAGEMENT:

1. 19 Wauwinet Road – Fogtown Farm Annual Update: Ms. Freeman reported that this item would be tabled until the meeting of February 11<sup>th</sup>.

C. PROPERTY MANAGEMENT:

*Horsley Witten Group, Landscape Architect, Ellen Biegert entered the meeting via Zoom at 4:15 p.m.*

1. Bike Park – Presentation of Concepts: Ms. Freeman introduced Ms. Biegert of Horsley Witten Group and explained that the Bike Park Committee has been working with Horsley Witten and their design team to develop some rough concepts for a bike park on approximately 4.5 acres of a 25-acre parcel on Milestone Road. Ms. Biegert reported that they have done a site analysis which included investigating how the park could fit on site, habitat and plant survey identification, trail locations, topography and pre-permitting work. She said the main objectives were to include progressive skill building areas, which include the following:

- Pump Track, which is the most common feature in bike parks, is an enclosed loop with rolling mounds and curved banks.
- Jumps, that is the next skill level up from a pump track.
- Flow trails with integrated rollers and curved banks that would connect to existing trails and flow throughout the entire site that would offer progressive skills development.
- A dedicated kids' bicycle playground that could have a small pump track and skills area.
- Areas for spectators / community space.

Ms. Biegert presented three concept designs. The first had a parking area and kids' area close to Milestone Road and minimized additional disturbance to the site. The second concept moved the park further into the site to the currently disturbed area and took advantage of the natural topography but required additional disturbance. The final concept pulled all the elements into the center of the disturbed area but would require creating a lot of topography. Commissioner Stackpole said he would like the park to be as natural as possible and designed to keep maintenance to a minimum. Commissioner Paterson said he would prefer that the park be built in phases, to avoid any covered space such as a pavilion and to get a rough estimate of cost. Commissioner Donato suggested the community spaces be simplified as an open area with views of the elements and picnic tables and benches. The Chair asked for information on materials to be used to which Ms. Biegert responded with asphalt or earthen materials with a binder added. Commissioner Reinhard questioned bringing cars into the property and whether it was the best and highest use of the property. Ms. Biegert reported that a park recently built in Vermont on 2.5 acres with a pump track and a jump line cost approximately \$2 million.

*Mr. Graziadei departed the meeting at 4:50 p.m.*

Ms. Freeman said this was all helpful information and suggested the Commission set a budget for the project. She said that staff recommends between \$3 and \$5 million. Commissioners Donato and Paterson said \$1 to \$2 million, Commissioner Stackpole said \$1.5 to \$2 million, the Chair said this would provide something for older kids to do, however she would like to see if there was community support and asked that the survey results be sent to the Commission. She recommended a budget for \$2 to \$4 million. Commissioner Reinhard did not set a budget and raised concerns

about injuries and liability, security on the site, nuisance for the neighbors but acknowledged that building biking skills was beneficial. Ms. Freeman said that staff also had significant security concerns and would work with the designers to finetune the design and bring the park closer to the road. The Commission thanked Ms. Biegert for her presentation.

*Ms. Biegert departed the meeting at 5:15 p.m.*

2. 15/17 Commercial Wharf – Commemorative Bench Request: Commissioner Paterson pointed out that the application did not meet the criteria of the bench policy. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to deny the request.

3. Property naming discussion: Ms. Freeman asked if Commissioners had a chance to come up with some names for various properties. The Chair said she did not have a chance but recommended putting it on the next agenda and focusing on the most used or prominent properties that needed a name. Further, she asked that staff give naming recommendations as well.

4. Lily Pond Restoration Project – Amended Contract Approval (Horsley Witten): Ms. Freeman explained that the amended contract had requested additional funds for both Phase 3 and Phase 4, however she was only asking for approval of the additional \$160,500 for Phase 4 which was construction documents and bidding. She needed further clarification on the Phase 3 change, which was the current tasks of Design Development and Permitting currently in progress. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the amended contract for Phase 4 for \$160,500.

5. Hinsdale Forest Understory Management Contract – Approval and Authorization of Executive Director to Execute: Ms. Antonietti reported that there were five qualified bids for the project, and she had five outstanding references for the lowest bidder. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to execute a contract with the lowest qualified bidder, Regal Tree & Shrub Experts, LLC for \$64,500 and to authorize the Executive Director to execute the contract.

#### D. TRANSFER BUSINESS:

1. “M” Exemption Update/Five-Year Domicile and Ownership Compliance – Release of Liens: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to authorize the issuance of Release of Liens for the following transfers as a result of the purchasers fulfilling the requirements of Section 12, subsection (-m-).

No. 41443 Kelly M. Gallagher, Colleen E. Gallagher and Robert S. Gallagher  
No. 41462 Hunter J. Gray  
No. 41490 Robert Orellana and Reina N. Melgar De Orellano

2. “O” Exemption Update/Five-Year Domicile and Ownership Compliance – Release of Lien: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner

Donato, it was unanimously VOTED to authorize the issuance of Release of Lien for the following transfer as a result of the purchaser fulfilling the requirements of Section 12, subsection (-o-).

No. 41495 David R. Gray

E. APPROVAL OF MINUTES: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to accept, approve, and release the regular session minutes of January 14, 2025, as written.

F. REGULAR BUSINESS:

1. Executive Director's – Update: Project Alignments/Prioritization: Lily Pond, Maintenance Facilities Expansion, 41 Jefferson Buildings Relocations, Bike Park and NRSA Expansion: Ms. Freeman advised the Commission that five large projects would be starting in the next eight to sixteen months and they would require a lot of Land Bank resources in terms of funding and staff time. She said the first project to start would be the NRSA expansion, closely followed by the Maintenance Facilities Expansion and Lily Pond Restoration. The projects were roughly estimated to cost \$25 million, with the NRSA paying for their own expansion. Ms. Freeman said she would keep the Commission informed and the capital budget for FY26 would reflect the projects.

G. CONSENT ITEMS: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson, it was VOTED to approve the following consent items.

1. Monthly Financial Report – December
2. Warrant Authorization – Cash Disbursement
3. Warrant Authorization – 2012 Series A Bond Payment

I. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

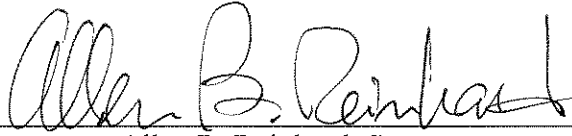
II. EXECUTIVE SESSION: A motion was made by Commissioner Paterson to go into executive session to discuss the purchase, exchange, lease or value of real property; discuss strategy regarding litigation matters; and review and approve executive session minutes. Seconded by Commissioner Stackpole. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole. The Chair declared that Executive Session was being entered into under Purpose 6 [G.L. c. 30A, 21(a)(6)] as discussion of real estate acquisition matters in open session may be detrimental to the Land Bank's negotiating position; under Purpose 3 [G.L. c. 30A, 21(a)(3)] for discussions concerning strategy with respect to ongoing litigation; and under Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes. The Chairman further announced that the Commission would not reconvene in regular session at the conclusion of executive session.

ADJOURNMENT: Upon a motion made by Commissioner Donato and duly seconded by Commissioner Paterson, it was unanimously VOTED to adjourn at 6:35 p.m.

Land Bank Commission  
January 28, 2025

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Attested to:



Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE  
of the Commission on this 11th day of February 2025.



Neil Paterson, Treasurer

# NANTUCKET LAND BANK COMMISSION WORKSHEET UNAUDITED FINANCIAL REPORT as of December 31, 2024

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS				
	NOV YIELD	DEC YIELD	11/30/2024	12/31/2024
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$65,328.30	\$65,414.62
Nantucket Bank / Collection Account x7653	4.07	4.07	\$24,936,005.13	\$26,270,830.55
Nantucket Bank / Special CD x1135 matures 4/20/2025	4.16	4.16	\$5,469,894.35	\$5,468,627.83
Nantucket Bank / Operations Reserve Fund CD matures 6/18/25	4.93	4.16	\$3,711,141.34	\$3,731,733.27
<b>TOTAL UNRESTRICTED FUNDS:</b>			<b>\$34,182,369.12</b>	<b>\$35,556,606.27</b>

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS				
	NOV YIELD	DEC YIELD	11/30/2024	12/31/2024
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	\$1,552,697.06	\$1,554,624.09
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$1,025,617.89	\$20,918.12
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund			\$20,010.28	\$20,014.53
Nantucket Bank / WTCA Escrow	0.25	0.25	\$16,040.05	\$16,043.45
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$20,759.70	\$20,764.10
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,010.46	\$10,012.58
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$28,029.27	\$28,035.21
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,670.82	\$1,671.17
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$582,018.10	\$569,018.28
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$583,863.18	\$542,836.18
Nantucket Bank / NGM Management Reserve CD matures 1/12/25	4.40	4.40	\$52,002.51	\$52,190.91
Hingham Savings / Marble Reserve CD matures 4/9/25			\$246,865.68	\$247,799.03
Citizens Bank / Merrill Dana Acquisition Escrow	4.97	4.26	\$50,000.00	\$50,000.00
<b>TOTAL RESTRICTED FUNDS:</b>			<b>\$4,189,606.10</b>	<b>\$3,133,928.75</b>
<b>TOTAL FUNDS:</b>			<b>\$38,371,975.22</b>	<b>\$38,690,535.02</b>

BONDS:	Principal Outstanding	Payment Due	Annual Payments
2012 Series A Issue (Final principal payment 2/15/2032)	\$3,065,000	Principal and Interest due 2/15/25, Interest due 8/15/25	\$427,812.50
2016 Series A Refunding Bond (Final principal payment 12/1/2027)	\$3,035,000	Interest due 6/1/25, Principal and Interest due 12/1/25	\$1,071,050.00
<b>TOTAL BONDS:</b>	<b>\$6,120,000</b>	<b>TOTAL ANNUAL BOND PAYMENTS:</b>	<b>\$1,498,862.50</b>
NOTES:	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	Interest of \$25,768.60 due 12/9/4, 3/9/25, 6/9/25, 9/9/25	\$103,074.40
Purple Wampum Note	\$6,500,000	Principal and Interest due 11/13/25	\$3,392,968.73
<b>TOTAL NOTES:</b>	<b>\$8,200,000</b>	<b>TOTAL ANNUAL NOTE PAYMENTS:</b>	<b>\$3,496,043.13</b>
<b>TOTAL DEBT:</b>	<b>\$14,320,000</b>	<b>TOTAL ANNUAL DEBT PAYMENTS:</b>	<b>\$4,994,905.63</b>



DOCUMENTS AND EXHIBITS  
Nantucket Land Bank Commission  
Regular Meeting of January 28, 2025

1. Bike Park Presentation
2. Petrel Landing Commemorative Bench Request
3. List of Properties that need names
4. Lily Pond Amended Contract
5. Registered Bids for Hinsdale Forest Understory Management Services
6. "M" Exemption Release of Liens (see transfer business for record numbers)
7. "O" Exemption Release of Lien (see transfer business for record number)
8. Monthly Financial Report – December
9. Check Warrant Summary dated January 28, 2025
10. Warrant Authorization for 2012 Series A Bond Payment
11. Master list of Voted Property Names

TRANSFER BUSINESS  
Nantucket Land Bank Commission  
Regular Meeting of January 28, 2025

1. "M" Exemption Update:

a. Five-Year Domicile and Ownership Compliance – Release of Liens:

Gallagher                      No. 41443 Kelly M. Gallagher, Colleen E. Gallagher and Robert S.  
No. 41462 Hunter J. Gray  
No. 41490 Roberto Orellana and Reina N. Melgar De Orellano

2. "O" Exemption Update:

a. Five-Year Domicile and Ownership Compliance – Release of Lien:

No. 41495 David R. Gray