

AGENDA
Nantucket Land Bank Commission
Regular Meeting of October 14, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/83076076436?pwd=yw7C13qyt4fXrWCj2oQxkzBl22MJZd.1>

Webinar ID: 830 7607 6436

Passcode: 020666

Meeting Packets will be posted online: <https://www.nantucketlandbank.org/about/agendas/>

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. COMMISSION ACCEPTANCE OF AGENDA
2. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
3. AGRICULTURAL MANAGEMENT
 - a. Deer Processing Unit - Update
4. PROPERTY MANAGEMENT
 - a. 7 & 9 W. Sankaty Road/Field of Dreams – Bamboo Removal Proposal
 - b. 41 Jefferson Buildings Relocation – Authorization to Execute Contract for Owner's Project Manager Services
5. REGULAR BUSINESS
 - a. Website Upgrades
 - b. First Meeting of November – Reschedule due to Federal Holiday
6. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives from the Executive Director's Working Group
7. TRANSFER BUSINESS
8. APPROVAL OF MINUTES
 - a. Regular Meeting of September 23, 2025, and Special Meeting of September 4, 2025
9. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. Town Request for Groundwater Mapping and Monitoring Wells
10. 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 08/26/25.
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.:
 - Relocation of Falmouth Road – Update
 - Petrel Landing – Update
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 Hybrid Meeting of October 14, 2025
Land Bank Conference Room 22 Broad Street, Nantucket, Massachusetts
and via Zoom Webinar

CALL TO ORDER: 4:01 p.m.

PRESENT: Kristina Jelleme, Neil Paterson, Allen Reinhard, John Stackpole. *Mark Donato was present as a panelist via Zoom Webinar.*

STAFF PRESENT: Rachael Freeman, Executive Director; Marian Wilson, Office Administrator; Eleanor Antonietti, Special Projects Coordinator; Dr. Emily Goldstein Murphy, Director of Environmental & Agricultural Resources.

Inquirer & Mirror Reporter, Dean Geddes and Michael Eagan were present at call to order. Nantucket Current Reporter, John Carl McGrady was present via Zoom Webinar.

I. CONVENE IN OPEN SESSION:

A. ACCEPTANCE OF AGENDA: A motion was made by Commissioner Paterson to accept the agenda as presented. Seconded by Commissioner Stackpole. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

B. PUBLIC COMMENT/ STAFF ANNOUNCEMENTS:

1. Ms. Freeman reported that the Nantucket Half Marathon took place on Sunday, October 12th; it was successful despite the rainy weather.

2. Ms. Freeman said the Carter property at 27 Quaise Road is a popular scalloping site this year which has resulted in heavy parking occurring on both sides of the narrow private road, which has blocked emergency access. In response, Land Bank staff installed signage along Quaise Road to prevent double parking during peak scalloping times and will continue to monitor the situation.

3. Dana Nielsen, Outreach Coordinator along with Neil Foley of the Nantucket Conservation Foundation, are leading senior walks on the Coast-to-Coast trail. Individuals interested in participating in these weekly events are encouraged to register by contacting Neil Foley of the Nantucket Conservation Foundation via email.

4. The Harbor Health Symposium is scheduled for Saturday, October 18th, from 1:00 to 5:00 p.m. at the Great Harbor Yacht Club.

C. AGRICULTURAL MANAGEMENT:

1. Deer Processing Unit - Update: Ms. Freeman presented an overview of the deer

processing project as part of the “Hunters Share the Harvest” 2025/2026 Deer Season PowerPoint presentation by Dr. Goldstein Murphy. Creating and operating a processing facility will allow the Land Bank to apply for an agricultural deer damage permit, which aligns with the agricultural and conservation components of the Land Bank Act. Ms. Freeman reiterated the challenges associated with a surplus deer population and highlighted the benefits of the Hunters Share the Harvest program. The Hunters Share the Harvest Program aims to reduce the deer herd and provide a valuable protein source to help address food insecurity issues. As part of the Hunters Share the Harvest program, hunters will be responsible for field dressing the deer and transporting them to the processing center for donation. To facilitate the operations of this unit, staff developed a draft budget outlining the necessary operational expenses. This budget includes costs for kitchen equipment, garbage disposal services, an outdoor tent with a cooler, and employee wages. A full-time Processing Manager is required to establish and supervise the operation, overseeing a team of three to four seasonal employees from November 1st through February 28th. The estimated cost for these staffing needs is \$115,000. If the Commission approves the budget, advertisements for the Processing Manager position will be placed in the Inquirer and Mirror as well as online in the Nantucket Current. Dr. Goldstein Murphy confirmed that the state would fund \$250 per deer during hunting season and \$350 per deer outside of hunting season which would be paid to the Land Bank as the processor.

Discussion followed and Commissioner Stackpole noted that the island’s large deer population is suffering due to limited vegetation. Commissioner Paterson agreed, observing significant ecological changes caused by deer overpopulation and emphasizing the necessity of reducing the herd. Commissioner Donato and the Chair also expressed their support for the deer processing project. Commissioner Reinhard voiced his opposition to inviting off-island hunters to participate and argued that hunting deer to address hunger contradicts the principles of conservation. Chair Jelleme thanked Dr. Goldstein Murphy and the staff for their productivity and complimented the results achieved within a two-month timeframe.

A motion made by Commissioner Stackpole to increase the budget to \$200,000 and authorize Land Bank staff to proceed with establishing a deer processing facility on the island, which will allow the Land Bank to pursue an agricultural deer damage permit. Seconded by Commissioner Paterson. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Nay; John Stackpole-Aye.

A motion was made by Commissioner Stackpole to authorize staff to begin advertising for a Deer Processing Manager and the necessary seasonal staff to operate the deer processing facility. Seconded by Commissioner Paterson. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Nay; John Stackpole-Aye.

D. PROPERTY MANAGEMENT:

The Chair recused herself and departed the meeting at 4:25 p.m.

1. 7 & 9 W. Sankaty Road/ Field of Dreams – Bamboo Removal Proposal: Ms. Freeman displayed a GIS map of the Field of Dreams property located in Sconset and noted that an

area at the eastern edge of the property shared a large bamboo hedge with the Sconset Trust property. Both organizations support the practice of removing invasive plants. However, the cost to remove the bamboo was quite high, and it would need to be replaced with other vegetation to screen the property from the neighbors. Ms. Freeman stated that a proposal from a local contractor to remove the bamboo by the roots would cost \$80,000 to be split equally between the Sconset Trust and the Land Bank. Commissioner Stackpole commented that \$40,000 seemed like a lot of money to remove a small amount of bamboo. A motion was made by Commissioner Stackpole to table the discussion until the next meeting on October 28, 2025, to allow the Commissioners to visit the property and evaluate the scope of work needed. Seconded by Commissioner Paterson. A roll call vote was taken: Mark Donato-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

The Chair returned to the meeting at 4:30 p.m.

2. 41 Jefferson Buildings Relocation – Authorization to Execute Contract for Owner’s Project Manager Services: Ms. Antonietti confirmed that the contract was awarded to the Vertex Companies LLC in response to the RFQ process. A motion made by Commissioner Stackpole to authorize Ms. Freeman to execute the contract for Owners Project Management services to Vertex for the relocation of the buildings at 41 Jefferson Avenue at the contracted price of \$223,931.00. Seconded by Commissioner Paterson. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye. The Commission thanked Ms. Antonietti for completing the process in a timely manner.

E. REGULAR BUSINESS:

1. Website Upgrades: Ms. Freeman informed the Commission that she received two proposals for outside consultants and was working with staff to finalize needs for the new website and expected it would cost approximately \$50,000 with the goal of completing the project by next summer. The Chair said she felt that the figure was low for a website and recommended it increase by \$25,000. A motion made by Commissioner Stackpole to allocate up to \$75,000 for the website upgrade. Seconded by Commissioner Paterson. A roll call vote was taken. Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

2. First Meeting of November – Reschedule due to Federal Holiday: Ms. Freeman stated that due to Veteran’s Day falling on Tuesday November 11th, 2025, the Land Bank meeting should be rescheduled to allow the staff and Commissioners to observe the holiday. A motion was made by Commissioner Stackpole to hold the Land Bank Commission meeting on Wednesday, November 12, 2025. Seconded by Commissioner Paterson. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

F. LONG-RANGE OBJECTIVES:

1. Update on Long-Range Objectives from the Executive Director’s Working Group: Ms. Freeman reported that she continues to meet with the Department of Public Works with the goal of collaborating with them for community needs such as ball fields. She traveled to Martha’s Vineyard last week with members of the Nantucket Land Trust and met with James Lengyel,

Executive Director of Martha's Vineyard Land Bank. Phillipe Jordi, Chief Executive Officer of the Island Housing Trust and James Lengyel, Executive Director of the Martha's Vineyard Land Bank, brought them on a tour of some collaborative, affordable housing initiatives. She noted that Mr. Lengyel was a great resource to assist her with similar island issues.

G. TRANSFER BUSINESS:

1. September 2025 Transfers – Record Nos. 47850 - 47970: The Commission reviewed transfers for the period of September 1, 2025, through September 30, 2025.

2. Current "M" Exemption and Lien: A motion was made by Commissioner Stackpole to authorize the placing of liens against the following properties as a result of the purchasers claiming the "M" exemption as first-time buyers of real property. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

No. 47854 Luka Milisic and Tamara Oblescuk-Milisic
No. 47888 Ryan Andersen

3. "M" Exemption Update/Five-Year Domicile and Ownership Compliance – Release of Lien: A motion made by Commissioner Stackpole to authorize the issuance of Release of Lien for the following transfer as a result of the purchasers fulfilling the requirements of Section 12, subsection (-m-). Seconded by Commissioner Paterson. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

No. 42915 Elizabeth A. Baraldi and Daniel J. Weber

H. APPROVAL OF MINUTES: A motion made by Commissioner Paterson to approve and release the regular session minutes of September 4th and September 23rd, 2025, as written. Seconded by Commissioner Stackpole. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

I. CONSENT ITEMS: A motion made by Commissioner Stackpole to approve the following consent items. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

1. Monthly Transfer Statistics– Review and Acceptance
2. Warrant Authorization – Approval of Cash Disbursements
3. Town Request for Groundwater Mapping and Monitoring Wells

J. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

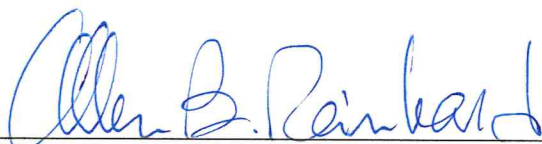
Mr. Leavitt and Mr. Geddes departed the meeting at 4:45 p.m.

II. EXECUTIVE SESSION: A motion was made by Commissioner Reinhard and duly seconded by

Commissioner Stackpole, to go into executive session to discuss the purchase, exchange, lease or value of real property, discuss litigation and review and approve executive session minutes. A roll call vote was taken on the motion: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye. The Chair declared under Purpose 6 [G.L. c. 30A, 21(a)(6)] that discussion of these matters in open session may be detrimental to the Land Bank's negotiating position; 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 under Purpose 7 [G.L. c. 30A21(a)(7)] to approve Executive Session minutes. The Chair further announced that the Commission would not reconvene in regular session at the conclusion of executive session.

ADJOURNMENT: Commissioner Stackpole made a motion to adjourn the meeting at 5:45 p.m. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

Attested to:



Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission on the 28th day of October 2025.



Kristina Jelleme, Chair

MONTHLY TRANSFER STATISTICS CALENDAR 2024

CAL24	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-24	72	42	30	\$109,580,517	\$102,178,767	\$2,043,575
Feb-24	46	26	20	\$60,093,759	\$60,093,759	\$1,201,875
Mar-24	87	61	26	\$58,903,942	\$57,203,942	\$1,144,079
Apr-24	76	52	24	\$52,555,750	\$45,355,750	\$907,115
May-24	92	65	27	\$80,726,142	\$76,323,677	\$1,543,474
Jun-24	91	61	31	\$137,002,538	\$132,506,538	\$2,650,131
Jul-24	63	39	24	\$76,415,466	\$68,633,501	\$1,380,660
Aug-24	79	46	33	\$127,025,110	\$121,370,110	\$2,427,402
Sep-24	79	33	46	\$225,879,050	\$225,595,050	\$4,511,901
Oct-24	126	59	67	\$244,351,215	\$239,356,715	\$4,787,134
Nov-24	100	62	38	\$163,279,002	\$129,527,502	\$2,590,550
Dec-24	98	55	43	\$100,230,788	\$98,330,788	\$1,983,616
THRU SEP 24	685	425	261	928182274	889261094	17810212
Average	84	50	34	\$119,670,273	\$113,039,675	\$2,264,293
Low	46	26	20	\$52,555,750	\$45,355,750	\$907,115
High	126	65	67	\$244,351,215	\$239,356,715	\$4,787,134

MONTHLY TRANSFER STATISTICS CALENDAR 2025

CAL25	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-25	73	39	34	\$127,656,212	\$126,456,212	\$2,546,124
Feb-25	70	42	28	\$87,983,281	\$86,601,066	\$1,732,021
Mar-25	71	45	26	\$52,759,234	\$48,099,234	\$961,985
Apr-25	105	74	31	\$108,265,355	\$81,340,730	\$1,602,815
May-25	71	48	23	\$57,144,875	\$52,036,875	\$1,040,738
Jun-25	81	45	36	\$103,731,341	\$90,711,341	\$1,814,227
Jul-25	112	68	44	\$130,369,920	\$126,355,390	\$2,527,108
Aug-25	87	48	39	\$188,805,200	\$188,805,200	\$3,776,104
Sep-25	121	53	68	\$295,786,701	\$291,281,945	\$5,825,639
Oct-25						
Nov-25						
Dec-25						
THRU SEP 25	791	462	329	\$1,152,502,118	\$1,091,687,993	\$21,826,760
Average	88	51	37	\$128,055,791	\$121,298,666	\$2,425,196
Low	70	39	23	\$52,759,234	\$48,099,234	\$961,985
High	121	74	68	\$295,786,701	\$291,281,945	\$5,825,639

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of October 14, 2025

1. Venison Processing Project PowerPoint
2. Help Share the Harvest Deer Processing Budget
3. 7 & 9 W. Sankaty Bamboo Removal Proposal
4. Bamboo Removal Cost Estimate 10/10/25
5. Brafton Proposal for NLB Website
6. Temper and Forge Project Scope for Website Design Proposal
7. Agreement for OPM Services Contract between NLB and Vertex
8. Town of Nantucket Groundwater Mapping Request
9. Monthly Transfer Report – September 2025
10. Calendar Year Transfer Statistics and Graph – September 2025
11. Check Warrant Summary dated October 14, 2025

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of October 14, 2025

1. September 2025 Transfers – Record Nos. 47850 through 47970

a. Current “M” Exemption and Liens:

No. 47854 Luka Milisic and Tamara Oblescuk-Milisic

No. 47888 Ryan Andersen

2. “M” Exemption Update:

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

No. 42915 Elizabeth A. Baraldi and Daniel J. Weber