

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of October 28, 2025  
Land Bank Conference Room, 22 Broad Street  
and Via Zoom Webinar

<https://us06web.zoom.us/j/85337933962?pwd=aw7AhxMSli4ploeyjKSUxtpAICcalE.1>

Webinar ID: 853 3793 3962

Passcode: 332615

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. GOLF BUSINESS
  - a. Sconset Golf Course – Monthly Review
  - b. Miacomet Golf Course – Monthly Review
4. PROPERTY MANAGEMENT
  - a. 7 & 9 W. Sankaty Road/Field of Dreams – Bamboo Removal Proposal
  - b. Sheep Commons & Head of the Plains – Gut Pile Dumpsters Discussion
  - c. Litter Derby – Proposal
5. LONG RANGE OBJECTIVES
  - a. Update on Long-Range Objectives Workgroup
6. REGULAR BUSINESS
  - a. Job Analysis Consulting - Proposal
7. TRANSFER BUSINESS
8. APPROVAL OF MINUTES
  - a. Regular Meeting of October 14, 2025
9. CONSENT ITEMS
  - a. Monthly Financial Report – September
  - b. Warrant Authorization – Cash Disbursements
  - c. Warrant Authorization – Note Purple Wampum, LLC
  - d. 27 N. Cambridge Street/Settler's Landing – Memorial Bench Request
  - e. Madequecham Valley Road – Comcast Utility Easement Request
  - f. Tom Nevers Bike Path – Town of Nantucket Boring Request
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 10/14/25.
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.:
  - 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 Meeting of October 28, 2025  
Land Bank Conference Room 22 Broad Street. Nantucket, Massachusetts  
and via Zoom Webinar

CALL TO ORDER: 4:00 p.m.

PRESENT: Kristina Jelleme; Neil Paterson; Allen Reinhard. *Mark Donato was present via Zoom Webinar.*

ABSENT: John Stackpole.

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

*Matthew Galvin, NGM Inc., President; Sean Oberly, NGM Inc., General Manager; were also present at call to order.*

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 Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye.

B. PUBLIC COMMENT / STAFF ANNOUNCEMENTS:

1. Ms. Freeman said that staff is trying to be responsive to the neighbors on Quaise Road and will continue to monitor the parking situation during scalloping season.

2. Ms. Freeman reminded everyone that Special Town Meeting was on Tuesday, November 4<sup>th</sup> at 5:00 p.m.

C. GOLF BUSINESS:

Mr. Galvin presented a \$500,000 and \$300,000 check to be added to the Miacomet Golf and Sconset Golf capital reserve funds which represented preliminary net profits from calendar year 2024. He said once all adjustments are made by the accountant he expected to add more to the reserve accounts.

1. Sconset Golf Course ("SGC") – Manager's Monthly Review: Mr. Oberly reported that SGC continued to hit or exceed all budgeted numbers, and the course was close to full utilization. He said that due to the popularity of the course, introducing a tee time system was necessary and had helped things run smoothly over the past two seasons. Mr. Galvin said they would start working on the accessibility upgrades once the course was closed as well as the forward

tees.

2. Miacomet Golf Course (“MGC”) – Manager’s Monthly Review: Mr. Oberly said September numbers were down due to two rain days and the member guest tournament, which was a concession to the membership, but closed the course to non-member play. It was the first negative month; however, it was still ahead of the previous year. Mr. Galvin commended Mr. Oberly and his staff for tightly managing payroll and expenses. Mr. Oberly said they will be closing the putting green soon to rebuild it. The rebuild will start next week and should take about a week and a half. Mr. Galvin said they are rethinking the concept of a function room in the basement and will discuss it at a future meeting. Mr. Galvin reported he planned to provide the draft 2026 budget to the Commission by the end of the week for a vote at the second meeting in November.

*Mr. Galvin and Mr. Oberly departed the meeting at 4:17 p.m.*

#### D. PROPERTY MANAGEMENT:

*The Chair recused herself from the following item and departed the meeting at 4:17 p.m.*

1. 7 & 9 W. Sankaty Road/Field of Dreams – Bamboo Removal Proposal: Ms. Freeman explained that the invasive bamboo along the eastern property line that screens the property from adjacent lots would cost \$80,000 to remove, replanting with native species and fencing. The cost would be split with Sconset Trust. Commissioners Paterson and Donato said they did not mind the bamboo if it was controlled. Commissioner Paterson made a motion to install a rhizome barrier to prevent the spread of bamboo. Seconded by Commissioner Reinhard. A roll call was taken: Mark Donato-Aye; Neil Paterson-Aye; Allen Reinhard-Aye.

Ms. Freeman told the Commission that Sconset Trust representatives would be attending an upcoming Commission meeting to talk about future plans for the property. Ms. Freeman asked the commissioners if they had any thoughts about the property. The consensus of the Commissions was to keep it as a simple green space.

*The Chair entered the meeting at 4:27 p.m.*

2. Sheep Commons & Head of the Plains – Gut Pile Dumpsters Discussion: Ms. Freeman said that some hunters had requested dumpsters be available for gut piles and carcasses. She explained that most of the hunting and field dressing takes place when the dump is closed and there are many complaints from the public about gut piles being left on and around the trails. She said staff recommended trying dumpsters in two locations that were in Land Bank parking lots and seeing if it helped the problem. She said the cost would be \$45 per pick up and they would plan on scheduling that for twice a week. Further, if household garbage was left in the dumpsters, they had the option of locking them and giving the combination to the hunters. The Chair suggested that staff check them regularly and schedule pick up whenever necessary. A motion was made by Commissioner Paterson to approve the request. Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson Aye; Allen Reinhard-Aye.

3. Littler Derby – Proposal: Ms. Freeman said Leah Mojer, the founder and organizer of the Littler Derby was looking for support for the Derby. Ms. Freeman polled staff who thought it fit well within the mission of the Land Bank, however they did not think they had the bandwidth to take over the event but would like to support it in some way. The consensus of the Commission was they agreed with staff to support the event in a way that will not burden Land Bank staff. Ms. Freeman said she would continue discussions with Ms. Mojer.

E. LONG RANGE OBJECTIVES: Ms. Freeman explained that while exploring upgrading the website and thinking about messaging, she realized that many people still do not know what the Land Bank is. She thought that opinion research beginning internally with staff and commission surveys, then expanding to public surveys and focus groups would help to inform and create messaging for the website and further the Land Bank’s understanding of public opinion. The commissioners favored the idea but wanted it done by a professional consultant. Ms. Freeman said she would come back with a scope and proposals at a future meeting when all commissioners were present.

#### F. REGULAR BUSINESS:

1. Job Analysis Consulting – Proposal: Ms. Freeman explained that this was an expansion of the contract with David Spader to create KRAs (Key Result Areas) for the rest of the staff. She explained that the KRAs are very important for all involved as they provide role clarity and pinpoint what tasks employees spend their time on. A motion was made by Commissioner Paterson to approve the proposal. Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson Aye; Allen Reinhard-Aye.

#### G. TRANSFER BUSINESS:

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

No. 42193 Hristo I Rashkov and Karina Rashkov

2. “O” Exemption Update/Five-Year Domicile and Ownership Compliance – Release of Liens: A motion was made by Commissioner Paterson 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 (-o-). Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson Aye; Allen Reinhard-Aye.

No. 42214 Jovanilson Pretesdossantos  
No. 42227 Loubins Cadet and Ruth Tonico

H. APPROVAL OF MINUTES: A motion made by Commissioner Paterson to accept, approve, and release the regular session minutes of October 14, 2025, as written. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson Aye; Allen Reinhard-Aye.

J. CONSENT ITEMS: A motion made by Commissioner Reinhard to approve the following consent items. Seconded by Commissioner Paterson. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye\*; Neil Paterson-Aye; Allen Reinhard-Aye. *\*Kristina Jelleme recused herself from the second item.*


1. Monthly Financial Report – September
2. Warrant Authorization – Cash Disbursement
3. Warrant Authorization – Note Purple Wampum, LLC
4. 27 N. Cambridge Street/Settler's Landing – Memorial Bench Request
5. Madequecham Valley Road – Comcast Utility Easement Request
6. Tom Nevers Bike Path – Town of Nantucket Boring Request

N. 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 Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye. The Chair declared that Executive Session was being entered into under 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; 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; 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: A motion made by Commissioner Paterson to adjourn at 6:06 p.m. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye.

Attested to:

  
Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE  
of the Commission on this 12th day of November 2025.

A handwritten signature in black ink, appearing to read 'Kristina Jelleme', written over a horizontal line.

Kristina Jelleme, Chair

NANTUCKET LAND BANK COMMISSION WORKSHEET  
UNAUDITED FINANCIAL REPORT as of September 30, 2025

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS	AUG YIELD	SEP YIELD	8/31/2025	9/30/2025
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$108,883.47	\$108,501.97
Nantucket Bank / Collection Account x7653	4.07	4.07	\$35,884,555.31	\$41,335,800.74
Nantucket Bank / Special CD x1135 matures 10/20/2025	3.92	3.92	\$5,644,893.04	\$5,663,108.78
Nantucket Bank / Operations Reserve Fund CD matures 12/18/25	3.92	3.92	\$3,829,307.44	\$3,842,076.97
TOTAL UNRESTRICTED FUNDS:			\$45,467,639.26	\$50,949,488.46

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS	AUG YIELD	SEP YIELD	8/31/2025	9/30/2025
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	\$1,569,817.86	\$1,571,678.22
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$20,920.06	\$20,920.15
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund			\$20,008.50	\$20,012.61
Nantucket Bank / WTCA Escrow	0.25	0.25	\$25,010.62	\$25,015.76
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$34,405.40	\$34,412.47
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,029.27	\$10,031.33
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$28,081.91	\$28,087.68
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,673.95	\$1,674.29
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$309,298.87	\$155,014.78
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$331,835.83	\$223,363.02
Nantucket Bank / NGM Management Reserve CD matures 7/12/25	3.92	3.92	\$53,592.65	\$53,771.36
Hingham Savings / Marble Reserve CD matures 9/10/25	3.92	3.92/3.78	\$254,583.34	\$255,384.33
Citizens Bank / Verrill Dana Acquisition Escrow			\$60,010.00	\$110,010.00
TOTAL RESTRICTED FUNDS:			\$2,719,269.36	\$2,509,377.10
TOTAL FUNDS:			\$48,186,908.62	\$53,458,865.56

BONDS:	Principal Outstanding	Payment Due	Annual Payments
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$2,725,000	Interest due 8/15/26, Principal and Interest due 2/15/26	\$425,562.50
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$3,035,000	Principal and Interest due 12/1/25, Interest due 6/1/26	\$1,056,350.00
TOTAL BONDS:	\$5,760,000	TOTAL ANNUAL BOND PAYMENTS:	\$1,481,912.50
NOTES:	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	Interest of \$25,768.60 due 12/9/25, 3/9/26, 6/9/26, 9/9/26	\$103,074.40
Purple Wampum Note	\$6,500,000	Principal and interest due 11/13/25 and 2/13/26	\$6,664,798.50
TOTAL NOTES:	\$8,200,000	TOTAL ANNUAL NOTE PAYMENTS:	\$6,767,872.90
TOTAL DEBT:	\$13,960,000	TOTAL ANNUAL DEBT PAYMENTS:	\$8,249,785.40



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

1. Sconset Golf Course Financials – September 2025
2. Miacomet Golf Course Financials – September 2025
3. Aerials of Sheep Commons and Head of the Plains with dumpster locations for hunters
4. Proposal for Job Analysis Consulting
5. “M” Exemption Release of Lien (see transfer business for record number)
6. “O” Exemption Release of Liens (see transfer business for record numbers)
7. Monthly Financial Report – September 2025
8. Check Warrant Summary dated October 28, 2025
9. Warrant Authorization – Purple Wampum, LLC Note
10. 27 N. Cambridge Street – Memorial Bench Request
11. Madequecham Valley Road Plans – Utility Easement Request
12. Tom Nevers Bike Path – Plans with boring locations

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

1. “M” Exemption Update:

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

No. 42193 Hristo I. Rashkov and Karina Rashkov

2. “O” Exemption Update:

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

No. 42214 Jovanilson Prestesdossantos

No. 42227 Loubins Cadet and Ruth Tonico