AGENDA
Nantucket Land Bank Commission
Regular Meeting of October 13, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

https://us06web.zoom.us/j/81493922587?pwd=rEgGh3qzis0RDZZcFE6lEGdsBV9aJs.1
Webinar ID: 814 9392 2587
Passcode: 482398

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. PROPERTY MANAGEMENT
   a. 41 Jefferson Avenue – Site Plan Review
   b. 159 Hummock Pond Rd & 158 Madaket Road – Construction Contract Award
   c. 7 Nobadeer Farm Road/Nantucket Racquet Sports Association – Expansion Discussion
   d. 17, 19 & 21 Boynton Lane/Community Food Hub – Landscaping Plan Review
   e. 19 E. Creek Road – Deconstruction Contract

4. FINANCIAL BUSINESS
   a. FY27 Draft Capital Budget - Discussion

5. LONG-RANGE OBJECTIVES
   a. Update on Long-Range Objectives Workgroup

6. TRANSFER BUSINESS

7. APPROVAL OF MINUTES
   a. Regular Meeting of September 22, 2026
   b. Special Meeting of October 1, 2026

8. CONSENT ITEMS
   a. Monthly Transfer Statistics – Review and Acceptance
   b. Warrant Authorization – Cash Disbursements.

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 9/22/26 and 10/1/26.

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.:

    i. Commonwealth of Massachusetts Land Court Department of Trial Court: Docket No. 26 MISC 000358: Ocean Heath LLC v. Nantucket Islands Land Bank, et al.

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 13, 2026
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, John Stackpole.
ABSENT: Mark Donato.

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

Town of Nantucket, Housing Director, Kristie Ferrantella; SMRT, Architect, Craig Piper; NRSA Board President, Mark Vanacore; Jefferson Avenue resident, Thad Jones; were also present at call to order. Jefferson Avenue residents Jay Young and Ann Orr were present via Zoom Webinar.

I. CONVENE IN OPEN SESSION:

A. ACCEPTANCE OF AGENDA: Upon a motion made by Commissioner Paterson and seconded by Commissioner Stackpole, it was unanimously VOTED to accept the agenda as written.

B. PUBLIC COMMENT/ STAFF ANNOUNCEMENTS: Ms. Freeman announced that the Venison Processing Center has been open since October 5th and 19 deer have been donated.

C. PROPERTY MANAGEMENT:

1. 41 Jefferson Avenue – Site Plan Review: Ms. Freeman reminded the Commission that staff had recommended waiting through the summer season to see how the 16 space parking lot and beach were used. Overall staff felt it worked well other than possibly moving the restroom facilities closer to the road and adding some shade for the picnic table area. However, she acknowledged that the Commission had previously expressed a desire to maximize parking. She presented the permitted plan which included moving the garage to the eastern side of the property so there could be 25 spaces and two entrances. Additionally, she presented a conceptual plan which moved the garage to the north and turned it so it could still act as a buffer for sand movement. The plan showed a one-way loop through the parking lot with 22 spots and with a second curb cut and the bathroom facilities relocated closer to the road. Further she reported that it may be possible to upgrade the port-a-potty to a trailer version and hook it into town water and sewer. This would eliminate the pumping truck noise and smell. Commissioner Stackpole said it did not matter how many parking spaces were added, it would never be enough and since the site was working well, why move the building and go to this expense for six more spots. All the other Commissioners agreed. Mr. Jones thanked the Commission as these solutions addressed the neighbors' concerns. Additionally, he said the Land Bank has done a wonderful job with the property and he was happy to see the public

enjoying the beach. Mr. Young and Ms. Orr agreed with Mr. Jones and thanked the Commission. Upon a motion made by Commissioner Paterson and seconded by Commissioner Stackpole, it was unanimously VOTED to leave the site as is and to have staff investigate adding a shade structure; relocating and upgrading the restroom facilities; and adding a water source for a foot wash.

2. 159 Hummock Pond Road & 158 Madaket Road – Construction Contract Award: Ms. Freeman presented the bid results which included a base plus alternative component to the bid. The lowest responsive, responsible bidder was JJ Cardosi, Inc. for a base price of $4,225,600 for 159 Hummock Pond Road and the alternate price of $4,813,000 for 158 Madaket Road. Ms. Freeman explained that the Land Bank was paying for the installation of foundations and some site work that were included in the alternate price. The remainder of the alternate price would be reimbursed to the Land Bank from the town. Ms. Ferrantella confirmed that the town has bonded for the project and the bond would be repaid with the proceeds of the houses once they sold. Two houses would be deemed affordable as they were covenants and the larger one would be sold at market rate, which is still far below the market value on Nantucket. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to award the bid to JJ Cardosi, Inc. for $9,038,600 and to execute the contract once it was prepared by Ms. Antonietti. Ms. Freeman thanked the Commission for their support in working through the complicated yet important collaborations with the town. Ms. Ferrantella thanked the Commission and said she was excited to continue the collaboration and to have these new home ownership opportunities for year-round residents. She explained that all three houses would be offered through a lottery administered by Housing Nantucket with the market rate house for families at the 250-area median income level and the two other houses at the 150-area median income level. Ms. Freeman showed the Commission renderings of the houses and pointed out they were in keeping with the simple Nantucket style.

Ms. Ferrantella departed the meeting at 4:39 p.m.

3. 7 Nobadeer Farm Road/Nantucket Racquet Sports Association – Expansion Discussion: Mr. Vanacore thanked the Land Bank staff, including Ms. Freeman, Ms. Antonietti and Ms. O'Connor for their support during the expansion project that he said was 98% finished, with just the paving around the existing pickleball courts and the accessible parking spots that was scheduled to be completed in the next couple of weeks. He said the new courts opened in early July and were well received. He presented a short drone video which showed the activity on the courts. Mr. Vanacore said the Nantucket Angel Warriors which were a group of local teenagers who organized activities around the island that were alcohol free, met at the courts on Friday and Saturday nights. He said membership has grown from 375 to over 550 and the increase was due to the addition of the Padel courts. He requested approval for a further expansion of the facility subject to a grant award from the Community Preservation Commission for $547,000 to construct two additional Padel courts and a hydration station in the expansion area. Upon a motion was made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to approve the grant submittal and proposed expansion.

Mr. Jones and Mr. Vanacore departed the meeting at 5:00 p.m.

4. 17, 19 & 21 Boynton Lane/Community Food Hub – Landscaping Plan Review: Ms. Freeman presented a landscape plan for the Community Food Hub. It included a bluestone patio area with seating, an enclosed raised bed garden that would be planted by the Land Bank staff and a pollinator garden. The cost of hardscaping and planting is $141,274 and maintenance is estimated at $25,119 annually. The consensus of the Commission was to try to lower the annual maintenance cost by changing the plant materials. Ms. Freeman said she would present a new estimate and plan at a future meeting.

5. 19 E. Creek Road – Deconstruction Contract: Ms. Freeman explained that it has been challenging finding a contractor that had the interest or availability to deconstruct the house and set aside the materials to Habitat for Humanity which would construct sheds from the materials. Wise Construction can do the work for a price of $122,696. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson, it was unanimously VOTED to contract Wise Construction to complete the deconstruction.

D. FINANCIAL BUSINESS:

1. FY27 Capital Budget Discussion: Ms. Campese presented the draft capital budget and asked the Commission to review it and email any questions prior to the next meeting when it will be on the agenda for approval.

E. LONG-RANGE OBJECTIVES: None.

Mr. Piper departed the meeting at 5:18 p.m.

F. TRANSFER BUSINESS:

1. September 2026 Transfers – Record Nos. 48924 – 49035: The Commission reviewed transfers for the period of September 1, 2026, through September 30, 2026.

2. Current "M" Exemptions and Liens: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to authorize the placing of a liens against the following properties as a result of the purchasers claiming the "M" exemption as first-time buyers of real property.

No. 48976 John Schichtel and Phoebe Pohl
No. 49011 Amy Deckard
No. 49027 Beau and Juleanna Garufi

3. Current "O" Exemptions and Liens: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to authorize the placing of a liens against the following properties exemption as part of the affordable

homebuyers' purchase of real property.

No. 48945 Brendan Mailloux
No. 48963 David Cunningham and Natasha Levens
No. 48964 Milana Capan
No. 48965 Yadira Fernandez
No. 48966 Andre Pereira and Camila Pereira
No. 49018 Edward Graham

3. "M" Exemption Update:

a. Four-Year Ownership Non-Compliance – Request for Waiver of Penalty/ Payment of Fee/Release of Lien: No. 45127 Rositsa Stefanova and Nikolay Atanasov: Ms. Campese explained due to financial hardship related to their business the family was selling their home and moving back to Bulgaria. She recommended waiving the penalty and providing a release of lien upon payment of the fee and accrued interest. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson, it was unanimously VOTED to waive the penalty and execute a release of lien to be provided to the owner or their representative upon payment of the Land Bank fee and accrued interest.

G. APPROVAL OF MINUTES: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Stackpole, it was VOTED to release the regular session minutes of September 22, 2026, and the special minutes of October 1, 2026, as written. *The Chair recused herself from the vote.*

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

1. Monthly Transfer Statistics– Review and Acceptance
2. Warrant Authorization – Approval of Cash Disbursements

I. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: Commissioner Paterson asked that a discussion about agriculture be put on the next agenda.

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: Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye. 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; 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: Commissioner Stackpole made a motion to adjourn the meeting at 6:49 p.m. Seconded by Commissioner Paterson. A roll call vote was taken: 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 27th day of October 2026.

_____
Kristina Jelleme, Chair

MONTHLY TRANSFER STATISTICS CALENDAR 2025						
CAL25 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue 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	123	46	77	$380,274,007	$370,305,507	$7,406,110
Nov-25	100	64	36	$151,682,925	$147,002,925	$2,940,058
Dec-25	113	59	54	$182,100,954	$173,100,954	$3,462,019
THRU SEP 25	791	462	329	$1,152,502,118	$1,091,687,993	$21,826,760
Average	94	53	41	$155,546,667	$148,508,115	$2,969,579
Low	70	39	23	$52,759,234	$48,099,234	$961,985
High	123	74	77	$380,274,007	$370,305,507	$7,406,110

MONTHLY TRANSFER STATISTICS CALENDAR 2026						
CAL26 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-26	65	37	28	$111,074,178	$109,367,678	$2,187,354
Feb-26	66	40	26	$63,327,603	$63,327,603	$1,266,552
Mar-26	69	45	24	$98,594,585	$98,594,585	$1,971,892
Apr-26	76	60	16	$39,603,500	$33,604,500	$672,090
May-26	84	61	23	$80,755,337	$78,365,337	$1,567,307
Jun-26	85	57	28	$100,221,643	$94,667,472	$1,907,249
Jul-26	72	46	26	$117,936,971	$115,682,800	$2,313,656
Aug-26	100	62	38	$156,639,904	$156,266,904	$3,125,338
Sep-26	**112**	**61**	**51**	**$249,169,115**	**$237,752,065**	**$4,755,041**
Oct-26						
Nov-26						
Dec-26						
THRU SEP 26	729	469	260	$1,017,322,836	$987,628,944	$19,766,479
Average	81	52	29	$113,035,871	$109,736,549	$2,196,275
Low	65	37	16	$39,603,500	$33,604,500	$672,090
High	112	62	51	$249,169,115	$237,752,065	$4,755,041

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of October 13, 2026

1. 41 Jefferson Avenue Site plans and current photos
2. 159 Hummock Pond Road & 158 Madaket Road – Bid results
3. 159 Hummock Pond Road & 158 Madaket Road – Renderings
4. NRSA Expansion presentation and video
5. Community Food Hub Landscaping Plan
6. Draft FY27 Capital Budget
7. "M" Exemptions and Notice of Liens (see transfer business for record numbers)
8. "O" Exemptions and Notice of Liens (see transfer business for record numbers)
9. Calendar Transfer Statistics and Graphs – September 2026
10. Check Warrant Summary dated October 13, 2026

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of October 13, 2026

1. September 2026 Transfers – Record Nos. 48924 through 49035

    a. Current "M" Exemptions and Lien:

        No. 48976 John Schichtel and Phoebe Pohl
        No. 49011 Amy Deckard
        No. 49027 Beau and Juleanna Garufi

    b. Current "O" Exemption and Liens:

        No. 48945 Brendan Mailloux
        No. 48963 David Cunningham and Natasha Levens
        No. 48964 Milana Capan
        No. 48965 Yadira Fernandez
        No. 48966 Andre Pereira and Camila Pereira
        No. 49018 Edward Graham

2. "M" Exemption Update:

    a. Four -Year Ownership Non-Compliance –Request for Waiver of Penalty/Payment of Fee/Release of Lien:

        No. 45127 Rositsa Stefanova and Nikolay Atanasov