

AGENDA
Nantucket Land Bank Commission
Regular Meeting of November 12, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/84597477497?pwd=LfTU7MVyxYa8fz2HjqFb7DhOYcMpSx.1>
Webinar ID: 845 9747 7497
Passcode: 746691

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. Agricultural Department – Quarterly Update
 - b. Venison Processing Unit - Update
4. PROPERTY MANAGEMENT
 - a. Environmental Department – Quarterly Update
 - b. 41 Jefferson – Dune System Proposal
 - c. 19 E. Creek Road – Proposal
 - d. 166 Hummock Pond Road – Approval of Contract for Modular Installation
 - e. Various Properties – Review of current Leasebacks and Life Rights
 - f. Award of 1-Year Contract for On Call Tree Trimming Services
5. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives from the Executive Director’s Working Group
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
 - a. Regular Meeting of October 28, 2025
8. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. Warrant Authorization – 2016 Refunding Bond Semi-Annual Payment
 - d. Event Request – Linda Loring Nature Foundation Field Trips (11/22/25 & 12/12/25)
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 10/28/25.
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 November 12, 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, John Stackpole. *Mark Donato was present as a panelist via Zoom Webinar.*

ABSENT: Allen Reinhard.

STAFF PRESENT: Rachael Freeman, Executive Director; Susan Campese, Director of Finance & Administration; Marian Wilson, Office Administrator; Eleanor Antonietti, Special Projects Coordinator; Dr. Emily Goldstein Murphy, Director of Environmental & Agricultural Resources; Isaac Basibe, Agricultural Specialist; Dean Belanger, Venison Processing Manager.

SMRT, Lead Architect, Craig Piper was 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 Stackpole. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; John Stackpole-Aye.

B. PUBLIC COMMENT/ STAFF ANNOUNCEMENTS: None.

C. AGRICULTURAL MANAGEMENT:

Nantucket Current Reporter, John Carl McGrady entered the meeting at 4:05p.m.
Commissioner Allen Reinhard entered the meeting at 4:07 p.m.

1. Agricultural Department - Update: Mr. Basibe reviewed agricultural projects over the past year which included three wells installed at Mt. Vernon Farm and expansion and upgrades to irrigation at the Community Garden at 166 Hummock Pond Road. Mr. Basibe underwent training and received various certifications and licenses for poultry processing, hoisting, wildland fire fighting, chainsaw use and first aid and CPR. Mr. Basibe organized and hosted many outreach events including seed starting workshops with community gardeners, Spanish speaking families and elementary school classes. He was involved with the Biochar workshop run by American Farmland Trust and he worked with the Girl Scouts to harvest apples at the Millbrook Heritage Orchard for donation to the Food Pantry. He has been working with all the farmers on their upcoming plans and gave an update on the progress of the new plots at Mt. Vernon farm. Mr. Basibe gave an overview of current and future projects including the Land Bank's Agricultural Processing Center at 19 Boynton Lane, which will include venison processing, and he hopes to receive USDA compliance for poultry processing. In addition, he is exploring biochar production. The Commission thanked Mr. Basibe for excellent work.

2. Venison Processing Unit – Update: Mr. Basibe introduced Dean Belanger who was hired eight days ago to be the Land Bank’s Venison Processing Manager. Mr. Belanger has hit the ground running, and he told the Commission about his experience and some of the many things he is working on. The timeline, outreach efforts and current projects for the unit were discussed. The Commission welcomed Mr. Belanger to the staff.

D. PROPERTY MANAGEMENT:

1. Environmental Department – Quarterly Update: Dr. Goldstein Murphy gave an overview of the environmental department work over the last several months. She reviewed the various summer research projects and field work that included plant community sampling, rare species surveys and forest monitoring plots. She provided the encouraging results of this summer’s shorebird monitoring with more fledglings than the previous summer and in additional locations. Staff continued to work collaboratively with other organizations on island on invasive species management as well as research projects for bats, horseshoe crabs, eels, osprey and seed collections. Liz Phelps continues to manage all wetlands and waterways permitting as well as running the water quality sampling program and monitoring HABS sampling with the Town. Additionally, she is obtaining baseline testing for PFAS for Land Bank employee housing properties that have well water. Dr. Goldstein Murphy went over the forest management planned for this winter, which would start in December at Hinsdale Park and may continue in the middle unit of Gardner Farm. She presented a list of current projects and permitting that is ongoing now. Lastly, she recognized staff for all their hard work. Ms. Freeman also commended the staff for working at their top capacity. The commissioners concurred and thanked the staff for their excellent efforts.

2. 41 Jefferson Buildings – Dune System Proposal: Ms. Freeman explained that it has become clear that the buildings and fencing at 41 Jefferson Avenue have been acting like a dune system that help to keep the sand on the beach. When the buildings are removed there needs to be a system in place to take their place. Therefore, she recommended accepting the proposal from the Woods Hole Group to come up with a natural-based solution for a possible dune system. A motion was made by Commissioner Stackpole to accept the proposal from Woods Hole Group for \$22,500. 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.

3. 19 E. Creel Road – Proposal: Ms. Freeman explained that the project has been on hiatus but staff was eager to get it back on track so the house removal can take place. The estimated cost for the project has gone up about \$500,000 from 2023 to 2025. She explained that due to the change in engineering firms and the delay there was an additional cost for design, permitting and construction documents over the original budget. The additional costs totaled \$128,000. A motion was made by Commissioner Stackpole to approve the additional expenses to go forward with the project and the grant to deconstruct the building. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Nay; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

4. 166 Hummock Pond Road – Approval of Contract for Modular Installation: Ms.

Antonietti explained that two qualified bids for the Request for Proposals (“RFP”) were received from Pearl Construction and Triumph. The evaluation committee reviewed the proposals and gave a slightly higher ranking to Pearl Construction. Then the price proposals were opened, and Pearl Construction’s price was lower at \$2,165,500 which included the site work, building and construction but not the demolition of the Pease house. Mr. Piper pointed out that they had estimated the cost at \$3 million and both bidders were significantly below that. Ms. Freeman pointed out the incredible job Ms. Antonietti was doing on all the various procurement projects. A motion was made by Commissioner Stackpole to accept the proposal from Pearl Construction and authorize Ms. Freeman to execute a contract for \$2,165,500. 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.

Mr. McGrady departed the meeting at 5:24 p.m.

5. Various Properties – Review of current Leasebacks and Life Rights: Ms. Freeman presented a list of the properties and focused on the ones with dates where the Land Bank will get control of the property soon. 244 Polpis Road and 189 Eel Point Road would each be turned over to the Land Bank in 2027. The Chair pointed out that the staff and Commission should come up with recommendations for the properties in a future meeting so planning and permitting can start now so the projects can commence when the properties are turned over.

6. Award of 1-Year Contract for On Call Tree Trimming Services: Ms. Antonietti explained that the same two companies that won the bid last year did so again this year but each with a lower price. Nantucket Yardguard would be the first call and Pathfinders Tree Service would be the second if necessary. A motion was made by Commissioner Paterson to approve and authorize Ms. Freeman to execute the 1-year Contract for On Call Tree Trimming Services and . 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.

E. LONG-RANGE OBJECTIVES:

1. Update on Long-Range Objectives from the Executive Director’s Working Group: Ms. Freeman reported that the working group was starting to come up with guidelines for working on the collaborations that fell within the Land Bank Act.

Mr. Piper, Mr. Basibe & Mr. Belanger departed the meeting at 5:34 p.m.

F. TRANSFER BUSINESS:

1. October 2025 Transfers – Record Nos. 47971 - 48093: The Commission reviewed transfers for the period of October 1, 2025, through October 31, 2025.

2. Current “M” Exemption and Lien: A motion was made by Commissioner Stackpole to authorize the placing of lien against the following property as a result of the purchasers claiming the “M” exemption as first-time buyers of real property. 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. 48032 F.E.R., LLC

3. "O" Exemption Update/Two-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. 45682 Victoria P. Ewing

G. APPROVAL OF MINUTES: A motion made by Commissioner Stackpole to approve and release the regular session minutes of October 28, 2025, as written. 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.

H. CONSENT ITEMS: A motion made by Commissioner Paterson to approve the following consent items. 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. *The Chair recused herself from item 2.*

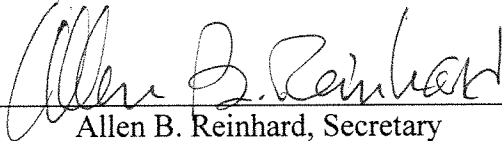
1. Monthly Transfer Statistics– Review and Acceptance
2. Warrant Authorization – Approval of Cash Disbursements
3. Warrant Authorization – 2016 Refunding Bond Semi-Annual Payment
3. Event Request – Linda Loring Nature Foundation Field Trips (11/22/25 & 12/12/25)

I. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

II. EXECUTIVE SESSION: A motion was made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, 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 Donato made a motion to adjourn the meeting at 6:20 p.m. 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.

Attested to: 
Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission on the 25th day of November 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 OCT 24	811	484	328	\$1,172,533,489	\$1,128,617,809	\$22,597,346
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	123	46	77	\$380,274,007	\$370,305,507	\$7,406,110
Nov-25						
Dec-25						
THRU OCT 25	914	508	406	\$1,532,776,126	\$1,461,993,500	\$29,232,871
Average	91	51	41	\$153,277,613	\$146,199,350	\$2,923,287
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

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of November 12, 2025

1. Agricultural Department Update PowerPoint
2. Environmental Department Update PowerPoint
3. 41 Jefferson Dune System Proposal
4. 19 E. Creek Road PowerPoint
5. RFP Evaluation Committee Recommendation for 166 Hummock Pond Road Modular Installation
6. List of Leaseback and Life Right properties
7. On-Call Tree Trimming contract
8. Monthly Transfer Report – October 2025
9. Current “M” Exemption – Notice of Lien (see transfer business for record no.)
10. “O” Exemption Release of Lien (see transfer business for record number)
11. Calendar Year Transfer Statistics and Graph – October 2025
12. Check Warrant Summary dated November 12, 2025
13. Warrant Authorization – 2016 Refunding Bond Semi-Annual Payment
14. Event Request – Linda Loring Nature Foundation Field Trips

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of November 12, 2025

1. October 2025 Transfers – Record Nos. 47971 through 48093

a. Current “M” Exemption and Liens:

No. 48032 F.E.R., LLC

2. “O” Exemption Update:

a. Change of Ownership – Release of Lien:

No. 45682 Victoria P. Ewing