

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of November 25, 2025  
Land Bank Conference Room, 22 Broad Street  
and Via Zoom Webinar

<https://us06web.zoom.us/j/86383401216?pwd=jAJNX77SSKxdl a7LHLbBtbjiWkLbZM.1>

Webinar ID: 863 8340 1216

Passcode: 787973

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. 2026 Proposed Golf Rates
  - b. Sconset Golf Course – 2026 Draft Budget Review
  - c. Miacomet Golf Course – 2026 Draft Budget Review
  - d. 2026 Draft Tournament Schedule
  - e. Sconset Golf Course – Monthly Review
  - f. Miacomet Golf Course – Monthly Review
  - g. Warrant Authorization – Golf Capital Funds Transfer Request
4. PROPERTY MANAGEMENT
  - a. 7 & 9 W. Sankaty Road/Field of Dreams – Collaboration Discussion
  - b. 41 Jefferson Buildings Relocation – Contract for Designer Services
  - c. Mill Hill Park – Exercise Equipment Proposal
  - d. 28 Washington Street – Parking Discussion
  - e. 8 Wesco Place/Lily Pond Park – Wedding Ceremony Request (9/11/2027)
5. LONG RANGE OBJECTIVES
  - a. Update on Long-Range Objectives Workgroup
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
  - a. Regular Meeting of November 12, 2025
8. CONSENT ITEMS
  - a. Monthly Financial Report – October
  - b. Warrant Authorization – Cash Disbursements
  - c. 17 Commercial Wharf/Petrel Landing – Lobster Trap Tree Request
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 10/14/25.
2. 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 November 25, 2025  
Land Bank Conference Room 22 Broad Street. Nantucket, Massachusetts  
and via Zoom Webinar

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; Eleanor Antonietti, Special Projects Coordinator.

*Matthew Galvin, NGM Inc., President; Sean Oberly, NGM Inc., General Manager; Siobhan O'Mahony Moore, Sconset Trust Board Member; were also present at call to order.*

*Julie Ruddick Meade, Sconset Trust, Executive Director was present via Zoom Webinar.*

I. CONVENE IN OPEN SESSION:

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

B. PUBLIC COMMENT / STAFF ANNOUNCEMENTS:

1. Commissioner Paterson explained that he feels strongly about public access and the ability of the public to use Land Bank property. He has heard from community members that there is a neighbor to the Land Bank's property at 2 Hallowell Lane who was telling people they could not park in the Land Bank parking lot. He asked staff to look into the situation and add it to the agenda for the December 9<sup>th</sup> meeting for discussion.

C. GOLF BUSINESS:

1. 2026 Proposed Golf Rates: Mr. Oberly presented the proposed golf rate schedule for 2026. Mr. Galvin pointed out that the increases in membership rates were relatively minor at 5% for regular members and 8% for legacy members, which resulted in the same dollar increase for each category. They proposed some small increases to the Miacomet winter membership, resident card rate and Sconset summer membership. The Chair asked that those three rates stay the same as last year if possible, as they mostly affect year-round residents and keeping rates low should be a priority. Mr. Galvin agreed to modify the proposed rates to keep those three rates the same as 2025. The revised proposed rates are as follows (increases in bold):

Miacomet Golf Course Rates

2026

Winter Membership (Oct – May)	\$ 900
Resident Discount Card (May – Oct)	\$ 125
18 Hole Resident Greens Fees	\$ 150
9 Hole Resident Greens Fees	\$ 99
18 Hole Greens Fees	\$ 255
9 Hole Greens Fees	\$ 155
<b>Group Outing Flat Rate</b>	<b>\$ 325</b>
Twilight Golf (after 5pm)	\$ 125
<b>Range Balls – Small Bucket</b>	<b>\$ 12</b>
<b>Range Balls – Medium Bucket</b>	<b>\$ 17</b>
<b>Range Balls – Large Bucket</b>	<b>\$ 22</b>
Shoulder Season Rate 18 Holes	\$ 150
Shoulder Season 9 Holes	\$ 99
Off Season Rate	\$ 70
<b>18 Hole Car Rental</b>	<b>\$ 39 per person</b>
<b>9 Hole Car Rental</b>	<b>\$ 27 per person</b>
<b>Pull Car</b>	<b>\$ 22</b>
18 Hole Club Rental	\$ 85
9 Hole Club Rental	\$ 60
Year Cart Rental – Single	\$ 1,250
Year Cart Rental – Family	\$ 1,500
Single Charter Membership	\$ 800
Family Charter Membership	\$ 1,500
<b>Single Legacy Membership</b>	<b>\$ 2,545</b>
<b>Family Legacy Membership</b>	<b>\$ 4,615</b>
<b>Single Regular Membership</b>	<b>\$ 4,055</b>
<b>Family Regular Membership</b>	<b>\$ 7,380</b>

**Sconset Golf Course Rates** **2026**

Summer Membership (May – Oct)	\$ 900
Adult 12 Round Pass	\$ 600
Junior 12 Round Pass	\$ 200
18 Hole Greens Fees	\$ 85
9 Hole Greens Fees	\$ 60
Children’s Rate – 9 Holes	\$ 20
MGC Member 18 Holes	\$ 40
MGC Member 9 Holes	\$ 25
Pull Carts	\$ 12
Club Rentals	\$ 40

Upon a motion made by Commissioner Donato and duly seconded by Commissioner Reinhard it was VOTED to approve the rates as presented. *Commissioner Stackpole abstained.*

2. Sconset Golf Course (“SGC”) – 2026 Draft Budget Review: Mr. Galvin said for the most part the budget was very similar to the previous year with a bump in the general and administration budget due to Mr. Oberly spending more of his time at SGC.

*JohnCarl McGrady entered the meeting at 4:20 p.m.*

3. Miacomet Golf Course (“MGC”) – 2026 Draft Budget Review: Mr. Galvin pointed out that as of 2026, they would no longer receive and Employee Retention Credit funds which lowered the income budget line by \$374,000. Mr. Oberly explained that to be conservative they left the rounds and covers close to the prior year’s budget since they cannot always count on such great weather all summer. Mr. Galvin said they were looking for better pricing for credit card fees and health insurance as they do every year.

Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to approve the 2026 Miacomet Golf and 2026 Sconset Golf budgets as presented.

4. 2026 Draft Tournament Schedule: Mr. Oberly presented the tournament schedule for 2026 and explained that they had pushed the Member/Guest Tournament to later in the season. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to approve the 2026 Golf Tournament Schedule as presented.

5. Sconset Golf Course – Manager’s Monthly Review (October): Mr. Oberly noted that the course was closed on October 20th and he had authorized some more payroll time for cleaning and organizing the clubhouse. He said the rounds and covers were down, but he believes that is not accurate as he does not think the system was picking up MGC member rounds. Mr. Galvin said they would complete the accessible parking, path and irrigation projects over the winter.

6. Miacomet Golf Course – Manager’s Monthly Review (October): Mr. Oberly said that overall, the numbers were a bit down, but still ahead year to date. Mr. Galvin explained that revenue was behind by \$125,000, however, due to managing expenses they were able to bring that net down to \$62,000. Mr. Oberly said he would like to improve the numbers in October going forward. Mr. Galvin reported that the membership was currently at 343 with 520 on the waiting list.

7. Warrant Authorization – Golf Capital Funds Transfer Request: Upon a motion made by Commissioner Donato and duly seconded by Commissioner Stackpole, it was unanimously VOTED to execute the November 25, 2025, warrant document in the amounts of \$131,641.97 to be provided to Nantucket Golf Management, Inc. from the MGC Golf Capital Reserve account.

*Mr. Galvin and Mr. Oberly departed the meeting at 4:39 p.m.*

#### D. PROPERTY MANAGEMENT:

1. 7 & 9 W. Sankaty Road/Field of Dreams – Collaboration Discussion: Ms. O’Mahony Moore reviewed Sconset Trust’s mission and priorities going forward. She said everyone involved with the Sconset Trust was excited about the collaboration with the Land Bank and were hoping to have a shared vision of the property and to come up with terms for the partnership. She went over their proposed plan for the property that included the removal of the bamboo, a seating area on the New Street lots and a path connecting all the lots. Ms. Ruddick Meade explained that they were looking for low maintenance, drought-tolerant plantings for the property. Commissioner Paterson thanked them for their presentation but felt he needed to visit the site. The consensus was to post a meeting for a site visit next week and provide a provisional budget for a future meeting.

*Ms. O’Mahony Moore and Ms. Ruddick Meade departed the meeting at 5:00 p.m.*

2. 41 Jefferson Buildings Relocation – Contract for Designer Services: Ms. Antonietti reported that one excellent bid was received from SMRT and the evaluation committee had reviewed it and the Owner’s Project Manager, Vertex recommended entering into fee negotiations with SMRT. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson, it was unanimously VOTED to authorize Ms. Freeman to execute a contract for design services with SMRT upon successful fee negotiations.

3. Mill Hill Park – Ms. Freeman reported that staff had taken some time to assess how the property is being used to come up with recommendations for improvements. Staff recommended moving the parking lot closer to Prospect Street to increase visibility and help alleviate littering and lingering concerns. They would like to build on the trail system to add more loops and to open an additional access point from Vesper Lane and have spoken to the town about adding a crosswalk. She presented a map with proposed sites for outdoor exercise equipment stations along the trail and a proposal for the equipment. Additionally, she provided a map that marked the invasive and non-native species, which staff planned to selectively eradicate over time. Commissioner Paterson asked staff to monitor whether there are ongoing drainage encroachments from the neighboring properties. Ms. Freeman said that most of those encroachments stopped once the houses were built, but staff would continue to monitor them as they hadn’t been by to check recently. Lastly, she said that the northeast corner which is underutilized could be used for foraging by planting things such as beach plums. Commissioner Stackpole recommended the parking lot be expanded. The Chair pointed out that this large property with its central location was akin to Hinsdale Park and could continue to be improved for community use. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson, it was unanimously VOTED to move forward with the project.

4. 28 Washington Street – Parking Discussion: Ms. Freeman reminded the Commission that there was a split vote to keep the parking at 28 Washington Street and staff were requested to provide an update at a Commission meeting after the summer to see whether anyone felt differently about retaining the parking here. Staff monitored the situation and there seemed to be the same three cars parked in the lot all day during the summer. She said the options were to remove the parking, keep it for Land Bank maintenance vehicles only or leave it as is.

Commissioner Donato pointed out that there did not seem to be a problem now that summer was over and he did not want to take away parking. After some discussion, upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was voted to leave the parking area as is. *Commissioners Jelleme and Paterson voted nay.*

5. 8 Wesco Place/Lily Pond Park – Wedding Ceremony Request (9/11/27): Ms. Freeman said that staff had concerns that the construction schedule for the restoration of the Lily Pond would coincide with this wedding. Ms. Antonietti said the requester was aware of this and would move the wedding to his yard if the construction was an issue. The Chair pointed out that a ceremony with 90 people and 90 chairs was too big for the property. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson, it was unanimously VOTED to deny the request.

#### E. LONG-RANGE OBJECTIVES:

1. Update on Long-Range Objectives Workgroup: Ms. Freeman said the workgroup was still brainstorming guidelines for what the Land Bank can do within its Act. Ms. Freeman pointed out that the collaboration with Nourish Nantucket and the Food Pantry was in high gear to get the building ready. She reported the inspection with the Health Department was on Monday and it very close to being open. Commissioner Donato said he was in awe of how fast this project has moved.

#### F. 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 Paterson, 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. 42383 Garfield Dwight Boise and Gilliam Kelesia Bloise  
No. 42439 Jonathan J. Rodriguez and Katarzyna Rodriguez  
No. 42448 David M. McDougal and Laura Hilliard Doran

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

No. 42355 Liza Hatton and James Hatton  
No. 42450 Laura Zagayko Steele and Brian Claggett Steele

G. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to accept, approve, and release the regular session minutes of November 12, 2025, as written.

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

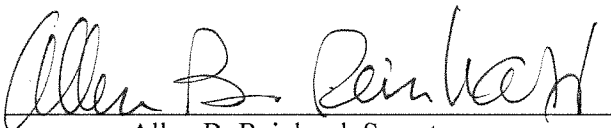
1. Monthly Financial Report – October
2. Warrant Authorization – Cash Disbursement
3. 17 Commercial Wharf/Petrel Landing – Lobster Pot Tree Request

Ms. Freeman commended Mr. Pronk who along with friends installs the Lobster Pot Tree, which was so well loved and photographed by the community. Commissioner Paterson asked if Mr. Pronk needed any funds for it. Ms. Freeman said it may be easier for him if he could buy lights rather than borrow them. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to provide up to \$2,000 to cover the expenses associated with the Lobster Pot Tree.

N. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: Commissioner Stackpole said there were some pear trees at 37 Woodbury Lane that needed trimming.

II. EXECUTIVE SESSION: A motion was made by Commissioner Stackpole to go into executive session to discuss the purchase, exchange, lease or value of real property; and review and approve executive session minutes. Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato-Aye; 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.

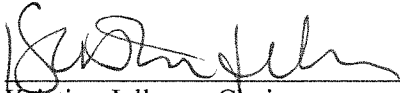
ADJOURNMENT: A motion made by Commissioner Paterson to adjourn at 6:06 p.m. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

Attested to:   
Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE  
of the Commission on this 9th day of December 2025.

Land Bank Commission  
November 25, 2025

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

Kristina Jelleme, Chair

DOCUMENTS AND EXHIBITS  
Nantucket Land Bank Commission  
Regular Meeting of November 25, 2025

1. 2026 Proposed Golf Rates
2. 2026 Draft SGC Budget
3. 2026 Draft MGC Budget
4. 2026 Draft Tournament Schedule
5. Sconset Golf Course Financials – October 2025
6. Miacomet Golf Course Financials – October 2025
1. Golf Capital Reimbursement Warrant
2. Sconset Trust – Field of Dreams PowerPoint
3. Mill Hill Park aerial maps, information and exercise equipment proposal
4. Property Use Request – Wedding Ceremony at Lily Pond Park (9/11/27)
5. “M” Exemptions Release of Liens (see transfer business for record numbers)
6. “O” Exemptions Release of Liens (see transfer business for record numbers)
7. Monthly Financial Report – October 2025
8. Check Warrant Summary dated November 25, 2025

TRANSFER BUSINESS  
Nantucket Land Bank Commission  
Regular Meeting of November 25, 2025

1. "M" Exemption Update:

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

No. 42383 Garfield Dwight Boise and Gillian Kelesia Bloise

No. 42439 Jonathan J. Rodriguez and Katarzyna Rodriguez

No. 42448 David M. McDougal and Laura Hilliard Doran

2. "O" Exemption Update:

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

No. 42355 Liza Hatton and James Hatton

No. 42450 Laura Zagayko Steele and Brian Claggett Steele