

AGENDA
Nantucket Land Bank Commission
Regular Meeting of February 11, 2025
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. AGRICULTURAL MANAGEMENT
 - a. 168 Hummock Pond Road – Mt Vernon Farm / Walter F. Ballinger Educational Farm Update by Posie Constable, Sustainable Nantucket
 - b. Various Properties – American Farmland Trust Contract
3. PROPERTY MANAGEMENT
 - a. Various Properties - Naming Discussion
 - b. 41 Jefferson Avenue – Commemorative Rock Language
 - c. 125 Somerset Road – Vehicle Lift Request
 - d. Smooth Hummocks Coastal Preserve- Grady Surveyor Contract
 - e. 65/67 Easton Street - Blue Atlantic Fabricators Fence Proposal
4. TRANSFER BUSINESS
5. APPROVAL OF MINUTES
 - a. Regular Meeting of January 28, 2025
6. REGULAR BUSINESS
 - a. 22 Broad Street – Hybrid Land Bank Meetings
7. FINANCIAL BUSINESS
 - a. Approval of FY24 Financial Statements
8. CONSENT ITEMS
 - a. Monthly Transfer Statistics– Review and Acceptance
 - b. Warrant Authorization – Approval of Cash Disbursements
 - c. Various Properties - Linda Loring Field Trips
 - d. 15/17 Commercial St / Petrel Landing - Figawi Property Use 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 1/28/2025.

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.:
 - a. Suffolk Superior Court Docket No. 2284CV02606: Richard Corey, Trustee of Twenty-One Commercial Wharf Nominee Trust v. Massachusetts Department of Environmental Protection, Nantucket Islands Land bank, and Nantucket Conservation Commission. (Petrel Landing/17 Commercial Street)
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 February 11, 2025
Land Bank Conference Room 22 Broad Street
Nantucket, Massachusetts

CALL TO ORDER: 4:00 p.m.

PRESENT: Neil Paterson, Allen Reinhard, John Stackpole. *Mark Donato and Kristina Jelleme via Zoom.*

STAFF PRESENT: Rachael Freeman, Executive Director; Susan Campese, Director of Finance and Administration; Marian Wilson, Office Administrator.

President of Figawi Charities, Inc., Christopher Kelsey was also present at call to order.

I. CONVENE IN OPEN SESSION:

A. PUBLIC COMMENT/ STAFF ANNOUNCEMENTS:

1. Mr. Kelsey thanked the Commission for the many years of support for Figawi Charities by allowing the use of Petrel Landing for their VIP tent during the annual charity sailing race. Ms. Freeman thanked Mr. Kelsey in turn for the donation to the Land Bank of \$1,500.

B. CONSENT ITEMS: Commission Paterson, acting as Chair of the meeting, recommended voting the consent items while Mr. Kelsey was present. A motion was made by Commissioner Stackpole to approve the 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. Various Properties – Linda Loring Nature Foundation Field Trips
4. 15/17 Commercial Street / Petrel Landing – Figawi Charities Use Request

Mr. Kelsey departed the meeting at 4:04 p.m.

Eleanor Antonietti, Special Projects Coordinator, entered the meeting at 4:05 p.m.

C. STAFF ANNOUNCEMENTS: Continued.

1. Ms. Freeman informed the Commission that she was going to be a panelist at Town of Nantucket Master Plan Kick-off event on Thursday at 5:30 p.m. at the Nantucket Inn. Commissioner Jelleme encouraged everyone to attend the event and to fill out the master plan survey.

2. Ms. Freeman told the Commission that the understory management project at

Hinsdale Park would begin soon. Ms. Antonietti said work could commence as soon as February 17th.

3. Ms. Freeman told the Commission that due to the continued unauthorized use of the parking area at 28 Washington Street by commercial vehicles, staff have blocked the parking area and intended to put a chain across the lot.

B. AGRICULTURAL MANAGEMENT:

1. 168 Hummock Pond Road – Mt. Vernon Farm/Walter F. Ballinger Educational Farm Update by Posie Constable, Sustainable Nantucket: Ms. Constable updated the Commission on the past, present and future initiatives of Sustainable Nantucket, particularly their mentor farmer program, improvements to the property and their food insecurity programs. She updated them on the progress of the permitting on the mobile chicken slaughtering program. She said her wish and goals for the next five years is to increase growing seasons for the farmers with hydroponic trailers and geothermal greenhouses. Further, she encouraged the Commission to be flexible with the licensed farmers on the 10% infrastructure rule as hoop houses were key to extending the growing season. The Commission thanked Ms. Constable for her presentation and her continued support of agriculture on the island.

Ms. Constable departed the meeting at 4:28 p.m.

2. Various Properties – American Farmland Trust (“AFT”) Contract: Ms. Freeman said she is still working on a final contract; however, she would like approval to move forward with a three-year contract for consulting services for \$15,000 for the first year and \$10,000 for each consecutive year. She said she has found their expertise to be a valuable resource in creating the RFQ for farmland, licensing, among other things. Further, she would like to work with them on the feasibility of a processing facility for livestock as recommended by several commissioners. A motion was made by Commissioner Stackpole to approve the three-year contract for \$35,000 and authorize Ms. Freeman to execute it. 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.

C. PROPERTY MANAGEMENT:

1. Various Properties – Naming Discussion: Ms. Freeman presented the list of properties and a few recommendations by staff. The Commission talked about various names and asked staff to update the list with the latest discussion and add it to a future agenda for further discussion.

2. 41 Jefferson Avenue – Commemorative Rock Language: Ms. Freeman said as part of the negotiations to purchase the property, the seller asked that an engraved rock be installed that welcomed the public and commemorated his family’s stewardship of the property for the past 60 years. Further, he suggested the property be named Cliff Beach. The Commission was not opposed to the name; however, they wanted to further discuss the language on the rock and asked staff to do

several mockups of the rock with varying font sizes and verbiage at a future meeting.

3. 125 Somerset Road – Vehicle Lift Request: Ms. Freeman presented a request for a vehicle lift to be installed at the maintenance facility that would aid in vehicle and equipment repairs and maintenance. The cost of the equipment is \$9,221. Commissioner Stackpole made a motion to approve the request with an additional jack added which was not in the original request. 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.

4. Smooth Hummocks Coastal Preserve – Grady Surveyor Contract: Ms. Freeman said the contract was for the continued development of the conservation restriction on Smooth Hummocks and Miacomet Park. She said the plan needed adjustments and the contract had a price not to exceed \$15,000. A motion was made by Commissioner Stackpole to approve the contract and authorize Ms. Freeman to execute it. 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.

5. 65/67 Easton Street – Blue Atlantic Fabricators Fence Proposal: Ms. Freeman said the lowest quote received for the metal single rail fencing at the park was \$23,549. She was hopeful that the fence would be installed by the summer. A motion was made by Commissioner Jelleme 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; John Stackpole-Aye.

D. TRANSFER BUSINESS:

1. January 2025 Transfers – Record Nos. 47180 through 47252: The Commission reviewed transfers for the period of January 1, 2025, through January 31, 2025.

2. Current “M” Exemption and Lien: A motion was made by Commissioner Stackpole to authorize the placing of a lien against the following property because of the purchasers claiming the “M” exemption as part of 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. 47249 Zachary Dusseau and Leigh Marr

3. M” Exemption Update: Subdivision of Property for Covenant Sale/Partial Release of Lien – No. 45069 Edward Coffin, Jr. and Morgan Coffin: Ms. Campese explained that owners planned to subdivide their property through the covenant program and the purchaser of the covenant lot would claim the “O” exemption. Since Mr. and Ms. Coffin planned to remain domiciled on the portion of the property they are retaining and continue to comply with all other terms of the “M” exemption. A motion was made by Commissioner Stackpole to execute a partial release of lien which will be provided to Mr. and Ms. Coffin or their representative. Seconded by Commissioner Reinhard. A roll call vote was taken on the motion: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard– Aye; John Stackpole-Aye.

E. APPROVAL OF MINUTES: A motion made by Commissioner Jelleme to accept, approve, and release the regular session minutes of January 28, 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.

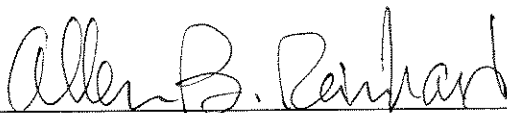
F. FINANCIAL BUSINESS:

1. Approval of FY24 Financial Statements: A motion made by Commissioner Jelleme to approve the FY24 Financial Statements prepared by Independent Auditors Withum Smith & Brown, P.C. 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 Commission acknowledged the significant amount of time devoted by Ms. Campese to prepare for the annual audit and thanked her for her efforts.

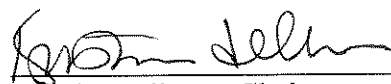
G. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

II. EXECUTIVE SESSION: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, to go into executive session to discuss the purchase, exchange, lease or value of real property, discuss pending litigation and review and approve executive session minutes. A roll call vote was taken on the motion: Donato-Aye; Jelleme-Aye; Paterson-Aye; Stackpole-Aye; Reinhard-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; under Purpose 3 [G.L. c. 30A, 21(a)(3)] for discussions concerning strategy with respect to ongoing litigation; and under Purpose 7 [G.L. c. 30A, 21(a)(7)]. The Chair further announced that the Commission would not reconvene in regular session at the conclusion of executive session.

ADJOURNMENT: Upon a motion made by Commissioner Stackpole to adjourn at 5:50 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 this 25th day of February 2025.


Kristina Jelleme, Chair

MONTHLY TRANSFER STATISTICS FISCAL YEAR 2024						
FY24	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-23	75	49	26	\$110,131,693	\$104,912,515	\$2,098,250
Aug-23	64	32	32	\$78,042,000	\$71,417,000	\$1,428,340
Sep-23	93	46	47	\$199,648,798	\$199,548,798	\$3,990,976
Oct-23	101	56	45	\$170,787,010	\$162,137,010	\$3,242,740
Nov-23	79	51	28	\$92,790,100	\$91,990,100	\$1,840,004
Dec-23	76	50	26	\$87,561,537	\$80,894,700	\$1,617,894
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
THRU JAN 24	560	326	234	\$848,541,655	\$813,078,889	\$16,261,780
Average	79	49	30	\$103,151,982	\$98,713,546	\$1,975,704
Low	46	26	20	\$52,555,750	\$45,355,750	\$907,115
High	101	65	47	\$199,648,798	\$199,548,798	\$3,990,976
MONTHLY TRANSFER STATISTICS FISCAL YEAR 2025						
FY25	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
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
Jan-25	73	39	34	\$127,656,212	\$126,456,212	\$2,546,124
Feb-25						
Mar-25						
Apr-25						
May-25						
Jun-25						
THRU JAN 25	618	333	285	\$1,064,836,842	\$1,009,269,877	\$20,227,388
Average	88	48	41	\$152,119,549	\$144,181,411	\$2,889,627
Low	63	33	24	\$76,415,466	\$68,633,501	\$1,380,660
High	126	62	67	\$244,351,215	\$239,356,715	\$4,787,134

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of February 11, 2025

1. Fiscal Year Transfer Statistics and Graph – January 2024
2. Check Warrant Summary dated February 11, 2025
3. Property Use Request – LLNF Field Trips to various properties
4. Property Use Request – Figawi Charities VIP Tent on Petrel Landing
5. Power Point Presentation – Sustainable Nantucket/Mt. Vernon Farm Annual Update
6. List of properties to Name
7. 41 Jefferson Commemorative Rock language
8. Quote for Vehicle Lift
9. Smooth Hummocks Coastal Preserve – Surveyor contract
10. 65/67 Easton Street – Fence fabrication quote and picture
11. Monthly Transfer Report – January 2025
12. Current “M” Exemption – Notice of Lien (see transfer business for record no.)
13. “M” Partial Exemption Release of Liens(see transfer business for record no.)
14. Draft FY24 Audited Financial Statements

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of February 11, 2025

1. January 2024 Transfers – Record Nos. 47180 through 47252

a. Current “M” Exemptions and Liens:

No. 47249 Zachary Dusseau and Leigh Marr

2. “M” Exemption Update:

a. Subdivision of Property for Covenant Sale – Partial Release of Lien:

No. 45069 Edward Coffin Jr. and Morgan Coffin