

AGENDA
Nantucket Land Bank Commission
Regular Meeting of February 25, 2025
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. AGRICULTURAL MANAGEMENT
 - a. Various Properties – Discussion of Guidelines for Greenhouses, Structures and Farmstands on Land Bank Agricultural Properties.
 - b. 166 Hummock Pond Road/Nantucket Community Garden – Requests for Infrastructure and Resources
3. PROPERTY MANAGEMENT
 - a. 8 Wesco Place/Lily Pond Easement – Barn Move Update
 - b. Various Properties – Update on AAB Compliance
 - c. 22 Broad Street – Third Floor Improvements Update
4. TRANSFER BUSINESS
5. APPROVAL OF MINUTES
 - a. Regular Meeting of February 11, 2025
6. REGULAR BUSINESS
 - a. Review of Annual Reports
7. CONSENT ITEMS
 - a. Monthly Financial Report – January
 - b. Warrant Authorization – Cash Disbursements
 - c. Approval of FY24 Staff Prepared Financial Summary for Annual Report
8. 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 02/11/25.
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.:
 - 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 25, 2025
Land Bank Conference Room, 22 Broad Street
Nantucket, Massachusetts

CALL TO ORDER: 4:00 p.m.

PRESENT: Mark Donato; Kristina Jelleme; Neil Paterson; Allen Reinhard.

ABSENT: John Stackpole.

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

The Inquirer & Mirror, Senior Reporter, Dean Geddes was also present at call to order.

I. CONVENE IN OPEN SESSION:

A. PUBLIC COMMENT / STAFF ANNOUNCEMENTS: None.

B. AGRICULTURAL MANAGEMENT:

1. Various Properties – Discussion of Guidelines for Greenhouses, Structures and Farmstands on Land Bank Agricultural Properties: Ms. Freeman started the discussion by referencing the Land Bank's Agricultural Policy goals and noting that the Land Bank was, for the most part, doing a good job working towards the goals. She now wants to lay the groundwork for looking at the big picture to promote the economic and sustainability for farming on Nantucket. She would like to look at the properties in terms of land use planning and she will have the Agricultural Specialist, Isaac Basibe, start assessing potential priorities and zoning for each farm area, as well as current and future infrastructure. These findings would be put into a management plan for each property to be presented as recommendations to the Commission. Further, she would like to set up some guidelines for future farmstands by needs in an area, how close they are to other commercial stands, etc. There are several stands currently in place and/or allowable per license or lease and they may not be ideally suited to a property, so rather than deciding on them by request, a guideline would be helpful to staff during negotiations. Ms. Antonietti pointed out that the town has set criteria for liquor stores based on locations to other establishments, etc. Perhaps looking at those may be useful for setting up a system. Commissioner Paterson agreed and pointed out that there were two allowable farmstands on Land Bank property near a private farm which is not ideal and perhaps not fair to the private entity, so he would like to be able to avoid that in the future.

2. 166 Hummock Pond Road/Nantucket Community Garden – Requests for Infrastructure and Resources: Ms. Freeman explained that the Nantucket Community Garden, which is a not-for-profit organization that has a license from the Land Bank on the Pease property, have asked for help with some improvements to the property. They would like to add spigots to each of the 40 plots since they are currently operating with four spigots and a network of hoses. Further,

they requested some help from Land Bank staff to move the large compost pile and build three compost bins; remove vegetation along the fence line; and remove a rotted split rail fence. Ms. Freeman said she recommended approval of \$10,000 towards the water access improvements and would come back to the Commission if the price was higher. Commissioner Paterson said he would recommend the approval of \$20,000 towards the project as it was benefiting 40 families and was within the Land Bank's mission. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to approve up to \$20,000 in funds to improve the water access to the individual plots.

Ms. Freeman told the Commission that the request for help with the compost pile improvements, vegetation removal and fence removal was for Land Bank staff time, however she asked if the projects could be subcontracted out if staff did not have time for the projects. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to authorize staff to assist in the aforementioned projects or subcontract them out if necessary.

C. PROPERTY MANAGEMENT:

1. 8 Wesco Place/Lily Pond Easement – Barn Move Update: Ms. Freeman reminded the Commission that there was a signed agreement between the Land Bank and Mr. Ziesing regarding the barn relocation that clearly stated the financial responsibilities for each aspect of the move. There were Conservation Commission and Historic District Commission approvals, and Dane DeCarlo was hired to oversee the project. Mr. DeCarlo was in the process of obtaining prices for the move and landscaping. Ms. Freeman said she anticipates the project would be completed by summer.

2. Various Properties – Update on AAB Compliance: Ms. Freeman said there had been a complaint to the Commission on Disabilities that someone in a wheelchair could not navigate the path at Long Pond Landing, which was installed with gravel pave for accessibility. She explained that the designers had recommended the product and the website for the grass and gravel pave claimed to be ADA-Compliant. However, after meeting with members of the Commission on Disabilities, they said the product was not accessible and was used on several Land Bank properties. The properties were 48 S. Cambridge Street/Long Pond Landing, 19 Wauwinet Road/Eat Fire Spring, 260 Milestone Road/Sconset Golf (path up the hill) and 82 Hinsdale Road/Nantucket Paddle. Ms. Freeman said that staff were prioritizing Long Pond Landing, golf management would take care of Sconset Golf, NRSA would handle the small upgrades needed at the paddle courts and Land Bank would make corrections at 19 Wauwinet Road in the fall or winter as the property was not currently being used by the public during construction. The Chair asked that staff reach out to the designers and ask them why that product was recommended. She also suggested installing concrete paths such as the ones at the Creeks Preserve and the Dog Park. Ms. Freeman said she would investigate it and come back with options and answers.

3. 22 Broad Street – Third Floor Improvements Update: Ms. Freeman reported that the minor improvements to the third-floor apartment were well underway. Staff had installed some appliances, cabinet and countertops taken from the unit at 41 Jefferson Ave that was unlikely to be moved. Additionally, there were some windows being replaced, new carpeting and painting to be

done. Currently the bedroom is being used as office space but can easily be converted back to living space depending on the biggest need.

Commissioner Paterson wanted to publicly thank Josh Brown and Scott Akins for the building materials they have donated to the Land Bank and the community that they removed from the virtually new house that is set to be demolished in Pocomo. Ms. Freeman said that Mr. Geras had met with them and took mostly windows and doors that could be used in upcoming projects. Commissioner Paterson asked that a letter of thanks be sent to Mr. Brown and Mr. Akins.

D. TRANSFER BUSINESS:

1. "M" Exemption Update/Five-Year Domicile and Ownership Compliance – Release of Liens: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, 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. 41506 Jorge A. Rodriguez and Nancy Rodriguez

No. 41520 Ardis Gary

No. 41558 Everton E. Dumont De Moura and Sintia A. Oliveira Moura

2. Three-Year Domicile Non-Compliance – Request for additional extension/No. 44319 William D. Maines and Meagan L. Malloy: Ms. Campese reported that due to some design delays, construction of the property was not yet complete, but the owner expected to move into their home within the next six months. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously Voted to grant a one-year extension to domicile on the property until February 2, 2026, as recommended by staff.

E. APPROVAL OF MINUTES: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to accept, approve, and release the regular session minutes of February 11, 2025, as written.

F. REGULAR BUSINESS:

1. Review of Annual Reports: Ms. Freeman went over the considerable reporting requirements that take up staff time. Starting with the annual audit of financial statements that Ms. Campese works on year-round; the numerous year-end reports for the Conservation Commission that are handled by Liz Phelps; the Massachusetts Natural Heritage Mitigation permit reports that Dr. Goldstein Murphy and Ms. Cahill handle as well as the pesticide annual report to MDAR; staff is working on finalizing the Section 7 Annual Report to the EEA this year; and the Town of Nantucket Annual Report that Ms. Antonietti and Ms. Campese put together. Additionally, there are numerous licenses held by employees that require professional development and open meeting law training, conflict of interest training and procurement training.

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

1. Monthly Financial Report – January
2. Warrant Authorization – Cash Disbursement
3. Approval of FY24 Staff Prepared Financial Summary for the Annual Report

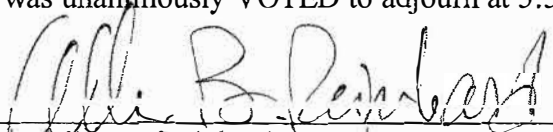
I. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

Mr. Geddes departed the meeting at 5:07 p.m.

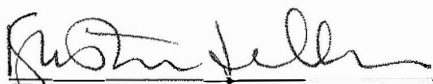
II. EXECUTIVE SESSION: A motion was made by Commissioner Paterson to go into executive session to discuss the purchase, exchange, lease or value of real property; discuss strategy regarding litigation matters; and review and approve executive session minutes. Seconded by Commissioner Donato. A roll call 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 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; 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)], 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: Upon a motion made by Commissioner Donato and duly seconded by Commissioner Paterson, it was unanimously VOTED to adjourn at 5:55 p.m.

Attested to: _____


Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission on this 11th day of March 2025.


Kristina Jelleme, Chair

**NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of January 31, 2025**

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS	DEC YIELD	JAN YIELD	12/31/2024	1/31/2025
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$65,414.62	\$65,620.05
Nantucket Bank / Collection Account x7653	4.07	4.07	\$26,270,830.55	\$28,226,063.28
Nantucket Bank / Special CD x1135 matures 4/20/2025	4.16	4.16	\$5,488,627.83	\$5,514,962.54
Nantucket Bank / Operations Reserve Fund CD matures 6/18/25	4.16	4.16	\$3,731,733.27	\$3,739,396.36
TOTAL UNRESTRICTED FUNDS:			\$35,556,606.27	\$37,546,042.23

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS	DEC YIELD	JAN YIELD	12/31/2024	1/31/2025
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	\$1,554,624.09	\$1,556,551.13
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$20,918.12	\$416,624.62
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund			\$20,014.53	\$20,018.78
Nantucket Bank / WTCA Escrow	0.25	0.25	\$16,043.45	\$16,046.86
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$20,764.10	\$20,766.51
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,012.58	\$10,014.71
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$28,035.21	\$28,041.16
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,671.17	\$1,671.52
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$569,018.28	\$569,139.10
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$542,836.18	\$542,951.44
Nantucket Bank / NGM Management Reserve CD matures 7/1/25	4.40	3.92	\$52,190.91	\$52,493.30
Hingham Savings / Marble Reserve CD matures 4/9/25	4.26	4.26	\$247,799.03	\$248,697.21
Citizens Bank / Verrill Dana Acquisition Escrow			\$50,000.00	\$50,000.00
TOTAL RESTRICTED FUNDS:			\$3,133,928.75	\$3,533,019.44
TOTAL FUNDS:			\$38,690,535.02	\$41,079,061.67

BONDS:	Principal Outstanding	Payment Due	Annual Payments
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$3,035,000	Principal and Interest due 2/15/25, Interest due 8/15/25	\$427,812.50
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$3,035,000	Interest due 6/1/25, Principal and Interest due 12/1/25	\$1,071,050.00
TOTAL BONDS:	\$6,120,000	TOTAL ANNUAL BOND PAYMENTS:	\$1,498,862.50
NOTES:	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	Interest of \$25,768.60 due 3/9/25, 6/9/25, 9/9/25, 12/9/25	\$103,074.40
Purple Wampum Note	\$6,500,000	Principal and Interest due 11/1/25	\$3,392,968.73
TOTAL NOTES:	\$8,200,000	TOTAL ANNUAL NOTE PAYMENTS:	\$3,496,043.13
TOTAL DEBT:	\$14,320,000	TOTAL ANNUAL DEBT PAYMENTS:	\$4,994,905.63

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

1. Executive Director Meeting Presentation PowerPoint
2. FY24 Annual Report
3. "M" Exemption Release of Liens (see transfer business for record numbers)
4. Monthly Financial Report – January
5. Check Warrant Summary dated February 25, 2025
6. FY24 Staff Prepared Financial Summary

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

1. "M" Exemption Update:

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

No. 41506 Jorge A. Rodriguez and Nancy Rodriguez

No. 41520 Ardis Gary

No. 41558 Everton E. Dumont De Moura and Sintia A. Oliveira Moura

b. Three-Year Domicile Non-Compliance – Request for additional extension:

No. 44319 William D. Maines and Meagan L. Malloy