

AGENDA
Nantucket Land Bank Commission
Regular Meeting of February 10, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/83854340225?pwd=aLgctd8vaMG3jFpkVJcrgOvG3gvtOO.1>

Webinar ID: 838 5434 0225

Passcode: 180440

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. Cisco Beach Parking Lot Improvement – Contract Award
 - b. 159 Hummock Pond Road – Building Relocation Update
 - c. Francis Street Beach Improvement – Raingarden Discussion
4. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
5. TRANSFER BUSINESS
6. APPROVAL OF MINUTES
 - a. Regular Meeting of January 27, 2026
7. FINANCIAL BUSINESS
 - a. Approval of FY25 Financial Statements
8. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. Warrant Authorization – Purple Wampum Note
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 Hybrid Meeting of February 10, 2026
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, Allen Reinhard, John Stackpole. *Mark Donato was present via Zoom Webinar.*

ABSENT: Neil Paterson.

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

I. CONVENE IN OPEN SESSION:

A. ACCEPTANCE OF AGENDA: A motion was made by Commissioner Stackpole to accept the agenda as written. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

B. PUBLIC COMMENT/ STAFF ANNOUNCEMENTS:

1. Deer Management Forum: Ms. Freeman announced Venison Processing Manager, Dean Belanger, was part of a panel discussion on deer management. Also, part of the panel were representatives from Nourish Nantucket, the Board of Health, Dr. Lepore and TickFree MV. The forum was on Zoom, Saturday, February 14th and will be posted on YouTube after. Ms. Freeman said she would email the information to register.

2. Winter Walking Series: Ms. Freeman explained that due to the snow and safety concerns, some of the walks have been postponed until March.

3. Lily Pond Restoration: Ms. Freeman reported that the 401 Water Quality Certification has been received earlier than expected, and all other permitting can move forward.

4. Driving Range: Ms. Freeman said she just got word that the Secretary of Energy and Environmental Affairs has approved the Miacomet Golf driving range expansion. She said she has not had a chance to read the conditions yet but would report back.

C. PROPERTY MANAGEMENT:

1. Cisco Beach Parking Lot Improvement – Contract Award: Ms. Freeman explained that staff had decided not to award a contract in order to revise the bid document. It will be put back out to bid in the fall.

2. 159 Hummock Pond Road – Building Relocation Update: Ms. Freeman presented

the latest draft site plan and designs for the two buildings from 41 Jefferson Avenue that would be relocated to 159 Hummock Pond Road. The site plan was designed to have some separation of the units from the two existing dwellings. It would require a new curb cut and Natural Heritage permitting. The site plan eliminated the existing garage and replaced it with a new garage that could be used for storage by all the dwelling units. Both dwelling units would both be set on foundations with full basements. The newer building was designed with a second unit in the basement resulting in two one bedroom and one bath units. The older building is redesigned to close in and winterize the sun porch and to expand the current kitchen as it is quite small. Further, the design calls for an interior stairway with two bedrooms, a bath, laundry and storage in the basement. Both units would have large basement window wells for natural light. Ms. Freeman said the designs were not finalized and would come back to the Commission for final approval. She asked if there were any concerns or suggestions for the designs. There were none.

3. Francis Street Beach Improvement – Raingarden Discussion: Ms. Freeman said that as the workgroup continues to meet about the project, staff needed some guidance on stormwater solutions for 71 and 73 Washington Street and 1 Meader Street. Further, she explained that because the ground water was so high at that location, any solutions would have limited impact. She presented three options and the advantages and disadvantages of each. The first one called for creating detention basins that would connect to the town stormwater system and would give the maximum flood storage that would still be limited on this site. It would likely require less maintenance than a nature-based solution. However, it would require more infrastructure and cost more. Option two was to create rain gardens to filter some of the runoff before the stormwater enters the harbor. Some of the advantages over the other option are a simpler design and lower cost. The third option was to do nothing. After some discussion the consensus of the Commission was that option two with a very simple design which would act to filter the stormwater, beautify the lots, have a path through it with no seating and would serve to educate people on nature-based solutions. A motion was made by Commissioner Stackpole to move forward with the project and amended by Commissioner Donato to move forward but subject to a budget for the project being presented by staff at a future meeting. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

D. LONG-RANGE OBJECTIVES:

1. Update on Long-Range Objectives from the Executive Director’s Working Group:
None.

E. TRANSFER BUSINESS:

1. January 2026 Transfers – Record Nos. 48307 – 48371: The Commission reviewed transfers for the period of January 1, 2026, through January 31, 2026.

2. Current “M” Exemption and Lien: A motion was made by Commissioner Stackpole to authorize the placing of liens against the following properties as a result of the purchasers claiming the “M” exemption as first-time buyers of real property. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye;

Allen Reinhard-Aye; John Stackpole-Aye.

No. 48319 Michael P. Campbell and Katherine G. Skylarsky

3. Current “O” Exemption and Lien: A motion was made by Commissioner Stackpole to authorize the placing of a lien against the following property due to the purchasers claiming the “O” exemption as part of the affordable homebuyers’ purchase of real property. Seconded by Commissioner Reinhard: A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

No. 48313 Ricardo Espinoza and Carla Chavez

F. APPROVAL OF MINUTES: A motion made by Commissioner Stackpole to approve and release the regular session minutes of January 27, 2026, as written. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

G. FINANCIAL BUSINESS:

1. Approval of FY2025 Financial Statement: Ms. Campese said she would like to table the discussion until the next meeting. She received the financial statements the night before and needed more time to review them before sending them to the Commission for review.

H. CONSENT ITEMS: A motion made by Commissioner Stackpole to approve the following consent items. Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye*; Allen Reinhard-Aye; John Stackpole. **Kristina Jelleme recused herself from the second item.*

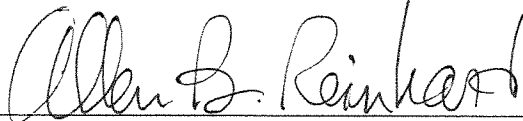
1. Monthly Transfer Statistics– Review and Acceptance
2. Warrant Authorization – Approval of Cash Disbursements
3. Warrant Authorization – Purple Warrant Note

I. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: Commission Reinhard wanted to thank the staff for putting together the holiday get together. He said it was wonderful for the Commission to meet and chat with the staff.

II. EXECUTIVE SESSION: A motion was made by Commissioner Stackpole and duly seconded by Commissioner Reinhard to enter into executive session to discuss the purchase, exchange, lease or value of real property, and review and approve executive session minutes. A roll call vote was taken on the motion: Mark Donato-Aye; Kristina Jelleme-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; 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 Stackpole made a motion to adjourn the meeting at 4:58 p.m. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-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 10th day of March 2026.



Kristina Jelleme, Chair

| 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 | 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 |
| THRU JAN 25 | 618 | 333 | 285 | \$1,064,836,842 | \$1,009,269,877 | \$20,227,388 |
| Average | 85 | 49 | 36 | \$122,893,411 | \$114,004,927 | \$2,281,598 |
| Low | 63 | 33 | 23 | \$52,759,234 | \$48,099,234 | \$961,985 |
| High | 126 | 74 | 67 | \$244,351,215 | \$239,356,715 | \$4,787,134 |
| MONTHLY TRANSFER STATISTICS FISCAL YEAR 2026 | | | | | | |
| FY26 | Total | Exempt | Taxable | Total Gross | Gross | Revenue |
| Month | Transfers | Transfers | Transfers | Value | Value Taxable | Received |
| 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 | 60 | 53 | \$182,100,954 | \$173,100,954 | \$3,462,019 |
| Jan-26 | 65 | 37 | 28 | \$111,074,178 | \$109,367,678 | \$2,187,354 |
| Feb-26 | | | | | | |
| Mar-26 | | | | | | |
| Apr-26 | | | | | | |
| May-26 | | | | | | |
| Jun-26 | | | | | | |
| THRU JAN 26 | 721 | 376 | 345 | \$1,440,093,885 | \$1,406,219,600 | \$28,124,392 |
| Average | 103 | 54 | 49 | \$205,727,698 | \$200,888,514 | \$4,017,770 |
| Low | 65 | 37 | 28 | \$111,074,178 | \$109,367,678 | \$2,187,354 |
| High | 123 | 68 | 77 | \$380,274,007 | \$370,305,507 | \$7,406,110 |

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of February 10, 2026

1. 159 Hummock Pond Road – Proposed Site Plan
2. 159 Hummock Pond Road – Preliminary Building Plans
3. Francis Street Beach – Rain Garden PowerPoint Presentation
4. Monthly Transfer Report – January 2026
5. Current “M” Exemption – Notice of Lien (see transfer business for record no.)
6. Current “O” Exemption – Notice of Lien (see transfer business for record no.)
7. Fiscal Year Transfer Statistics and Graph – January 2026
8. Check Warrant Summary dated February 10, 2026
9. Warrant Authorization – Purple Wampum Note

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of February 10, 2026

1. January 2026 Transfers – Record Nos. 48307 through 48371

a. Current “M” Exemption and Lien:

No. 48319 Michael P. Campbell and Katherine G. Sklarsky

b. Current “O” Exemption and Lien:

No. 48313 Ricardo Espinoza and Carla Chavez