

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

<https://us06web.zoom.us/j/86219428694?pwd=C7T0YFuDzRGJwDSDxfx3xqaJ07CR31.1>

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. Sconset Golf Course – Monthly Review
 - b. Miacomet Golf Course – Monthly Review
 - c. Warrant Authorization – Golf Capital Funds Transfer Request
 - d. Golf Committee – Nominee Recommendations
 - e. Golf Committee – Proposed Changes to By-Laws
4. PROPERTY MANAGEMENT
 - a. Property Management Department – Quarterly Update
 - b. Deconstruction of Buildings – ReMain and Preservation Trust Proposal
5. REGULAR BUSINESS
 - a. Annual Town Meeting – Review of Warrant Articles
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
 - a. Regular Meeting of April 8, 2025
8. CONSENT ITEMS
 - a. Monthly Financial Report – March
 - b. Warrant Authorization – Cash Disbursements
 - c. Miacomet Beach – Wedding Ceremony Request (9/13/25)
 - d. 48 S. Cambridge Street – Hospital Thrift Shop Summer Drop-Off (Thursday Mornings)
 - e. 40/60 Millbrook Road/Millbrook Woods – Community Land Art Project
 - f. Smooth Hummocks – Addiction Solutions/Run for Recovery (9/28/25)
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

04/08/25.

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 April 22, 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; Marian Wilson, Office Administrator; Eleanor Antonietti, Special Projects Coordinator.

Sarah Roberts, Inquirer & Mirror, Reporter; Mary Bergman, Executive Director of Nantucket Preservation Trust; and Cecil Baron Jensen, Executive Director of ReMain Nantucket were also present at call to order.

Matthew Galvin, NGM Inc. President; Virna Gonzalez, Project & Marketing Manager of ReMain Nantucket; David Creed, Current Reporter were also present at call to order via Zoom Webinar.

I. CONVENE IN OPEN SESSION:

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

B. PUBLIC COMMENT / STAFF ANNOUNCEMENTS: None.

C. GOLF BUSINESS:

1. Sconset Golf Course ("SGC") – Manager's Monthly Review: Mr. Galvin noted that the course was closed but scheduled to open on May 19th to sell summer memberships and fully open for golfing on May 23rd. He said the few off-season expenses were kept under budget, and they were gearing up for the season. He has continued to work with the Council on Disabilities to make improvements to the path and anticipates repairs to occur in the fall.

2. Miacomet Golf Course ("MGC") – Manager's Monthly Review: Mr. Galvin said that revenue was down in the golf shop and food and beverage for March. He explained that the golf shop revenue discrepancy was due to a timing issue. This year they did not bill for push carts and bag storage with membership dues in January. Rather they will bill them in the spring. As for food and beverage, he has analyzed the average checks and determined that lunch revenues were down, but they were able to offset the lower income by keeping the cost of goods sold and labor expenses down. He reported that nine members had given up their membership and that the current membership stood at 345. He said they were wrapping up some winter projects and said in early May the parking lot was being painted and there would be a few days that parking could spill onto

the road; however, he said it was early enough in the season that it should not cause any issues.

3. Warrant Authorization – Golf Capital Funds Transfer Request: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson, it was unanimously VOTED to execute the April 22, 2025, warrant document in the amounts of \$15,094.38 and \$79,264.07 to be provided to Nantucket Golf Management, Inc. from the MGC Golf Capital Reserve account and the SGC Golf Capital Reserve account, respectively.

4. Golf Committee – Nominee Recommendations: Mr. Galvin told the Commission that there were three openings on the Golf Committee, and he put forth two nominations: Robert Kiss who was a seasonal member of MGC and Linda Lynch who was a public golfer. He said that both incumbents wanted to continue for another three-year term and that would leave one spot to fill. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson, it was unanimously VOTED to approve the nominations for the Golf Committee.

5. Golf Committee – Proposed Changes to By-Laws: Mr. Galvin presented changes to the by-laws which eliminated the mention of members committee as the Committee is made up of members and public golfers. Further, he eliminated language that suggested the Committee purview over financial recommendations. The Chair asked that the words owner and manager within the by-laws should be defined. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson, it was unanimously VOTED to approve the by-law changes as recommended with added clarification of the owner/manager language.

Mr. Galvin departed the meeting at 4:13 p.m.

D. PROPERTY MANAGEMENT:

1. Property Management Department – Quarterly Update: Ms. Freeman requested this item be tabled to a future meeting when Mr. Pollock could be present.

2. Deconstruction of Buildings – ReMain Nantucket and Preservation Trust Proposal: Ms. Gonzalez explained ReMain Nantucket was working with the Preservation Trust to advance salvage and reuse of building materials on Nantucket. To that end they offered to fully fund a building assessment by Boston Building Resources (“BBR”) which is a 501 (c)3 organization. They will visit the site of a building of the Land Bank’s choosing and can assess the environmental impact of the demolition project versus reuse of the materials on the island and/or possibly shipping them off-island for reuse by either selling or donation. Further, they would like to conduct workforce training for members of the building trades in deconstruction techniques. If the results of the assessment determine the Land Bank building should be deconstructed, they requested it be used for workforce training. Ms. Bergman pointed out the historic culture of reuse on the island and how it ties into conservation. Commissioner Paterson pointed out that storage of building materials will be a difficult hurdle to overcome. Ms. Gonzalez explained that this is true, but one builder on the island deconstructed a building and neatly piled up the materials for reuse which were taken by various parties. Another scenario is that what was not used on the island could be shipped to BBR’s warehouse in Boston for resale. Ms. Freeman said the building at 19 East Creek Road, where the

interior had been demolished prior to the Land Bank's acquisition, may be the right choice for the assessment. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Reinhard, it was unanimously VOTED to accept the offer of the assessment.

Ms. Roberts, Ms. Baron Jensen, Ms. Bergman and Ms. Gonzalez departed the meeting at 4:38 p.m.

E. REGULAR BUSINESS:

1. Annual Town Meeting – Review of Warrant Articles: Ms. Freeman said Ms. Antonietti read through the Annual Town Meeting Warrant and identified the following warrant articles that may be related to the Land Bank, or the Land Bank will possibly become part of the discussion:

a. Article 13 – Appropriation of \$105 million for building a new Our Island Home. Ms. Freeman said it is likely the Land Bank may come up in the discussion.

b. Article 14 – Appropriation of \$6,856,706 for the Tom Nevers Bike Path. Ms. Freeman said the bike path crosses Land Bank property in several places and it is likely the town will ask for easements.

c. Article 26 – FY2026 CPC Appropriations. Ms. Freeman explained that the CPC was recommending that \$316,050 be granted to Nantucket Racquet Sports Association to be used towards the expansion.

d. Article 41 – Zoning Map Change: Various Open Space Parcels. This article changes zoning for several Land Bank parcels which currently have buildings and the change in zoning would make them non-conforming. The recommendation of the Planning Board and Finance Committee is to take no action.

e. Article 52 – Amendment to Zoning Bylaw to prohibit pickleball in all zoning districts. The Planning Board and Finance Committee motions are to take no action. Ms. Freeman explained that the sponsor of the article will likely call it and staff will come up with a response from the Land Bank as there are currently pickleball courts at 7 Nobadeer Farm Road and more slated for the future.

f. Article 75 – Amendment to Wetlands Law: Ms. Freeman explained that this essential moved any improvements within wetland buffer zones back and she did not expect it to have much of an impact on Land Bank projects.

g. Article 88 – Regulating Application of Nutrient Management & Fertilizer. Ms. Freeman said this has been approved at prior town meetings, but the legislation has not taken it up and as a home rule petition it needs to be renewed every year.

h. Article 91 – To authorize the Town to convey parcels to the Land Bank and/or the Sconset Trust. Ms. Freeman said this passed last year and action was not taken at the

legislature and needed to be renewed, however she expected the recommendation to be to take no action as there were some technical problems with the article.

i. Article 93 – Real Estate Acquisition and Conveyance of parcels abutting Tom Nevers Road. Ms. Freeman explained that this article related to the Tom Nevers bike path project.

The Commission thanked Ms. Freeman and Ms. Antonietti for the informative presentation.

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. 41633 Erik Hughes
No. 41638 Taylor Hughes

2. “O” Exemption Update/Five-Year Domicile and Ownership Compliance – Release of Lien: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson, it was unanimously VOTED to authorize the issuance of Release of Lien for the following transfer as a result of the purchaser fulfilling the requirements of Section 12, subsection (-o-).

No. 41644 Joseph H. Tormay

G. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to accept, approve, and release the regular session minutes of April 8, 2025, as written.

H. CONSENT ITEMS: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donat, it was VOTED to approve the following consent items. *The Chair recused herself from the second item.*

1. Monthly Financial Report – March
2. Warrant Authorization – Cash Disbursement
3. Miacomet Beach – Wedding Ceremony Request (9/13/25)
4. 48 S. Cambridge Street – Hospital Thrift Shop Summer Drop-off (Thursday Mornings)
5. 40/60 Millbrook Road/Millbrook Woods – Community Land Art Project
6. Smooth Hummocks – Addiction Solutions/Run for Recovery (9/28/25)


I. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

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; John Stackpole. 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 Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to adjourn at 6:21 p.m.

Attested to: 
Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission on this 13th day of May 2025.


Kristina Jelleme, Chair

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

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS				
	FEB YIELD	MAR YIELD	2/28/2025	3/31/2025
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$92,283.94	\$95,011.86
Nantucket Bank / Collection Account x7653	4.07	4.07	\$29,573,720.38	\$29,891,539.91
Nantucket Bank / Special CD x1135 matures 4/20/2025	4.16	4.16	\$5,532,589.18	\$5,552,170.10
Nantucket Bank / Operations Reserve Fund CD matures 6/18/25	4.16	4.16	\$3,752,630.83	\$3,764,624.79
TOTAL UNRESTRICTED FUNDS:			\$38,951,224.33	\$39,303,346.66

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS				
	FEB YIELD	MAR YIELD	2/28/2025	3/31/2025
US Bank / Series A Bonds Reserve Fund / SLCs mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	\$1,558,299.59	\$1,560,244.14
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$20,919.37	\$20,919.46
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund			\$20,022.62	\$20,026.87
Nantucket Bank / WTCA Escrow	0.25	0.25	\$16,049.94	\$16,053.35
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$20,772.49	\$20,776.90
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,016.63	\$10,018.76
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$28,046.54	\$28,052.50
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,671.84	\$1,672.19
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$569,248.25	\$418,030.66
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$543,055.57	\$410,740.43
Nantucket Bank / NGM Management Reserve CD matures 7/12/25	3.92	3.92	\$52,560.99	\$52,719.27
Hingham Savings / Marble Reserve CD matures 4/9/25	4.26	4.26	\$249,511.26	\$250,415.64
Citizens Bank / Verrill Dana Acquisition Escrow			\$70,010.00	\$65,010.00
TOTAL RESTRICTED FUNDS:			\$3,160,186.19	\$2,874,681.27
TOTAL FUNDS:			\$42,111,410.52	\$42,178,027.93

BONDS:	Principal Outstanding	Payment Due	Annual Payments
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$2,725,000	Interest due 8/15/25, Principal and Interest due 2/15/26	\$429,212.50
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:	\$5,760,000	TOTAL ANNUAL BOND PAYMENTS:	\$1,500,262.50
NOTES:	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	Interest of \$25,768.60 due 6/9/25, 9/9/25, 12/9/25, 3/9/26	\$103,074.40
Purple Wampum Note	\$6,500,000	Principal and Interest due 11/13/25 and 2/13/26	\$6,664,798.50
TOTAL NOTES:	\$8,200,000	TOTAL ANNUAL NOTE PAYMENTS:	\$6,767,872.90
TOTAL DEBT:	\$13,960,000	TOTAL ANNUAL DEBT PAYMENTS:	\$8,268,135.40

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of April 22, 2025

1. Sconset Golf Course Financials – March 2025
2. Miacomet Golf Course Financials – March 2025
3. Warrant Authorization – Golf Capital Funds Transfer Request dated 4/22/25
4. Proposed Golf Committee by-law changes
5. ReMain Nantucket's Deconstruction of Buildings presentation
6. Annual Town Meeting – Articles presentation
7. "M" Exemption Release of Liens (see transfer business for record numbers)
8. "O" Exemption Release of Lien (see transfer business for record number)
9. Monthly Financial Report – March
10. Check Warrant Summary dated April 9, 2025
11. Property use request – Miacomet Beach Wedding Ceremony 9/13/25
12. Property use request – 48 S. Cambridge Street Hospital Thrift Shop Drop-off location
(Thursday mornings through the summer)
13. Property use request – 40/60 Millbrook Road Community Land Art Project (date
TBA)
14. Property use request – Addiction Solutions Run for Recovery (9/28/25)

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of April 22, 2025

1. "M" Exemption Update:

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

No. 41633 Erik Hughes
No. 41638 Taylor Hughes

2. "O" Exemption Update:

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

No. 41644 Joseph H. Tormay