

AGENDA
Nantucket Land Bank Commission
Regular Meeting of May 13, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/89039449987?pwd=ucQ8csK0aaeXf3ZbBbAONgGKt88Y2n.1>

Webinar ID: 890 3944 9987

Passcode: 925876

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. Property Management Department – Quarterly Update
- b. 125 Somerset Road/166 Hummock Pond Road: Facilities Expansion Project – Designer Selection and Contract Award
- c. 19 Wauwinet Road (cottage) – Approval of Contract for Roof Replacement
- d. 41 Jefferson Avenue – SMRT Buildings Relocation Contract Approval
- e. Cisco Beach Parking Lot - Nantucket Island Surf School Approval/License Renewal
- f. Cisco Beach Parking Lot Concession – Nantucket Beach Dogs Approval/License Renewal

4. REGULAR BUSINESS

- a. Leadership Training – Contract Discussion

5. TRANSFER BUSINESS

6. APPROVAL OF MINUTES

- a. Regular Meeting of April 22, 2025

7. CONSENT ITEMS

- a. Monthly Transfer Statistics – Review and Acceptance
- b. Warrant Authorization – Cash Disbursements
- c. Warrant Authorization – Refunding 2016 Semi-Annual Bond Payment
- d. Various Locations along Madaket Ditch – Linda Loring Nature Foundation Field Trip (5/9/25 & 5/23/25)
- e. 80 Miacomet Ave – Wedding Ceremony (5/31/25)

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 04/22/25.

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 Hybrid Meeting of May 13, 2025
Land Bank Conference Room 22 Broad Street, Nantucket, Massachusetts
and via Zoom Webinar

CALL TO ORDER: 4:05 p.m.

PRESENT: Neil Paterson, Mark Donato, Kristina Jelleme.

ABSENT: John Stackpole; Allen Reinhard.

STAFF PRESENT: Rachael Freeman, Executive Director; Susan Campese, Director of Finance & Administration; Marian Wilson, Office Administrator; Eleanor Antonietti, Special Projects Coordinator; and Jeffrey Pollock, Property Foreman.

Citizen, Jill Veith was also present at call to order.

Town of Nantucket Real Estate Specialist, Tracy MacDonald, Nantucket Current, Editor and Chief, Jason Graziadei, Elizabeth Morris, and Molly Cahill were present via Zoom Webinar.

I. CONVENE IN OPEN SESSION:

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

B. PUBLIC COMMENT/ STAFF ANNOUNCEMENTS:

1. Ms. Veith asked the Land Bank Commission to consider providing land which could be used to construct an indoor recreation facility for the community.

Ms. Veith departed the meeting at 4:05 p.m.

C. PROPERTY MANAGEMENT:

1. Property Management Department – Quarterly Update: Mr. Pollock said before he updated the Commission on the various projects over the last three months, he wanted to say that without the environmental and administrative staff the field crew could not accomplish all that they do.

a. Structures and Facilities: Mr. Pollock said that Mr. Geras and Mr. Hurff have been working on getting the housing units at 41 Jefferson ready for occupancy, as well as prepping the beach in anticipation of installing the boardwalks. He said they have hired Kenny Coffin to deal with the shifting sand as he has for many years for the former owner. He said the portions of the stockade fence may come down so people can access the beach, but there will be some sort of fencing to delineate the beach from the housing units. They are looking into how to

prepare the beach for next winter which may mean installing the sections of the stockade fence again. He reported that the lead encapsulation procedure is complete at the main house at 19 Wauwinet Road and inspected, and that Eat Fire Spring was running well with the new pipes installed, which should require minimal maintenance. There have been some windows replaced at 125 Somerset Road and some interior repairs. 22 Broad Street has been under construction with some exterior repairs and the renovation of the third-floor apartment. Lastly, the improvements at 32 Western Avenue were complete except for the installation of the sign for the accessible parking spot.

b. Agricultural Projects: Mr. Pollock said that Mr. Basibe has done a great job heading up these projects. The fencing and improvements to the new farming areas at Mt. Vernon Farm were completed with the Land Bank staff and the farmers pitching in. The Community Garden on Hummock Pond Road was given some attention which included removal of old fencing, brush clean up, removal of the large compost pile, construction of new compost bins and additional water spigots installed. Additionally, Mr. Basibe and staff have extended the agricultural fencing beyond the Community Gardens at Hinsdale to enclose the grazing land where the Valero family pastures their animals.

c. Land Management Projects: Mr. Pollock said that he and Mr. Earley, with the help of other staff had completed another 18 acres of forest management at Gardner Farm. He explained that while they were doing that, they had hired a company to clear the understory at Hinsdale Park in preparation for forest management there next winter. He said it works out well for others to clear the understory so they could concentrate their time on tree removal and management. He reported that they have installed several new trails including the Morey Lane trail that crosses Land Bank, Sconset Trust and Town of Nantucket land. Commissioner Donato recommended adding a bike rack near the Milestone Road entrance. Mr. Pollock said they were formulating a plan for maintenance on the newly acquired "Field of Dreams" lots at 7 & 9 W. Sankaty Road. The new trails and pond access at Maxcy Pond have been completed and staff are planning to add a dinghy rack at one of the southern access points. Mr. Pollock explained that they have been working on the required mitigation projects. Each permit was different, some required a certain amount of acreage to be managed, and some were based on dollars spent per year. Ms. Freeman estimated that staff managed more than 100 acres per year.

d. Stewardship Department: Mr. Pollock reported that Mr. Schraff and Ms. Silvestri worked behind the scenes to keep the properties safe, clean and accessible. They routinely replaced signs, repaired fences and cleaned up debris.

e. Upcoming: Mr. Pollock said the staff had identified a spot to move the environmental barn on the south side of the maintenance facility. Once the barn is moved and put on a foundation, it will be renovated by Land Bank staff. In its place there will be a new three bay building with office space above it as part of the Maintenance Facility expansion project that is in the planning/design phase. Lastly, Mr. Pollock reported that the four new seasonal staff members will start next week and will be living at the Burchell farmhouse.

Mr. Pollock departed the meeting at 4:37 p.m.

2. 125 Somerset Road/166 Hummock Pond Road: Facilities Expansion Project – Designer Selection and Contract Award: Ms. Freeman reported that Ms. Antonetti was instrumental in bringing the project up to the point of picking a designer among the bids received. The Owner's Project Managers, ACG has negotiated a contract with the design firm SMRT for \$768,981 and recommends they move forward with this firm. This contract is for the design through construction documents and bids for the expansion of 125 Somerset Road, the renovation or replacement of the maintenance garage at 166 Hummock Pond Road and the removal and replacement of the house with a duplex for employee housing. A motion was made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimous VOTED to move forward with the contract to SMRT. Ms. Antonetti told the Commission that the timeline for completion of the project was estimated at 16 months.

3. 19 Wauwinet Road (cottage) – Approval of Contract for Roof Replacement: Ms. Antonetti with the help of Mr. Geras had solicited three bids for the roof replacement:

NSI	\$16,000 (defective bid)
FRG	\$44,440
Plan B	\$38,000

Ms. Antonetti said she had checked references and recommended awarding the contract to Plan B for \$38,000. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to hire Plan B to replace the roof on the cottage for \$38,000.

4. 41 Jefferson Avenue – SMRT Buildings Relocation Contract Approval: Ms. Freeman presented a proposal from SMRT for a feasibility study on the relocation of the housing units to various locations identified by the Town of Nantucket and Land Bank. She asked that they approve the contract for phase one for \$29,500. Future phases and the project in scale and scope will vary depending on what makes sense for the Town and the Land Bank. The locations for the Land Bank included 159 and 166 Hummock Pond Road and 30 Mizzenmast Extension. The Town locations were 45 & 47 Okorwaw, 2 Bathing Beach Road, 11-13 Waitt Drive and 5-7 Hillside Avenue. Ms. MacDonald thanked the Commission for the time to work with the town on this. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to approve phase 1 of the contract with SMRT for \$29,500.

Ms. MacDonald departed the meeting at 4:48 p.m.

5. Cisco Beach Parking Lot – Nantucket Island Surf School Approval/License Renewal: Ms. Freeman recommended approval of Mr. Kohner's license renewal as he has been a good steward of the property for years. Upon a motion made by Commissioner Donato and duly seconded by Commissioner Paterson, it was unanimously VOTED to approve the license renewal for the 2025 summer season with a fee of \$8,500.

6. Cisco Beach Parking Lot – Nantucket Beach Dogs Approval/License Renewal: Ms. Freeman recommended approval of Mr. Decker's concession as he has run his concession at

Cisco Beach for years and has been a good steward of the property. Ms. Antonietti explained that Mr. Decker has been able to meet all the substantial Health Department requirements. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimous VOTED to approve the license renewal for Nantucket Beach Dogs at Cisco Beach for the summer season upon payment of the \$300 fee.

D. REGULAR BUSINESS:

1. Leadership Training – Contract Discussion: Ms. Freeman presented a three-month contract with All-Win Leadership for staff training. Ms. Freeman said that staff liked what Mr. Spader had to offer when he held workshops in the past and she has benefited from his training over the last year. This contract would provide one-on-one training for three staff members and monthly debriefing meetings with Ms. Freeman. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to approve the contract.

E. TRANSFER BUSINESS:

Commissioner Reinhard entered the meeting as a panelist via Zoom at 4:53 p.m.

1. April 2025 Transfers – Record Nos. 47394 - 47498: The Commission reviewed transfers for the period of April 1, 2025, through April 30, 2025.

2. Current “M” Exemptions and Liens: A motion was made by Commissioner Paterson to authorize the placing of liens against the following properties because of the purchasers claiming the “M” exemption as part of as first-time buyers of real property. Seconded by Commissioner Donato: A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye. *Allen Reinhard-recused.*

No. 47401 Jessica Newman and Meghan Mahoney
No. 47402 Ethan Fey
No. 47409 Nulvi Elizabeth Landaverde Contreras
No. 47494 Robert G. Sablehaus, Jr. and Alexandra Karolyi

3. Current “O” Exemptions and Lien: A motion was made by Commissioner Paterson 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 Donato: A roll call vote was taken: Mark Donato -Aye; Kristina Jelleme-Aye; Neil Paterson-Aye. *Allen Reinhard-recused.*

No. 47428 Matin Ali and Bilyana Angelova-Ali

4. Unreported Transfer of Membership Interest: Notice of Assessment/Notice of Liens - No. 47002 20A Bishops Rise Investors LLC: Ms. Campese informed the Commission that Ms. Wilson had discovered upon the sale of the property, there had been an unreported transfer of interest in the 20A Bishops Rise Investors LLC. Ms. Wilson and Land Bank counsel, Ms. Swett had

worked with the LLC's attorney to determine the amount owed. However, they have not resolved the issue with new paperwork or paid the fee, penalty and accrued interest which amounted to \$13,969.68 to date. Ms. Campese recommended voting a notice of assessment and placing liens upon 20A and 20B Bishops Rise. 20B Bishops Rise was still owned by the LLC and 20A Bishops Rise had been sold, however a mortgage was still held by the LLC and was currently on the market. A motion was made by Commissioner Paterson to vote a notice of assessment and to place unsubordinated liens on 20A and 20B Bishops Rise. Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato -Aye; Kristina Jelleme-Aye; Neil Paterson-Aye. *Allen Reinhard-recused.*

F. APPROVAL OF MINUTES: Upon a motion made by Commissioner Paterson to approve, and release the regular session minutes of April 22, 2025, as written. Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato -Aye; Kristina Jelleme-Aye; Neil Paterson-Aye. *Allen Reinhard-Aye.*

G. CONSENT ITEMS: A motion made by Commissioner Paterson to approve the following consent items. Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato-Aye; Neil Paterson-Aye; *Allen Reinhard-Aye. 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 – Refunding 2016 Semi-Annual Bond Payment
4. Various Locations along Madaket Ditch – Linda Loring Nature Foundation Field Trip 9 5/9/25 & 5/23/25)
5. 80 Miacomet Avenue – Wedding Ceremony (5/31/25)

H. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

Commissioner Reinhard and all Zoom webinar attendees left the meeting at 5:10 p.m.

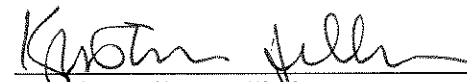
II. EXECUTIVE SESSION: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, to go into executive session to discuss the purchase, exchange, lease or value of real property, discuss pending litigation and review and approve executive session minutes. A roll call vote was taken on the motion: Mark Donato-Aye; Kristina Jelleme-Aye; Paterson-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. 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 Paterson made a motion to adjourn the meeting at 6:37 p.m. Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye.

Attested to: _____


Mark Donato, Vice Chair

Accepted, Approved, and Released by the VOTE
of the Commission this 27th day of May 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 APR 24	769	465	304	\$1,020,095,106	\$975,732,341	\$19,514,849
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	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	\$1,626,815
May-25						
Jun-25						
THRU APR 25	864	494	370	\$1,313,844,712	\$1,225,310,907	\$24,548,208
Average	86	49	37	\$131,384,471	\$122,531,091	\$2,454,821
Low	63	33	24	\$52,759,234	\$48,099,234	\$961,985
High	126	74	67	\$244,351,215	\$239,356,715	\$4,787,134

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of May 13, 2025

1. Maps of various new trails
2. Letter from ACG recommending SMRT contract for Maintenance Facility Expansion Design Services
3. Bidder list for 19 Wauwinet Road cottage roof replacement
4. 41 Jefferson Avenue – SMRT proposal for feasibility study
5. Nantucket Island Surf School – Draft License Summer 2025
6. Nantucket Beach Dogs – Draft License Summer 2025
7. All-Win Leadership – Three-month proposal for staff leadership training
8. Monthly Transfer Report – April 2025
9. Current “M” Exemptions – Notice of Liens (see transfer business for record nos.)
10. Current “O” Exemption – Notice of Lien (see transfer business for record no.)
11. Unreported Transfer of Interest – Notice of Assessment/Notices of Lien
12. Fiscal Year Transfer Statistics and Graph – April 2025
13. Check Warrant Summary dated May 13, 2025
14. Warrant Authorization – Refunding 2016 Semi-Annual Bond Payment
15. Property Use Request – Linda Loring Nature Foundation Madaket Ditch Tours (5/9/25 & 5/23/25)
16. Property Use Request – 80 Miacomet Avenue – Wedding Ceremony (5/31/25)

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of May 13, 2025

1. April 2025 Transfers – Record Nos. 47394 through 47498

a. Current “M” Exemption and Liens:

No. 47401 Jessica Newman and Meghan Mahoney
No. 47402 Ethan Fey
No. 47409 Nulvi Elizabeth Landaverde Contreras
No. 47494 Robert G. Sablehaus, Jr. and Alexandra Karolyi

b. Current “O” Exemption and Lien:

No. 47428 Martin Ali and Bilyana Angelova-Ali

2. Unreported Transfer of Membership Interest: Notice of Assessment/Notice of Liens:

No. 47002 20A Bishops Rise Investors LLC