

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of May 27, 2025  
Land Bank Conference Room, 22 Broad Street  
and Via Zoom Webinar

<https://us06web.zoom.us/j/82154707242?pwd=ea7mK0cCko6Zl3roBzufaAiaDK2i0r.1>

Webinar ID: 821 5470 7242

Passcode: 193976

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

B. EXECUTIVE SESSION: *The Commission will 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 05/13/25.
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. RECONVENE 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
4. PROPERTY MANAGEMENT
  - a. 16/19 E. Creek Project – Budget Discussion
  - b. 7 & 9 W. Sankaty Road/Field of Dreams – Property Clean up Proposal Discussion
  - c. 7 & 9 W. Sankaty Road /Field of Dreams – Sconset Trust Public Event (7/4/25)
  - d. 7 Nobadeer Farm Road – Vote to Approve Issuance of Contract for NRSA Expansion Project
  - e. 41 Jefferson Avenue/Cliff Beach – Beach Wheelchair, Fencing & Boardwalk

Discussion

- f. 2 Milestone Road/Creeks Preserve – Family Picnic Update
- g. 2 Milestone Road/Creeks Preserve – Informational Displays for Inside the Cottage Discussion
- h. ‘Sconset Trail Naming Discussion

5. REGULAR BUSINESS

- a. Annual Election of Officers
- b. Commissioner Appointments to the Advisory Committee to the Executive Director for Long-Range Objectives

6. TRANSFER BUSINESS

7. APPROVAL OF MINUTES

- a. Regular Meeting of May 13, 2025

8. CONSENT ITEMS

- a. Monthly Financial Report – April
- b. Warrant Authorization – Cash Disbursements
- c. Miacomet Beach – Property Use Request/Photo Shoot for Southern Tide (6/1/25)
- d. Various Properties – Property Use Request/Maria Mitchell Summer Camp

9. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

D. ADJOURNMENT

MINUTES  
Nantucket Land Bank Commission  
Regular Meeting of May 27, 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; John Stackpole.

ABSENT: Neil Paterson; Allen Reinhard.

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

I. CONVENE IN OPEN SESSION:

II. EXECUTIVE SESSION: A motion was made by Commissioner Stackpole 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; 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 reconvene in regular session at the conclusion of executive session.

III. RECONVENE IN OPEN SESSION:

*Matthew Galvin, NGM Inc., President and Sean Oberly, NGM Inc., General Manager were also present at call to order.*

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

B. PUBLIC COMMENT / STAFF ANNOUNCEMENTS:

1. Ms. Freeman reminded the Commission that the second annual Family Picnic at the Creeks Preserve was on June 8<sup>th</sup> and recommended they stop by and if they have time, staff were looking for additional volunteers.

2. Ms. Freeman told the Commission that the Coastal Conference was taking place on Nantucket June 10<sup>th</sup> and was free to the public. She told the Commission she would send the sign-

up link by email.

### C. GOLF BUSINESS:

1. Sconset Golf Course ("SGC") – Manager's Monthly Review: Mr. Oberly noted that the course has only been open for six days, however those six days were busy. Mr. Galvin reported that the upgrades to the irrigation system were complete, and it now only takes 90 minutes to water, where it used to take nine hours. He expected that it would amount to cost savings on the electric bill. He said they were installing the split rail fence to discourage people from climbing the slippery path up the hill to the clubhouse and a straight path would be created for now. He explained that the cost to add the forward tees was more than expected and that issues sometimes arise on how the tee is set up in the morning and they need to train staff to be more deliberate in placing it on a level spot. They will see how that goes and perhaps work on a few tees in house in the off season.

2. Miacomet Golf Course ("MGC") – Manager's Monthly Review: Mr. Oberly said that rounds were slightly down in April, but covers were up. They were continuing to manage expenses well, which helps with the bottom line. Mr. Galvin said he would like to schedule a Golf Capital Committee meeting in June or July to talk about some winter projects, including adding a function room in the basement. He pointed out that they received an additional \$250,000 in ERC funds, the bunker improvements have been working well, and the course is in great shape. Mr. Oberly said they were able to hire a few additional H2B visa workers for the kitchen, so they were fully staffed and busy. They were going to have barbeque Mondays again this summer as it proved to be quite popular last year. Mr. Galvin reported that the parking lot repairs, and repainting have been postponed until the fall due to weather; and the grounds crew was now mowing the rough tighter on the 18<sup>th</sup> fairway to visually steer golfers to the left and further away from the neighboring houses. He continues to keep an open line of communication with the neighbors about ongoing improvements.

3. Warrant Authorization – Golf Capital Funds Transfer Request: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to execute the May 27, 2025, warrant document in the amounts of \$11,373.94 to be provided to Nantucket Golf Management, Inc. from the MGC Golf Capital Reserve account.

*Mr. Galvin and Mr. Oberly departed the meeting at 6:19 p.m.*

*Commissioner Allen Reinhard entered the meeting via Zoom Webinar at 6:19 p.m.*

### D. PROPERTY MANAGEMENT:

1. 16/19 E. Creek Road Project – Budget Discussion: Ms. Freeman told the Commission that in order to deconstruct the house the Land Bank needed to work on permitting which required presenting plans to the various regulatory agencies. She presented the prior plans and estimates and the staff recommendations for cost-saving options. After much discussion the consensus of the Commission was to have the designer update the estimates so they can make informed decisions on the budget and design at a future meeting.

2. 7 & 9 W. Sankaty Road/Field of Dreams – Property Clean up Proposal

Discussion: Ms. Freeman reported that she, Ms. O'Connor and Mr. Pollock had met on the property with Julie Meade, Executive Director of the Sconset Trust, to discuss maintenance of the property. It was the consensus of the group that in anticipation of the summer there needed to be a general cleanup, repairs to the fencing, replacement of the large gate and the addition of an opening in the fencing on the Land Bank lots. She said it made sense for the Sconset Trust lots to be the seating/picnic area since there were shade trees and the Land Bank portion, which was more open, to function as the playing field. The recommendation was to split the cost with the Sconset Trust. After the summer there were additional improvements that could be made, such as planting a vegetative buffer, eradication of invasives and tilling some areas to smooth them out. The Sconset Trust portion may need some tree work. Commissioner Donato suggested the Sconset Trust remove the gate and leave access open. Ms. Freeman said she would make that suggestion. The consensus of the Commission was to share the cost of the work needed to make the property usable and safe for the public this summer.

3. 7 & 9W. Sankaty Road/Field of Dreams – Sconset Trust Public Event (7/4/25):

Ms. Freeman explained that Sconset Trust wanted to move the July 4<sup>th</sup> Family event from the Chapel where they usually have it to the Field of Dreams. She said they also planned to have an information table and thought it may be a good opportunity to have a Land Bank table as well. A motion was made by Commissioner Donato to approve the request and have staff man an information table at the event. Seconded by Commissioner Stackpole. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

4. 7 Nobadeer Farm Road – Vote to Approve Issuance of Contract for NRSA

Expansion Project. Ms. Freeman explained that this contract was between NRSA and Holdgate Construction with the subcontractor of Cape and Island Tennis, however it must be signed by the Commission as the landowners. A motion was made by Commissioner Stackpole to execute the contract. Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

5. 41 Jefferson Avenue/Cliff Beach – Beach Wheelchairs, Fencing & Boardwalk

Discussion: Ms. Freeman presented a plan that shows the current removeable boardwalks installed by the town with a proposed looped boardwalk on to the Land Bank beach. The plan also represented areas where staff recommended two small portions of the stockade fence be removed for the summer. Unfortunately, the shifting sand was such a problem that staff recommended leaving the rest of the fence up in order to keep the sand on site during wind events. She pointed out that the town boardwalk is not completed to where it is shown on the plan, and she recommends asking the town if the Land Bank could extend it. Further, she explained that it is looped so wheelchairs can navigate it, however that could also be accomplished by adding a landing area that could act as a turnaround for wheelchairs. She said the town has several beach wheelchairs that they would like to store in the 41 Jefferson Avenue garage for use on both beaches. A motion was made by Commissioner Stackpole to make the fencing and boardwalk improvements as staff recommends. Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

6. 2 Milestone Road/Creeks Preserve – Family Picnic Update: Ms. Freeman told the Commission that the 2<sup>nd</sup> Annual Family Picnic would take place at the Creeks Preserve on June 8<sup>th</sup> between 10:00 a.m. and 2:00 p.m. There would be music, magic, yard games, croquet, facepainting, food trucks, etc. The event was a great success last year and she hoped all could attend.

7. 2 Milestone Road/Creeks Preserve – Informational Displays for Inside the Cottage Discussion: Ms. Freeman presented the staff designed displays that explained how the Land Bank works and its mission in both English and Spanish. She said they would be placed in the windows of the cottage. The Chair suggested the displays be placed on easels close to the window and not on them so people could still see the inside of the cottage and they didn't look so much like advertisements. The consensus of the Commission was that they were supportive of the informational displays.

8. 'Sconset Trail Naming Discussion: Ms. Freeman said that currently the Sconset Trust calls the trail the "Heller Trail" after a former owner and Land Bank staff has been calling it the Morey Lane Trail. She presented a few names to consider, and the various commissioners favored Sconset Connector and Phillips Run Trail. Commissioner Reinhard suggested tabling the discussion to a future meeting for Commissioners to walk the trail. Ms. Freeman said she will put the item on a future agenda and ask staff for additional name suggestions.

#### E. REGULAR BUSINESS:

1. Annual Election of Officers: A motion was made by Commissioner Stackpole to keep the current slate of officers (as follows). Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

Kristina Jelleme	Chair
Mark Donato	Vice Chair
Neil Paterson	Treasurer
Allen Reinhard	Secretary
John Stackpole	Vice Treasurer/Vice Secretary

The Chair thanked the commissioners for their faith in her. The Commissioners praised and thanked the Chair for her leadership over the last year.

2. Commissioner Appointments to the Advisory Committee to the Executive Director for Long-Range Objectives: Ms. Freeman explained that department heads have been meeting with her on priorities and objectives and she would like recommendations from Commissioners. She explained that she would come back to the full Commission with the results. Commissioners Donato and Jelleme volunteered to be part of the advisory committee. A motion was made by Commissioner Stackpole to appoint Commissioner Donato and Jelleme to the Advisory Committee to the Executive Director for Long-Range Objectives. Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

F. TRANSFER BUSINESS:

1. "M" Exemption Update/Five-Year Domicile and Ownership Compliance – Release of Liens: A motion made by Commissioner Stackpole 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-). Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

No. 37250 Aphniel Whyte and Trishana Strachan  
No. 39257 David Fleming  
No. 39259 Robert L. Norton and Kathryn K. Norton  
No. 41675 Changying Sun and Huizhen Xu  
No. 41683 David A. Lemberg and Patricia A. Lahiff  
No. 41702 Jacob Gardner Williams and Alice Beatty Townsend- Williams  
No. 42478 James Cabral

2. "O" Exemption Update/Five-Year Domicile and Ownership Compliance – Release of Lien: A motion made by Commissioner Stackpole 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-). Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

No. 41697 Andrew J. Mulcahy

G. APPROVAL OF MINUTES: A motion made by Commissioner Stackpole to accept, approve, and release the regular session minutes of May 13, 2025, as written. Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

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-Aye. *The Chair recused herself from the second item.*

1. Monthly Financial Report – April
2. Warrant Authorization – Cash Disbursement
3. Miacomet Beach – Property Use Request/Photo Shoot for Southern Tide (6/1/25)
4. Various Properties – Property Use Request/Maria Mitchell Summer Camp


I. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

ADJOURNMENT: A motion was made by Commissioner Stackpole to adjourn the meeting at 7:23

p.m. Seconded by Commissioner Donato. A foll 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 this 10th day of June 2025.

  
Kristina Jelleme, Chair



**NANTUCKET LAND BANK COMMISSION WORKSHEET  
UNAUDITED FINANCIAL REPORT as of April 30, 2025**

**STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS**

	MAR YIELD	APR YIELD	3/31/2025	4/30/2025
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$95,011.86	\$104,743.83
Nantucket Bank / Collection Account x7653	4.07	4.07	\$29,891,539.91	\$29,019,126.09
Nantucket Bank / Special CD x1135 matures 10/20/2025	4.16	4.16/3.92	\$5,552,170.10	\$5,584,839.72
Nantucket Bank / Operations Reserve Fund CD matures 6/18/25	4.16	4.16	\$3,764,624.79	\$3,777,948.54
<b>TOTAL UNRESTRICTED FUNDS:</b>			<b>\$39,303,346.66</b>	<b>\$38,466,658.18</b>

**STATEMENT OF ACCOUNTS - RESTRICTED FUNDS**

	MAR YIELD	APR YIELD	3/31/2025	4/30/2025
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	\$1,560,244.14	\$1,562,125.96
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$20,919.46	\$20,919.55
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund			\$20,026.87	\$20,030.99
Nantucket Bank / WTCA Escrow	0.25	0.25	\$16,053.35	\$16,056.65
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$20,776.90	\$20,781.17
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,018.76	\$10,020.82
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$28,052.50	\$28,058.26
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,672.19	\$1,672.53
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$418,030.66	\$403,021.35
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$410,740.43	\$331,556.42
Nantucket Bank / NGM Management Reserve CD matures 7/12/25	3.92	3.92	\$52,719.27	\$52,895.08
Hingham Savings / Marble Reserve CD matures 9/10/25	4.26	4.26/3.92	\$250,415.64	\$251,242.47
Citizens Bank / Verrill Dana Acquisition Escrow			\$65,010.00	\$64,010.00
<b>TOTAL RESTRICTED FUNDS:</b>			<b>\$2,874,681.27</b>	<b>\$2,802,392.35</b>
<b>TOTAL FUNDS:</b>			<b>\$42,178,027.93</b>	<b>\$41,269,050.53</b>

**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:**

	<b>\$5,760,000</b>	<b>TOTAL ANNUAL BOND PAYMENTS:</b>	<b>\$1,500,262.50</b>
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**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 11/1/325 and 2/1/326	\$6,664,798.50
<b>TOTAL NOTES:</b>	<b>\$8,200,000</b>	<b>TOTAL ANNUAL NOTE PAYMENTS:</b>	<b>\$6,767,872.90</b>

**TOTAL DEBT:**

	<b>\$13,960,000</b>	<b>TOTAL ANNUAL DEBT PAYMENTS:</b>	<b>\$8,268,135.40</b>
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DOCUMENTS AND EXHIBITS  
Nantucket Land Bank Commission  
Regular Meeting of May 27, 2025

1. Sconset Golf Course Financials – April 2025
2. Miacomet Golf Course Financials – April 2025
3. Warrant Authorization – Golf Capital Funds Transfer Request dated 5/27/25
4. East Creek Conceptual Plans and budget information
5. Field of Dreams – Property Use Request (Sconset Trust 7/4/25)
6. NRSA Expansion Contract
7. 41 Jefferson Avenue – Conceptual Boardwalk and Fencing Plan
8. NLB Informational Displays for Cottage
9. “M” Exemption Release of Liens (see transfer business for record numbers)
10. “O” Exemption Release of Lien (see transfer business for record number)
11. Monthly Financial Report – April 2025
12. Check Warrant Summary dated May 27, 2025
13. Property use request – Miacomet Beach photo shoot (Southern Tide 6/1/25)
14. Property use request – Various properties and various dates (Maria Mitchell Summer Camp 2025)

TRANSFER BUSINESS  
Nantucket Land Bank Commission  
Regular Meeting of May 27, 2025

1. "M" Exemption Update:

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

No. 37250 Aphniel Whyte and Trishana Strachan  
No. 39257 David Fleming  
No. 39259 Robert L. Norton and Kathryn K. Norton  
No. 41675 Changying Sun and Huizhen Xu  
No. 41683 David A. Lemberg and Patricia A. Lahiff  
No. 41702 Jacob Gardner Williams and Alice Beatty Townsend-Williams  
No. 42478 James Cabral

2. "O" Exemption Update:

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

No. 41697 Andrew J. Mulcahy