

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of May 26, 2026  
Land Bank Conference Room, 22 Broad Street  
and Via Zoom Webinar

<https://us06web.zoom.us/j/86914843660?pwd=O4qHy9EZVUmFal6eRMYYVw9GBa5t01.1>

Webinar ID: 869 1484 3660

Passcode: 668480

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. 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. Francis/Washington Street Beach Improvement – Washington Street Workgroup Plan Review
  - b. 41 Jefferson Avenue – Project Update
  - c. 16/19 E. Creek Road – Permitting Scope
  - d. 7 & 9 W. Sankaty Road/Field of Dreams – Memorandum of Understanding with Sconset Trust
  - e. Lily Pond Restoration – Update
5. REGULAR BUSINESS
  - a. Annual Election of Officers
6. LONG RANGE OBJECTIVES
  - a. Update on Long-Range Objectives Workgroup
7. TRANSFER BUSINESS
8. APPROVAL OF MINUTES
  - a. Regular Meeting of May 12, 2026
9. CONSENT ITEMS
  - a. Monthly Financial Report – April
  - b. Warrant Authorization – Cash Disbursements
  - c. Property Use Request – Smooth Hummocks / Addiction Solutions Race for Recovery (9/27/26)
  - d. Property Use Request – Madaket Ditch / LLNF Field Trips (6/16/26 & 6/25/26)

## 10. 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 5/12/26.
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.:
  - i. Commonwealth of Massachusetts Superior Court Civil Action No. 2675CV00008: Richard G. Corey, trustee of the Twenty-One Commercial Wharf Nominee Trust, et al. v. Nantucket Islands Land Bank.
  - ii. Commonwealth of Massachusetts Superior Court Civil Action No. 2675CV00004: Ocean Heath LLC v. Seth Engelbourg, Linda Williams, Tim Braine, Mike Misurelli, Joe Plandowski, John Schafer and RJ Turcotte as they are members of the Nantucket Conservation Commission; and The Nantucket Islands Land Bank.
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 May 26, 2026  
Land Bank Conference Room 22 Broad Street, Nantucket, Massachusetts  
and via Zoom Webinar

CALL TO ORDER: 4:05 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.

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

I. CONVENE IN OPEN SESSION:

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

B. PUBLIC COMMENT / STAFF ANNOUNCEMENTS:

1. Seed Starting Workshops: Ms. Freeman said the seed starting workshops have been very popular with the schools. Isaac Basibe and Dana Nielsen were scheduled to do two with the Nantucket Intermediate School 5<sup>th</sup> grade classes and a bilingual workshop with the Lighthouse School students.

2. Plant Rescue: Ms. Freeman said that staff were doing a “plant rescue” at the Lily Pond Park on Friday. They would be removing plants in anticipation of the restoration. The plants would be maintained in pots off site and replanted later.

3. Family Picnic: Ms. Freeman reminded the Commission about the third annual Family Picnic at the Creeks Preserve from 10:00 a.m. to 2:00 p.m. on June 7<sup>th</sup>. There would be entertainment, face painting, yard games, and food trucks, etc.

C. GOLF BUSINESS:

1. Sconset Golf Course (“SGC”) – Manager’s Monthly Review: Mr. Oberly reported the course has been open for a week and all was going well. The accessible pathway and parking space were completed and looked great and the Commission on Disabilities was very happy with the improvements.

2. Miacomet Golf Course (“MGC”) – Manager’s Monthly Review: Mr. Oberly said

the rounds were down for the month of April, but the covers were up. He pointed out they were playing catch up due to the difficult winter; however, they continued to manage expenses and payroll to mitigate the lower revenue. Mr. Galvin said there were now 318 members with 520 on the waiting list. He said perhaps in the fall they would start talking about opening up membership again in the future and discussing initiation fees. He said the lower membership and penalizing no shows seemed to have alleviated most of the complaints about tee times. He pointed out that the summer was starting in a level two drought and they would continue to use moisture meters, wetting agents, hand watering, etc. Additionally, they may stop watering some grassy areas around the clubhouse. As for capital, he announced that they had written a check for \$46,222 from Sconset Golf, which represented the remainder of the profits from 2025 to be deposited in the SGC Capital fund. Once the auditors finished their adjustments, they would put the balance of the profits from MGC into its Capital fund held by the Land Bank. Mr. Galvin said that the plan to spend \$100,000 per year for bunker improvement is difficult because the company is scheduling two years out with bigger projects. He said they would like to keep some of the seasonal property staff longer into the fall and train them to renovate the bunkers.

3. Warrant Authorization – Golf Capital Funds Transfer Request: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to execute the May 26, 2026, warrant document in the amounts of \$99,583.90 and \$92,612.00 to be provided to Nantucket Golf Management, Inc. from the MGC Golf Capital Reserve account and the SGC Golf Capital Reserve account, respectively.

*Mr. Galvin and Mr. Oberly departed the meeting at 4:20 p.m.*

#### D. PROPERTY MANAGEMENT:

1. Francis/Washington Street Beach Improvements – Washington Street Workgroup Plan Review: Ms. Freeman presented the latest conceptual plan approved by the Washington Street Workgroup of which Commissioners Reinhard and Stackpole are members. She explained that if the Commission liked the plan, they would continue designing to 30% and staff would look deeply into the details. The plan showed a raised walkway on the beach which would help mitigate flooding and would be the starting point for a potential harbor walk. Additionally, the plan called for stormwater mitigation on 71 & 73 Washington Street and 1 Meader Street. She confirmed that the design fees that were split with the Town had not yet reached the allocation voted. The consensus of the Commission was they approved of the plan and asked staff to continue to move forward to the 30% mark and further to start planning a rain garden for 71 & 73 Washington Street.

2. 41 Jefferson Avenue – Project Update: Ms. Freeman showed a short video of the site today, which showed all buildings except the garage removed, the parking area cleared of sand and most of the rubble cleaned up. She explained that moving the garage to the opposite side of the site could not be accomplished through a change order as it was outside the scope of the project, therefore a new Invitation for Bids must be issued which would take a minimum of three months. Therefore, the plan was to move the garage and expand the parking lot in the fall. This summer there will be 14 parking spaces, including two accessible spaces and one entrance to the parking lot. The railroad tie fencing would be continued to define the lot and mobi mats installed for

accessibility where needed. Ms. Freeman said she has had requests for various amenities including bathrooms, bath house, foot washing stations, etc. After some discussion a motion was made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to add two port-a-potties to the north side of the garage and install a spigot for foot washing. The Commission thanked Ms. Freeman and staff for their tireless efforts in bringing the project this far in such a short timeframe.

3. 16/19 E. Creek Road – Permitting Scope: Ms. Freeman explained that all the local permitting was done and now it was on to phase two which is state and federal permitting and is expected to take between one and three years. She reminded the Commission that this was to permit the full plan and they can choose to cut back on it later. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to approve the scope for phase two for \$67,900.

4. 7 & 9 W. Sankaty Road/Field of Dreams – Memorandum of Understanding (“MOU”) with Sconset Trust: Ms. Freeman said based on feedback from the Commission at the April 28, 2026 meeting she spoke to Sconset Trust and they agreed to allow an accessible parking space on the Land Bank’s portion of the property and staff was recommended signing the MOU. Commissioner Paterson said he was still uncomfortable with some of the language around shared expenses regarding maintenance. Ms. Freeman said she was happy to meet with him to go over the MOU in detail and make additional changes as needed before it is signed. The consensus of the Commission was to hold off on the execution of the MOU until a future meeting.

5. Lily Pond Restoration – Update: Ms. Freeman presented the latest plan for the restoration and pointed out the key features. She told the Commission that now was the time to make changes, as the next step was to develop bid specifications and construction documents. She explained that the cost estimate has been finetuned and the expected cost would be \$6,645,036. She said significant public outreach was planned for the summer and construction could start in the fall if the Commission approved the plan tonight. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to move forward and create bid specifications and construction documents based on the plan presented.

#### E. REGULAR BUSINESS:

1. Annual Election of Officers: upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to keep the current slate of officers (as follows).

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 thanked the Chair for her leadership over the last year.

F. LONG RANGE OBJECTIVES: Ms. Freeman said that since the Land Bank had embarked upon collaboration efforts almost a year ago, they had accomplished so much. Each of the collaborations was so different, with different organizations, and all were very interesting and successful in benefiting the community in different ways. She signaled out the purchasing and opening of the Community Food Hub with Nourish Nantucket, and the Nantucket Interfaith Council's Food Pantry and Nantucket Food Fuel and Rental Assistance; the move of the 41 Jefferson Avenue buildings with the Affordable Housing Trust; and the collaborative purchase and management of the Field of Dreams with Sconset Trust. Commissioner Paterson said he has heard great feedback from the public on these efforts. Commissioner Donato said he had attended a large lunch and the speaker, Brian Sullivan who is Chair of the Affordable Housing Trust, had nothing but praise for the Land Bank. Commissioner Stackpole thanked Ms. Freeman and consultant, Tom McShane for their leadership and the staff for their efforts. The Chair thanked Ms. Freeman for bringing all the people to the table.

G. 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. 43301 Lucas M. Williams and Jennifer L. Williams  
No. 43302 Randi A. Alberry

2. "O" Exemption Update/Five-Year Domicile and Ownership Compliance – Release of Lien: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, 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 (-m-).

No. 43297 Mikhail Stepanov

3. Four-Year Ownership Non-Compliance – Request for Waiver/Release of Lien/ No. 44400 Corbet Campbell: Ms. Campese explained that due to some medical issues the homeowner needed to move her family off-island prior to fulfilling the five-year requirement. She is selling her house and will pay the fee and interest prior to closing but was requesting relief from the penalties. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to waive the penalties and execute a release of lien to be provided to Ms. Cambell or her representative upon payment of the Land Bank fee and interest as recommended by staff.

H. APPROVAL OF MINUTES: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Paterson, it was unanimously VOTED to accept, approve, and release the regular session minutes of May 12, 2026, as written.

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

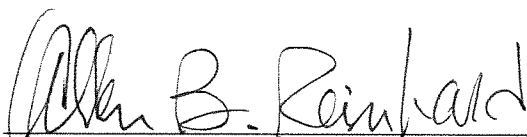
1. Monthly Financial Report – April
2. Warrant Authorization – Cash Disbursement
3. Property Use Request – Smooth Hummocks / Addiction Solutions Race for Recovery (9/27/26)
4. Property Use Request – Madaket Ditch / LLNF Field Trips (6/16/26 & 6/25/26)

N. 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 Stackpole. 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; 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.

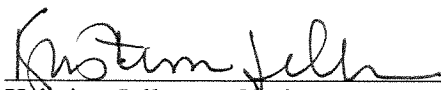
ADJOURNMENT: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Reinhard, it was unanimously VOTED to adjourn at 6:33 p.m.

Attested to:



Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE  
of the Commission on this 9th day of June 2026.



Kristina Jelleme, Chair

**NANTUCKET LAND BANK COMMISSION WORKSHEET  
UNAUDITED FINANCIAL REPORT as of April 30, 2026**

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS	MAR YIELD	APR YIELD	3/31/2026	4/30/2026
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$118,870.41	\$119,170.60
Nantucket Bank / Collection Account x7653	3.56	3.56	\$43,971,605.33	\$42,359,722.75
<b>TOTAL UNRESTRICTED FUNDS:</b>			<b>\$44,090,475.74</b>	<b>\$42,478,893.35</b>

**FISCAL YEAR 2026 REMAINING UNRESTRICTED FUNDS COMMITTED**

Capital and Projects			\$13,844,675.58	\$11,811,158.04
Operating Budget			\$3,471,108.10	\$2,999,026.15
Debt & Interest Payments			\$46,480.80	\$46,480.80
<b>TOTAL REMAINING COMMITTED FUNDS FOR FY2026</b>			<b>\$17,362,264.48</b>	<b>\$14,856,664.99</b>

**STATEMENT OF ACCOUNTS - RESERVE FUNDS**

	MAR YIELD	APR YIELD	3/31/2026	4/30/2026
Nantucket Bank / Special CD x1135 <i>matures 4/20/2026</i>	3.68	3.68	\$5,768,736.92	\$5,780,380.37
Nantucket Bank / Operations Reserve Fund CD <i>matures 6/18/26</i>	3.92/3.54	3.54	\$3,913,820.73	\$3,925,605.06
<b>TOTAL RESERVED FUNDS:</b>			<b>\$9,682,557.65</b>	<b>\$9,705,985.43</b>

**STATEMENT OF ACCOUNTS - RESTRICTED FUNDS**

	MAR YIELD	APR YIELD	3/31/2026	4/30/2026
US Bank / Series A Bonds Reserve Fund / SLSGS <i>mature 12/1/27 &amp; 2/15/32 MktVal</i>	2.93	2.93	\$1,583,008.39	\$1,584,890.30
US Bank / Series A Bonds Debt Service Fund <i>x1002</i>	0.00	0.00	\$20,923.67	\$20,923.76
US Bank / Acquisition Fund <i>x1003</i>	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund	0.25	0.25	\$20,037.56	\$20,041.68
Nantucket Bank / WTC A Escrow	0.25	0.25	\$25,046.95	\$25,052.10
Nantucket Bank / SHAC Escrow <i>x7038</i>	0.15	0.15	\$34,445.58	\$34,449.83
Nantucket Bank / NFRM Escrow <i>x9058</i>	0.15	0.15	\$10,040.99	\$10,042.23
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow <i>x1457</i>	0.15	0.15	\$28,114.69	\$28,118.16
Nantucket Bank / Nabalus Escrow <i>x1473</i>	0.25	0.25	\$1,676.39	\$1,676.73
Nantucket Bank / MGC Golf Capital Reserve	0.15	0.15	\$374,615.96	\$374,662.15
Nantucket Bank / SGC Capital Reserve	0.15	0.15	\$464,911.82	\$464,969.14
Hingham Savings / NGM Management Reserve CD <i>matures 7/12/26</i>	3.54	3.54	\$54,793.11	\$54,958.09
Citizens Bank / Verrill Dana Acquisition Escrow	3.78	3.78	\$260,243.48	\$261,053.27
<b>TOTAL RESTRICTED FUNDS:</b>			<b>\$2,937,869.69</b>	<b>\$3,015,848.54</b>

**STATEMENT OF DEBT**

BONDS:	Principal Outstanding	NOTES:	Principal Outstanding
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$2,360,000	Marble Note #19	\$1,700,000
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$2,055,000		
<b>TOTAL BONDS:</b>	<b>\$4,415,000</b>	<b>TOTAL NOTES:</b>	<b>\$1,700,000</b>
<b>TOTAL DEBT:</b>			<b>\$6,115,000</b>

DOCUMENTS AND EXHIBITS  
Nantucket Land Bank Commission  
Regular Meeting of May 26, 2026

1. SGC Financials – April 2026
2. MGC Financials – May 2026
3. Warrant Authorization – Golf Capital Funds Transfer Request
4. Francis/Washington Street Beach Improvement – Plans & Renderings
5. 41 Jefferson Avenue – Site Video
6. 41 Jefferson Avenue – Plans
7. 16/19 E. Creek Road – Permitting Scope Phase 2
8. Memorandum of Understanding with Sconset Trust
9. Lily Pond Park – Plans, photos and renderings
10. Current Slate of Officers
11. “M” Exemptions Release of Liens (see transfer business for record numbers)
12. “O” Exemptions Release of Lien (see transfer business for record number)
13. Four-Year Ownership Non-Compliance (see transfer business for record number)
14. Monthly Financial Report – April
15. Check Warrant Summary dated May 26, 2026
16. Property Use Request – Smooth Hummocks/Addiction Solutions Race for Recovery  
(9/27/26)
17. Property Use Request – Madaket Ditch/LLNF Field Trips (6/16/26 & 6/25/26)

TRANSFER BUSINESS  
Nantucket Land Bank Commission  
Regular Meeting of May 26, 2026

1. "M" Exemption Update:

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

No. 43301 Lucas M. Williams and Jennifer L. Williams  
No. 43302 Randi A. Alberry

b. Four -Year Ownership Non-Compliance – Request for Waiver/Release of Lien:

No. 44400 Corbet Campbell

2. "O" Exemption Update:

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

No. 43297 Mikhail Stepanov