

AGENDA
Nantucket Land Bank Commission
Regular Meeting of June 10, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/84728540736?pwd=OR451NIUHATLJ8ZNaS7UsK16llepV.1>

Webinar ID: 847 2854 0736

Passcode: 680678

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. Sconset Trail – Naming Discussion
 - b. 41 Jefferson Avenue/Cliff Beach – Building Relocation Update
 - c. Lily Pond Easement – Barn Move Update
 - d. 44 Washington Street – Dinghy Dock Proposal
4. TRANSFER BUSINESS
5. APPROVAL OF MINUTES
 - a. Regular Meeting of May 27, 2025
6. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. 2 Milestone Road/Creeks Preserve – Wedding Ceremony (9/20/25)
7. 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 June 10, 2025
Land Bank Conference Room 22 Broad Street, Nantucket, Massachusetts
and via Zoom Webinar

CALL TO ORDER: 4:05 p.m.

PRESENT: Kristina Jelleme, Neil Paterson, Allen Reinhard, John Stackpole. *Mark Donato was present as a panelist via Zoom Webinar.*

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:

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

B. PUBLIC COMMENT/ STAFF ANNOUNCEMENTS:

1. Ms. Freeman told the Commission that the second annual Family Picnic at the Creeks Preserve was a great success. Commissioner Paterson said he volunteered at the event and commended the staff on such a well-organized smooth-running event. The rest of the Commission agreed and said they had heard nothing but great feedback from the community and wanted to express their gratitude to the Land Bank staff.

C. PROPERTY MANAGEMENT:

1. Sconset Trail – Naming Discussion: The consensus of the Commission was to table the discussion to a future meeting.

2. 41 Jefferson Avenue/Cliff Beach – Building Relocation Update: Ms. Freeman reported that weekly meetings were about to commence with Land Bank staff, Town representatives and SMRT for the feasibility study on relocating the buildings. Ms. Antonietti created a timeline for the project which had a substantial completion date of May 22, 2026, for the buildings to be removed from the property. Ms. Freeman told the Commission that the application for additional boardwalks was before the Conservation Commission at their next meeting. Further, she said staff were brainstorming ideas for the fence removal or placement that would open up the property without the loss of sand in wind events.

3. Lily Pond Easement – Ms. Freeman told the Commission that the barn has been moved and the landscaping and fence installation would commence soon with substantial completion targeted for the end of June with some of the plantings in the fall. She explained that the

agreement called for a cobbled two track drive through the easement and Mr. Ziesing inquired whether the tracks could be changed to gravel. The consensus of the Commission was they would also prefer gravel.

The Chair stepped out of the meeting at 4:17 p.m.

4. 44 Washington Street – Dinghy Dock Proposal: Ms. Freeman explained that she did not have a proposal or plan yet, however the Harbor Master had indicated they intended to exercise the Town's easement rights and install a dinghy dock on the property to store the less frequently used dinghies. Commissioner Stackpole made a motion to support the Town's installation of a dinghy dock at 44 Washington Street. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

D. TRANSFER BUSINESS:

1. May 2025 Transfers – Record Nos. 47499 - 47569: The Commission reviewed transfers for the period of May 1, 2025, through May 31, 2025.

2. Current "M" Exemptions and Liens: A motion was made by Commissioner Stackpole 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 Reinhard: A roll call vote was taken: Mark Donato-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

No. 47506 Christian A. Najera and Aria Najera
No. 47559 Alexander Kihiczak

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 purchaser 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; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

No. 47529 Ilkania M. Acosta

4. Unreported Transfer of Membership Interest: Payment / Release of Liens - No. 47002 20A Bishops Rise Investors LLC: Ms. Campese informed the Commission that a partial payment has been made and the balance and required paperwork was forthcoming and she recommended executing the release of liens that would be provided to the homeowner or their attorney once everything was received by staff. A motion was made by Commissioner Stackpole to execute the release of liens as recommended by staff. Seconded by Commissioner Reinhard: A roll call vote was taken: Mark Donato -Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

E. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole to approve, and release the regular session minutes of May 27, 2025, as written. Seconded by Commissioner Reinhard: A roll call vote was taken: Mark Donato -Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

F. CONSENT ITEMS: A motion made by Commissioner Stackpole to approve the following consent items. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

1. Monthly Transfer Statistics- Review and Acceptance
2. Warrant Authorization - Approval of Cash Disbursements
3. 2 Milestone Road/Creeks Preserve - Wedding Ceremony (9/20/25)

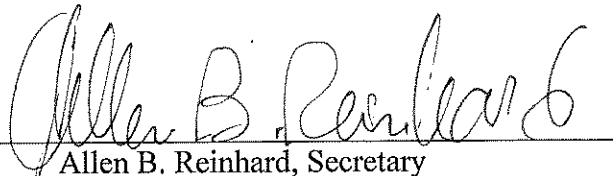
The Chair reentered the meeting at 4:21 p.m.

G. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: Commissioner Stackpole asked about the status of the pipe fencing at the Land Bank Rain Garden on Easton Street. Ms. Freeman said the materials had arrived on island and she was concerned that the color was lighter than expected. The Chair asked about the educational signage for the property. Ms. Freeman said the Nantucket Land and Water Council were interested in assisting, but she would ask Land Bank staff to pick up the task so it could be ordered and installed sooner.

II. EXECUTIVE SESSION: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, 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.

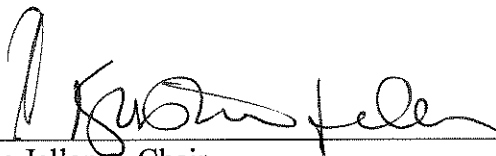
Attested to:


Allen B. Reinhard, Secretary

Land Bank Commission
June 10, 2025

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Accepted, Approved, and Released by the VOTE
of the Commission this 24th day of June 2025.

A handwritten signature in black ink, appearing to read "Kristina Jellene", written over a horizontal line.

Kristina Jellene, 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 MAY 24	861	530	331	\$1,100,821,248	\$1,052,056,018	\$21,058,322
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	71	48	23	\$57,144,875	\$52,036,875	\$1,040,738
Jun-25						
THRU MAY 25	935	542	393	\$1,370,989,587	\$1,277,347,782	\$25,588,946
Average	85	49	36	\$124,635,417	\$116,122,526	\$2,326,268
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

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of June 10, 2025

1. Pictures of Lily Pond Easement project
2. Monthly Transfer Report – May 2025
3. Current “M” Exemptions – Notice of Liens (see transfer business for record nos.)
4. Current “O” Exemption – Notice of Lien (see transfer business for record no.)
5. Unreported Transfer of Interest – Releases of Liens (see transfer business for record no.)
6. Fiscal Year Transfer Statistics and Graph – May 2025
7. Check Warrant Summary dated June 10, 2025
8. Property Use Request – 2 Milestone Road/Creeks Preserve – Wedding Ceremony (9/20/25)

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of June 10, 2025

1. May 2025 Transfers – Record Nos. 47499 through 47569

a. Current “M” Exemption and Liens:

No. 47506 Christian A. Najera and Aria Najera
No. 47559 Alexander Kihiczak

b. Current “O” Exemption and Lien:

No. 47529 Ilkania M. Acosta

2. Unreported Transfer of Membership Interest: Payment / Release of Liens:

No. 47002 20A Bishops Rise Investors LLC