

MINUTES
Nantucket Land Bank Commission
Regular Meeting of June 24, 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; Dana Nielsen, Outreach & Communications Coordinator; Claire O'Connor, Field Operations Administrator.

Sean Oberly, NGM Inc., General Manager; John Carl McGrady, Nantucket Current, Reporter; Curtis Barnes; were also present at call to order.

Matthey Galvin, NGM Inc., President; Dean Geddes, Inquirer & Mirror, Reporter; Denice Kronau; Jill Vieth; Quinn Veysey; Graham Veysey; Cam Murphy were also present at call to order via Zoom.

I. CONVENE IN OPEN SESSION:

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

B. PUBLIC COMMENT / STAFF ANNOUNCEMENTS:

1. Ms. Freeman pointed out the article in Blue Dot Living about the Land Bank and Hinsdale Park.

2. Ms. Vieth asked if there would be public comment allowed during the property management section of the agenda. The Chair confirmed she would allow public comment.

C. GOLF BUSINESS:

1. Sconset Golf Course ("SGC") – Manager's Monthly Review: Mr. Oberly reported that SGC had only been open for two weeks in May and covers and rounds were down, however revenue was up due to the sale of passes and further, expenses were down resulting in a net profit. He said there were some glitches with the software they were working out as well as a few complaints from members of the public that they were working through. Mr. Galvin said he would be coming back with a scaled down version of adding forward tees to a Capital Committee meeting as they had decided against going forward with the larger plan because it would require more irrigation and came at a significant cost. He reported that they had finished installing the fence to

prevent people from climbing the steep, slippery path from the parking lot to the clubhouse and he was still working through plans to upgrade the accessible path to ADA compliance. Lastly the leagues (Senior, Men's and Women's) started this week and were full for the week with a waiting list. These leagues are open to the public and people on the waiting list will be rotated into play in future weeks.

2. Miacomet Golf Course ("MGC") – Manager's Monthly Review: Mr. Oberly said that rounds, covers, gross revenue and gross profits were down, however payroll and expenses were down eleven percent resulting in a positive bottom line. Mr. Galvin said the restaurant was serving lunch every day with dinner Tuesday through Saturday and barbeque/raw bar Monday. He said that the state-of-the-art irrigation system was great but not efficient, so due to the drought conditions the ground crew were hand watering where needed to conserve water. Mr. Galvin said he attended a Golf Committee meeting and received some valuable and constructive feedback. All issues raised are easily addressed. Lastly the new mowing pattern on the 18th fairway seemed to be working to steer balls away from the neighboring homes.

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 June 24, 2025, warrant document in the amounts of \$82,644.15 to be provided to Nantucket Golf Management, Inc. from the MGC Golf Capital Reserve account.

Mr. Galvin and Mr. Oberly departed the meeting at 4:14 p.m.

D. REGULAR BUSINESS:

1. NLB Outreach – Quarterly Update: Commissioner Donato complimented Ms. Nielsen on her article about 41 Jefferson Avenue in the Brant Point Association newsletter. Ms. Nielsen gave a brief presentation outlining the three-pronged approach that started with bolstering our identity and educating the public on how the Land Bank works, what it does and that the land is for the public. This included advertising on the Hy-Line ferry; print media articles; event posters and advertisements; radio advertisements on 97.7 and El Pinguino; bilingual posters in public spaces; and the monthly newsletter and social media. The second prong is engaging with the public which includes the well-attended Family Picnic event, bilingual seed starting workshops, and meeting with the various school classes and giving demonstration and hands on activities. Lastly, Ms. Nielsen was tasked with improving internal communications as the staff had grown so much it was important for everyone to be informed. She sends out a weekly newsletter to all staff which was supplemented by Commission meeting updates from Ms. Campese and frequent emails from Ms. Freeman. The Chair asked if there was a way to measure the success. Ms. Nielsen said that the newsletter mailing list has increased, the Instagram followers are now close to 5,000 and the attendance at the Family Picnic was 525 versus the first year, which was about 350. The Commission thanked Ms. Nielsen for her hard work and interesting presentation.

Ms. Nielsen and Ms. O'Connor departed the meeting at 4:26 p.m.

E. PROPERTY MANAGEMENT:

1. Various Property Projects – Update: Ms. Freeman presented the last project list that had been presented to the Commission and crossed off the significant number of projects that had been completed. She then went over status, timelines, budgets, funds spent to date and next steps on the following projects:

a. Lily Pond Restoration: Work had started with invasive species management and continued outreach with the neighbors. Permitting was still in progress and construction was expected to start February 2026. The cost to date was \$737,143.46 which has been offset with grant funds.

b. 41 Jefferson Avenue – Property and Building Move: Staff continued to work with SMRT on the feasibility study and to date no funds have been spent. Staff have removed a few sections of fencing along the public beach strip with signage at the access points to the Land Bank beach. Snow fencing has been installed, blocking off access to the residences, and while the buildings are occupied, the parking area is for residents only and appropriate signage will be installed. The additional boardwalk sections are before the Conservation Commission on Thursday and if passed will be installed soon after.

c. 16 & 19 East Creek: Ms. Freeman said she expects an updated cost estimate from PARE, the engineering firm, in mid-July. This will help the Commission to make decisions on design changes for the project. To date \$395,989.37 has been spent which included a full schematic design.

d. Bike Park: Ms. Freeman reported that the newest design takes into consideration the working budget of \$2 million set by the Commission and \$47,058.09 has been spent to date. Ms. Freeman pointed out that the timeline did not have construction begin until July 2026 and she thought it was possible to accelerate the project if the Commission was interested. The consensus of the Commission was to try to accelerate the timeline.

e. Nantucket Racquet Sports Association – Expansion: Ms. Freeman explained that a bid has been received for \$1.7 million but the contract has not been awarded yet. NRSA will attend the next Land Bank meeting to give an update to the Commission. The Land Bank has spent \$57,979.04 on the project. Commissioner Donato asked that they address the decision to add padel courts rather than tennis courts as part of their update.

f. 125 Somerset Road & 166 Hummock Pond Road – Maintenance Facilities and Housing Improvements: Ms. Freeman said the design service contract was underway to build a 3-bay barn with office space above for the Environmental Department at 125 Somerset Road and to build a 5-bay barn for cold storage and a 3-bedroom/2-bedroom duplex for employee housing at 166 Hummock Pond Road. The estimated budget is \$9 million but that figure will be finetuned once the design is finished. To date \$73,783.95 has been spent at 125 Somerset Road and \$60,201.35 at 166 Hummock Pond Road. Ms. Freeman said that staff were still considering adding the basement apartment to the Farmhouse, but staff are working through some design changes that should lower the cost with the possibility of the project being done by Land Bank staff.

g. Washington Street Workgroup: Ms. Freeman said the long-term planning project is still underway with the Town and Land Bank splitting the costs of this planning stage which is capped at \$500,000. To date the Land Bank has spent \$281,477.62.

2. Request for Authorization to Explore Indoor Recreation and Land Bank Act Constraints: Ms. Freeman reported that there have been many requests from the public for an indoor recreation facility that she wanted to explore if it was something the Land Bank could even do given the various constraints including Article 97, Public Land Preservation Act, the Land Bank Act, as well as the Land Bank Commission policy. She said she would like to have an answer one way or another when the question is asked. Denise Kronau, Jill Vieth, Cameron Murphy, Graham Veysey, Caroline Baltzer, Kate Garrett, Nikki Drew, Kristie Ferrantella, Justine Quinn and Bisy Stancheva all spoke in favor of indoor recreation. Some of the reasons mentioned were for physical and mental wellbeing, alternative activities for youth and adults during inclement weather, indoor practice areas for teams, walking tracks for all generations, meeting and running spaces for parents and toddlers, etc. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to have Ms. Freeman explore whether the indoor recreational was allowable under the various governing regulatory agencies the Land Bank is beholden to. The Commission thanked everyone for their time.

F. TRANSFER BUSINESS:

1. "M" 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 purchasers fulfilling the requirements of Section 12, subsection (-m-).

No. 41719 Patricia A. Dew, Sean Dew and Kameron Dew

G. APPROVAL OF MINUTES: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Stackpole, it was unanimously VOTED to accept, approve, and release the regular session minutes of June 10, 2025, as written.

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

1. Monthly Financial Report – May
2. Warrant Authorization – Cash Disbursement
3. Various Properties – Property Use Request/Strong Wings Adventure Summer Camp

I. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS:

1. Commissioner Reinhard reported there was a large stone on Town property

abutting the Bamboo Forest Parking area at 154 Madaket Road that was hard to see and could become a hazard. Ms. Freeman said she had spoken to the DPW Director about it. It was placed there because there is a spring, but she will ask him to move it or replace it with a taller post as suggested by the Chair.

2. Commissioner Stackpole asked when the chain would be removed across the parking area at 28 Washington Street. Ms. Freeman said that staff wanted to give the contractor a bit more time to finish but had planned on removing the chain next Monday.

3. Mr. Barnes suggested printed packets be added to the agenda for visitors to the meeting. Ms. Freeman said that our packets were available online, but we could certainly print some up. Ms. Campese said she would investigate posting the packet along with the agenda on the Town's website and adding a link on the agenda where the packet could be found.

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; 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 Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to adjourn at 6:40 p.m.

Attested to:


Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission on this 8th day of July 2025.


Mark Donato, Vice Chair

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

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS	APR YIELD	MAY YIELD	4/30/2025	5/31/2025
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$104,743.83	\$95,659.88
Nantucket Bank / Collection Account x7653	4.07	4.07	\$29,019,126.09	\$29,602,945.95
Nantucket Bank / Special CD x1135 matures 10/20/2025	4.16/3.92	3.92	\$5,564,839.72	\$5,582,797.12
Nantucket Bank / Operations Reserve Fund CD matures 6/18/25	4.16	4.16	\$3,777,948.54	\$3,790,887.39
TOTAL UNRESTRICTED FUNDS:			\$38,466,558.18	\$39,072,290.34

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS	APR YIELD	MAY YIELD	4/30/2025	5/31/2025
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	\$1,562,125.96	\$1,564,070.53
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$20,919.55	\$66,444.71
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund			\$20,030.99	\$20,035.24
Nantucket Bank / WTCA Escrow	0.25	0.25	\$16,056.65	\$16,060.06
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$20,781.17	\$20,785.58
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,020.82	\$10,022.95
Nantucket Bank / CSMF (Industrial Plk Mitigation) Escrow x1457	0.25	0.25	\$28,058.26	\$28,064.22
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,672.53	\$1,672.89
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$403,021.35	\$403,107.23
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$331,556.42	\$331,626.82
Nantucket Bank / NGM Management Reserve CD matures 7/12/25	3.92	3.92	\$52,895.08	\$53,065.76
Hingham Savings / Marble Reserve CD matures 9/18/25	4.26/3.92	3.92	\$251,242.47	\$252,080.32
Citizens Bank / Verrill Dana Acquisition Escrow			\$84,010.00	\$60,010.00
TOTAL RESTRICTED FUNDS:			\$2,802,392.35	\$2,827,047.41
TOTAL FUNDS:			\$41,269,050.53	\$41,899,337.75

BONDS:	Principal Outstanding	Payment Due	Annual Payments
2012 Series A Issue (Final principal payment 2/15/2032)	\$2,725,000	Interest due 8/15/25, Principal and Interest due 2/15/26	\$429,212.50
2016 Series A Refunding Bond (Final principal payment 12/1/2027)	\$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 June 24, 2025

1. Sconset Golf Course Financials – May 2025
2. Miacomet Golf Course Financials – May 2025
3. Warrant Authorization – Golf Capital Funds Transfer Request dated 6/24/25
4. NLB Outreach PowerPoint Presentation
5. NLB Projects PowerPoint Presentation
6. “M” Exemption Release of Lien (see transfer business for record number)
7. Monthly Financial Report – May 2025
8. Check Warrant Summary dated June 24, 2025
9. Property use request – Various properties and various dates (Strong Wings Summer Camp 2025)

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of June 24, 2025

1. "M" Exemption Update:

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

No. 41719 Patricia A. Dew, Sean Dew and Kameron Dew

AGENDA
Nantucket Land Bank Commission
Regular Meeting of June 24, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/85391202382?pwd=OgMSraye7ys9dhdVJgBcuYTDb0OuMJ.1>

Webinar ID: 853 9120 2382

Passcode:923307

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. REGULAR BUSINESS
 - a. NLB Outreach – Quarterly Update
5. PROPERTY MANAGEMENT
 - a. Various Property Projects – Update
 - b. Request for Authorization to Explore Indoor Recreation and Land Bank Act Constraints
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
 - a. Regular Meeting of June 10, 2025
8. CONSENT ITEMS
 - a. Monthly Financial Report – May
 - b. Warrant Authorization – Cash Disbursements
 - c. Various Properties – Property Use Request/Strong Wings Adventure School
9. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

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 06/10/25.
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