

AGENDA
Nantucket Land Bank Commission
Regular Meeting of June 9, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/84855951170?pwd=AXdmT5mzD4s4pDb6TVpLbd0ooyDOXn.1>

Webinar ID: 848 5595 1170

Passcode: 943343

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. PROPERTY MANAGEMENT
 - a. Various Properties – Parking Discussion
 - b. 41 Jefferson Avenue - Change Order
4. REGULAR BUSINESS
 - a. Award Contract for Southern Pine Beetle On-Call Services
5. LONG-RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
 - a. Regular Meeting of May 26, 2026
8. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. Various Properties / Use Request – Maria Mitchell Discovery Camps
 - d. Various Properties / Use Request – Strong Wings Summer Camps
9. 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 5/26/26.

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.

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 9, 2026
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.

I. CONVENE IN OPEN SESSION:

A. ACCEPTANCE OF AGENDA: Upon a motion was made by Commissioner Paterson 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 ribbon cutting for the Community Food Hub was Sunday from 3:00 to 5:00. She briefly reviewed the order of speakers and the schedule.

2. Ms. Freeman informed the Commission that the community walking series led by Outreach/Communications Coordinator, Dana Nielsen would continue through the summer on Wednesdays at 8:30 a.m.

3. The Commission congratulated the staff on a job well done organizing and manning the Family Picnic event last Sunday.

C. PROPERTY MANAGEMENT:

1. Various Properties – Parking Discussion: Ms. Freeman said three of the Land Bank's downtown properties with parking were seeing some long term and/or overnight parking by people not using the properties. They include Lily Pond and 28 Washington Street. Additionally, Petrel Landing, which has four or five spaces, has not been closed off this summer and the same issues were happening there. She said she had started a conversation with the police chief to see if they could help enforce parking parameters at these three lots. While there had not been any commitments from the police, she decided to find out what, if there were any, parking limitations the Commission would like to see for these properties. After some discussion the consensus was to post all the properties with no overnight parking signs and to further limit Lily Pond to two-hour parking as the lot was frequently full of commercial vehicles and was preventing people from being able to access the park. They asked Ms. Freeman to continue talking with Chief Kasper about

enforcement. Upon a motion was made by Commissioner Donato and duly seconded by Commissioner Stackpole, it was unanimously VOTED to keep the parking available at Petrel Landing for the summer, limit Lily Pond to two-hour parking and allow no overnight parking at any of the lots.

2. 41 Jefferson Avenue – Change Order: Ms. Freeman presented a draft change order for site work at 41 Jefferson Avenue that included removal of the mechanical room wall on the garage and replacing it with an exterior wall; smoothing the site and reinstalling some of the Belgian block and installing brick for the accessible parking spaces. She pointed out that there was a list of assumptions since it was difficult to determine the amount of fill needed to bring up the grade since the sand at the site was always shifting. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to approve the change order and authorize Ms. Freeman to execute it and work to continue up to the cost of \$315,755.28.

D. REGULAR BUSINESS:

1. Award Contract for Southern Pine Beetle On-Call Services: Ms. Antonietti explained that there were three bidders for the contract and all were qualified and had great references. The lowest bidder's price was significantly lower than the others, but he said he would do it for that price and did not want to withdraw his bid. Further she explained that the two lowest bidders would get the contract and if the number one bidder could not mobilize within 48 hours of the cutting plan being issued the secondary contractor would be contacted. The three bids priced by unit cost were:

a. Chatelle Farm	\$15,000
b. Davey Tree Expert Company	\$75,000
c. Nantucket Yard Guard	\$103,400

Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to award the Southern Pine Beetle On-Call contract to Chatelle Farm as the primary vendor and Davey Tree Expert Company as the secondary vendor; and to authorize Ms. Freeman to sign the contracts.

E. LONG-RANGE OBJECTIVES: None.

F. TRANSFER BUSINESS:

1. May 2026 Transfers – Record Nos. 48583 – 48666: The Commission reviewed transfers for the period of May 1, 2026, through May 31, 2026.

2. Current “M” Exemption and Lien: Upon a motion was made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to authorize the placing of a lien against the following property as a result of the purchasers claiming the “M” exemption as first-time buyers of real property.

No. 48662 Luke R. Pfund

G. APPROVAL OF MINUTES: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve and release the regular session minutes of May 26, 2026, as written.

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

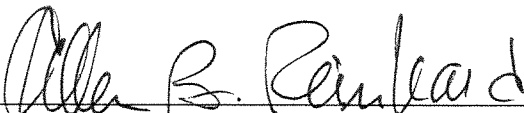
1. Monthly Transfer Statistics– Review and Acceptance
2. Warrant Authorization – Approval of Cash Disbursements
3. Various Properties / Use Request – Maria Mitchell Discovery Camps
4. Various Properties / Use Request – Strong Wings Summer Campes

K. 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: Commissioner Stackpole made a motion to adjourn the meeting at 6:21 p.m. Seconded by Commissioner Paterson. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

Attested to:


Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission on the 23rd day of June 2026.


Kristina Jelleme, Chair

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	\$1,602,815
May-25	71	48	23	\$57,144,875	\$52,036,875	\$1,040,738
Jun-25	81	45	36	\$103,731,341	\$90,711,341	\$1,814,227
THRU MAY 25	935	542	393	1,370,989,587	1,277,347,782	25,564,946
Average	85	49	36	\$122,893,411	\$114,004,927	\$2,281,598
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
MONTHLY TRANSFER STATISTICS FISCAL YEAR 2026						
FY26	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-25	112	68	44	\$130,369,920	\$126,355,390	\$2,527,108
Aug-25	87	48	39	\$188,805,200	\$188,805,200	\$3,776,104
Sep-25	121	53	68	\$295,786,701	\$291,281,945	\$5,825,639
Oct-25	123	46	77	\$380,274,007	\$370,305,507	\$7,406,110
Nov-25	100	64	36	\$151,682,925	\$147,002,925	\$2,940,058
Dec-25	113	60	53	\$182,100,954	\$173,100,954	\$3,462,019
Jan-26	65	37	28	\$111,074,178	\$109,367,678	\$2,187,354
Feb-26	66	40	26	\$63,327,603	\$63,327,603	\$1,266,552
Mar-26	69	44	24	\$98,594,585	\$98,594,585	\$1,971,892
Apr-26	76	60	16	\$39,603,500	\$33,604,500	\$672,090
May-26	84	61	23	\$80,755,337	\$78,365,337	\$1,567,307
Jun-26						
THRU MAY 26	1,016	581	434	\$1,722,374,910	\$1,680,111,624	\$33,602,233
Average	92	53	39	\$156,579,537	\$152,737,420	\$3,054,748
Low	65	37	16	\$39,603,500	\$33,604,500	\$672,090
High	123	68	77	\$380,274,007	\$370,305,507	\$7,406,110

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of June 9, 2026

1. 41 Jefferson Avenue Draft Change Order
2. Monthly Transfer Report – May 2026
3. “M” Exemption and Notice of Lien (see transfer business for record number)
4. Fiscal Year Transfer Statistics and Graph – June 2026
5. Check Warrant Summary dated June 9, 2026
6. Property Use Request – Maria Mitchell Discovery Camps
7. Property Use Request – Strong Wings Summer Camps

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of June 9, 2026

1. May 2026 Transfers – Record Nos. 48583 through 48666

a. Current “M” Exemption and Lien:

No. 48662 Luke R. Pfund