

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

<https://us06web.zoom.us/j/82632672345?pwd=AeAP6YLahriaw98yelBW4hZDg4a2n5.1>

Webinar ID: 826 3267 2345

Passcode: 444655

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
4. REGULAR BUSINESS
 - a. Deer on Nantucket – Informational Discussion
5. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives from the Advisory Committee
6. PROPERTY MANAGEMENT
 - a. 55 Warrens Landing Road – Outflow Pipe/Bulkhead Feasibility Study
 - b. Tom Nevers Bike Path – Transportation Program Manager’s Presentation
7. TRANSFER BUSINESS
8. APPROVAL OF MINUTES
 - a. Regular Meeting of July 8, 2025
8. CONSENT ITEMS
 - a. Monthly Financial Report – June
 - b. Warrant Authorization – Cash Disbursements
 - c. Warrant Authorization – 2012 Series A Bond Payment
 - d. 50 Old South Road/Discovery Playground – Informational Table (A Safe Place 7/29/25)
 - e. 66 Washington Street/Wolfe – Saltmarsh Center Clambake Request (8/20/25)
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 7/8/25.
2. 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 July 22, 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; Emily Goldstein Murphy, PhD, Director of Environmental & Agricultural Resources.

Matthew Galvin, NGM Inc., President; Sean Oberly, NGM Inc., General Manager; Randy Ringer, President of the Tom Nevers Civic Association; were also present at call to order.

Michael Burns, Town of Nantucket, Transportation Manager; Drew Patnode, Town of Nantucket, Public Works Director; Jessica Leete, Senior Project Manager and Bichen Wang of Weston & Sampson were also present at call to order via Zoom Webinar.

I. CONVENE IN OPEN SESSION:

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

B. PUBLIC COMMENT / STAFF ANNOUNCEMENTS: None.

C. GOLF BUSINESS:

1. Sconset Golf Course ("SGC") – Manager's Monthly Review: Mr. Oberly reported that SGC was in full summer mode and quite busy. The Men's league and kids' golf both take place on Thursdays with the kids' lessons and rounds from noon to 2:30pm and the Men's league starts at 3:00pm. The Women's League is on Tuesdays, and they will be transitioning to tee times like the Men's League for better management. Mr. Galvin said the fence has been installed along the hill to close off the steep path. Mr. Oberly reported the security cameras system had failed and a new one was installed and was working well.

2. Miacomet Golf Course ("MGC") – Manager's Monthly Review: Mr. Oberly said that rounds, covers, gross revenue and gross profits were down for the month and year to date, however July numbers were looking strong, and he thought things would catch up. They have continued to control payroll and expenses which resulted in a positive bottom line. Mr. Galvin reported that they were tightly controlling irrigation due to the drought conditions and the roughs were quite crunchy. Further, he inquired if the Land Bank was considering a controlled burn on the property in the fall. Ms. Freeman said she would get back to him about that. The Commissioners

thanked Mr. Oberly and Mr. Galvin for their presentation and how well the courses were managed.

Mr. Galvin and Mr. Oberly departed the meeting at 4:11 p.m.

D. REGULAR BUSINESS:

1. Deer on Nantucket – Informational Discussion: Dr. Goldstein Murphy went over the history of deer on the island, the current situation and statistics, the feedback from the public, and state policy changes and proposed actions. She described some of the pros and cons of the proposed actions and said more information will be presented by the State Deer and Moose Biologist/Wildlife Health Specialist of MA Division of Fish and Game giving a presentation at a future meeting. Commissioner Paterson asked staff to get estimates for a mobile processing unit for deer and livestock. This would enable a much-needed local food supply to stay on island and help with food insecurity.

E. LONG-RANGE OBJECTIVES:

1. Update on Long-Range Objectives from the Advisory Committee: Ms. Freeman said the committee was working on a planning process for the next 40 years of the Land Bank. They have asked Tom McShane to join the group. Mr. McShane has had a long career in environmental public policy both as the Under Secretary of the Office of Energy and Environmental Affairs and as a private advisor. He has worked with the Land Bank in many capacities for close to forty years. She said the next order of business for the Committee was to draft a public statement that the Commission will review to inform the public about the planning process.

F. PROPERTY MANAGEMENT:

1. 55 Warrens Landing Road – Outflow Pipe/Bulkhead Feasibility Study: Dr. Goldstein Murphy explained that the asbestos pipe that was likely installed when the road was built is broken and staff has mulled over replacing it and the headwall or using a nature-based solution. There is significant tidal flow through the marsh, however, staff does not fully understand how the marsh functions. Staff recommended hiring GZA to do a feasibility study for the marsh restoration. Phase 1 of the study costs \$18,458 while the full study would cost \$41,610. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to approve Phase 1 of the contract with GZA for \$18,458.

2. Tom Nevers Bike Path – Transportation Program Manager's Presentation: Mr. Burns explained that he was here to present the plans for the Tom Nevers Multi-Use Path and focus on the section that crossed Land Bank property. He introduced Jessica Leete of Weston & Sampson to go over the plan. Ms. Leete explained that most of the 10-foot multi use path ran next to the road, however they saw an opportunity to create a "moment" on the path where it curved inward onto the Land Bank property. This required an elevated path due to the topography. The path would be wooden and ADA accessible. Mr. Burns said if the Commission was amenable to this plan, the County of Nantucket and Land Bank would enter into a license agreement for the County to build

and maintain the path in the future. He said he is hoping to have the path open for the summer of 2027. Upon a motion made by Commissioner Donato and duly seconded by Commissioner Stackpole, it was unanimously VOTED to support the plan presented as it pertains to the Land Bank portion of the path.

Mr. Burns, Mr. Patnode, Ms. Leete, Ms. Wang and Mr. Ringer departed the meeting at 5:04 p.m.

G. TRANSFER BUSINESS:

1. "M" Exemption Update/Five-Year Domicile and Ownership Compliance – Release of Liens: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson, 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. 41760 Arthur Levy, Paula Levy and Allison Levy
No. 41843 ACK Weatherly Place LLC
No. 41852 Lucas S. S. Johnston and Julie Ann Clara Kellogg
No. 41855 Scott and Sarah Holmes

H. APPROVAL OF MINUTES: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to accept, approve, and release the regular session minutes of July 8, 2025, 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. *Commissioner Paterson recused himself from the second item.*

1. Monthly Financial Report – June
2. Warrant Authorization – Cash Disbursement
3. Warrant Authorization – 2012 Series A Bond Payment
4. 50 Old South Road/Discovery Playground – Informational Table (A Safe Place 7/29/25)
5. 66 Washington Street/Wolfe – Saltmarsh Center Clambake Request (8/20/25)

J. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS:

1. Commissioner Donato said that he attended the Sconset Trust Gala, and they gave a nice compliment to the Land Bank for the collaboration on the purchase of the "Field of Dreams".

2. Ms. Freeman said she attended the ice cream social at Wiggles Way on Friday along with Commissioners Reinhard and Paterson. She said it was a wonderful event and Housing Nantucket thanked the Land Bank for the collaboration on the project.

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 Reinhard. 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.

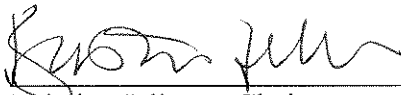
ADJOURNMENT: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to adjourn at 6:28 p.m.

Attested to:



Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission on this 12th day of August 2025.



Kristina Jelleme, Chair

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

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS				
	MAY YIELD	JUN YIELD	5/31/2025	6/30/2025
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$95,659.88	\$109,341.84
Nantucket Bank / Collection Account x7653	4.07	4.07	\$29,602,945.95	\$30,599,075.18
Nantucket Bank / Special CD x1135 matures 10/20/2025	3.92	3.92	\$5,582,797.12	\$5,607,432.66
Nantucket Bank / Operations Reserve Fund CD matures 12/18/25	4.16	4.16/3.92	\$3,790,887.39	\$3,804,304.09
TOTAL UNRESTRICTED FUNDS:			\$39,072,290.34	\$40,120,153.77

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS				
	MAY YIELD	JUN YIELD	5/31/2025	6/30/2025
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/52 MktVal	2.93	2.93	\$1,564,070.53	\$1,565,947.78
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$66,444.71	\$20,919.80
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund			\$20,035.24	\$10,064.29
Nantucket Bank / WTCA Escrow	0.25	0.25	\$16,060.06	\$9,588.32
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$20,785.58	\$14,064.80
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,022.95	\$10,025.01
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$28,064.22	\$28,069.99
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,672.89	\$1,673.23
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$403,107.23	\$309,167.56
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$331,626.82	\$331,694.96
Nantucket Bank / NGM Management Reserve CD matures 7/1/25	3.92	3.92	\$53,065.76	\$53,242.72
Hingham Savings / Marble Reserve CD matures 9/10/25	3.92	3.92	\$252,080.32	\$252,893.81
Deposit on Land Acquisition				\$111,565.00
Citizens Bank / Verrill Dana Acquisition Escrow			\$60,010.00	\$60,010.00
TOTAL RESTRICTED FUNDS:			\$2,827,047.41	\$2,778,928.37
TOTAL FUNDS:			\$41,899,337.75	\$42,899,082.14

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	Principal and Interest due 12/1/25, Interest due 6/1/26	\$1,056,350.00
TOTAL BONDS:	\$5,760,000	TOTAL ANNUAL BOND PAYMENTS:	\$1,485,562.50
NOTES:	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	Interest of \$25,768.60 due 9/9/25, 12/9/25, 3/9/26, 6/9/26	\$103,074.40
Purple Wampum Note	\$6,500,000	Principal and Interest due 11/1/3/25 and 2/1/3/26	\$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:	\$8,253,435.40

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of July 22, 2025

1. Sconset Golf Course Financials – June 2025
2. Miacomet Golf Course Financials – June 2025
3. Deer on Nantucket PowerPoint Presentation
4. 55 Warrens Landing Road serials and GZA Proposal
5. Tom Nevers Multi-Use Path PowerPoint Presentation
6. “M” Exemption Release of Liens (see transfer business for record numbers)
7. Monthly Financial Report – June 2025
8. Check Warrant Summary dated July 22, 2025
9. Warrant Authorization – 2012 Series A Bond Payment
10. Property Use Request – 50 Old South Road/Discovery Playground – Informational Table (A Safe Place 7/29/25)
11. Property Use Request – 66 Washington Street/Wolfe Clambake (Saltmarsh Center 8/20/25)

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of July 22, 2025

1. "M" Exemption Update:

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

No. 41760 Arthur Levy, Paula Levy and Allison Levy
No. 41843 ACK Weatherly Place LLC
No. 41852 Lucas S.S. Johnston and Julie Ann Clara Kellogg
No. 41855 Scott and Sarah Holmes