

AGENDA
Nantucket Land Bank Commission
Regular Meeting of July 8, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/87849635082?pwd=CHdDVoXPFIHy15pkkR3DedtYVxvKll.1>

Webinar ID: 878 4963 5082

Passcode: 303766

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. 7 Nobadeer Farm Road/NRSA Expansion Project – Update
4. TRANSFER BUSINESS
5. APPROVAL OF MINUTES
 - a. Regular Meeting of June 24, 2025
6. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Fiscal Year 2025 Cash Disbursements
 - c. Warrant Authorization – Cash Disbursements
 - d. 31 Fairgrounds Road/Housing Nantucket – Property Use Request
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 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 July 8, 2025
Land Bank Conference Room 22 Broad Street, Nantucket, Massachusetts
and via Zoom Webinar

CALL TO ORDER: 4:00 p.m.

PRESENT: Mark Donato, Neil Paterson, Allen Reinhard, John Stackpole. *Kristina Jelleme 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.

Nantucket Racquet Sports Association ("NRSA"), President, Mark Vanacore; NRSA, Vice President, Karen Gottlieb; and Nantucket Current, Staff Reporter, JohnCarl McGrady were also present at call to order.

I. CONVENE IN OPEN SESSION:

A. ACCEPTANCE OF AGENDA: A motion was made by Commissioner Reinhard to accept the agenda as presented. Seconded by Commissioner Stackpole. 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 Forth of July weekend ran smoothly with no issues on Land Bank properties.

C. PROPERTY MANAGEMENT:

1. 7 Nobadeer Farm Road/NRSA Expansion Project – Update: Mr. Vanacore and Ms. Gottlieb gave the Commission an overview of the NRSA, which is a 501c7 non-profit organization with a five-member board. Except for a paid bookkeeper, the organization is run entirely by volunteers and has robust and active membership and public participation. They went over the offerings, including clinics, tournaments, leagues, camps, drop-in play, and free offerings to community organizations. Mr. Vanacore gave a brief financial snapshot of the organization and pricing for public play and memberships, which are kept affordable. They reviewed the expansion plans which include four new pickle courts and two padel courts. The Commission thanked them for the informative presentation and community involvement.

Mr. Vanacore and Ms. Gottlieb departed the meeting at 4:27 p.m.

D. TRANSFER BUSINESS:

1. June 2025 Transfers – Record Nos. 47570 - 47650: The Commission reviewed transfers for the period of June 1, 2025, through June 30, 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; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

No. 47636 Henry Dickson and Allison Wight Dickson

No. 47639 Atanas Georgieva Borisov and Lyuben Danailov Stankov

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; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

No. 47608 Grace Anne Tornovish and Patrick O’Toole

4. Unreported Transfer of Membership Interest: Payment / Request for Waiver: Nos. 47665 and 47666 20BA Bishops Rise Investors LLC: Ms. Campese informed the Commission that a full payment of the fee, penalty and interest had been made as soon as the error was noted and the owner was requesting the penalty be waived. A motion was made by Commissioner Stackpole to refund the \$2,955.21 penalty as recommended by staff. Seconded by Commissioner Donato: A roll call vote was taken: Mark Donato -Aye; Kristina Jelleme-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 June 24, 2025, as written. Seconded by Commissioner Donato: A roll call vote was taken: Mark Donato -Aye; Kristina Jelleme-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. *Kristina Jelleme recused herself from items 2 and 3.*

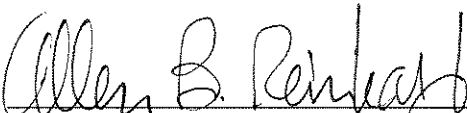
1. Monthly Transfer Statistics– Review and Acceptance
2. Warrant Authorization – Fiscal Year 2025 Cash Disbursements
3. Warrant Authorization – Approval of Cash Disbursements
4. 31 Fairgrounds Road/Housing Nantucket – Property Use Request

G. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

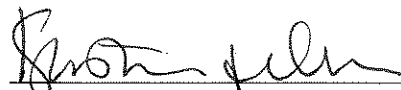
II. EXECUTIVE SESSION: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, to go into executive session to discuss the purchase, exchange, lease or value of real property, discuss pending litigation and review and approve executive session minutes. A roll call vote was taken on the motion: Mark Donato-Aye; Kristina Jelleme-Aye; Paterson-Aye; Allen Reinhard-Aye; John Stackpole-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 Stackpole made a motion to adjourn the meeting at 6:14 p.m. 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.

Attested to:


Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission this 22nd day of July 2025.


Kristina Jelleme, 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
TOTAL FY24	952	591	362	\$1,237,823,786	\$1,184,562,555	\$23,708,453
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	81	45	36	\$103,731,341	\$90,711,341	\$1,814,227
TOTAL FY 25	1,016	587	429	\$1,474,720,928	\$1,368,059,123	\$27,403,173
Average	85	49	36	\$122,893,411	\$114,004,927	\$2,283,598
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 CALENDAR 2024

CAL24 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
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
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
THRU JUN 24	464	307	158	\$498,862,647.97	\$473,662,432.97	\$9,490,248.66
Average	84	50	34	\$119,670,273	\$113,039,675	\$2,264,293
Low	46	26	20	\$52,555,750	\$45,355,750	\$907,115
High	126	65	67	\$244,351,215	\$239,356,715	\$4,787,134

MONTHLY TRANSFER STATISTICS CALENDAR 2025

CAL25 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
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	81	45	36	\$103,731,341	\$90,711,341	\$1,814,227
Jul-25						
Aug-25						
Sep-25						
Oct-25						
Nov-25						
Dec-25						
THRU JUN 25	471	293	178	\$537,540,298	\$485,245,458	\$9,721,909
Average	79	49	30	\$89,590,050	\$80,874,243	\$1,620,318
Low	70	39	23	\$52,759,234	\$48,099,234	\$961,985
High	105	74	36	\$127,656,212	\$126,456,212	\$2,546,124

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of July 8, 2025

1. NRSA PowerPoint Presentation
2. Monthly Transfer Report – June 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 – Waiver of Penalties request (see transfer business for record nos.)
6. Fiscal Year Transfer Statistics and Graph – June 2025
7. Calendar Year Transfer Statistics and Graph – July 2025
8. Check Warrant Summary dated July 8, 2025
9. Property Use Request – 31 Fairgrounds Road (Housing Nantucket 7/18/25)

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of July 8, 2025

1. June 2025 Transfers – Record Nos. 47570 through 47650

a. Current “M” Exemption and Liens:

No. 47636 Henry Dickson and Allison Wight Dickson

No. 47639 Atanas Georgiev Borisov and Lyuben Danailov Stankov

b. Current “O” Exemption and Lien:

No. 47608 Grace Anne Tornovish and Patrick O’Toole

2. Unreported Transfer of Corporate Interest: Payment / Request for Waiver:

20B Bishops Rise Investors LLC