

AGENDA
Nantucket Land Bank Commission
Regular Meeting of July 14, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/88281510463?pwd=H2FgSiq9rsBmsKb14p5kV6Vt4cuZ62.1>

Webinar ID: 882 8151 0463

Passcode: 260385

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 & 9 W. Sankaty Road and 31B & 31C New Street/Field of Dreams – Park Discussion
 - b. 8 Wesco Place/Lily Pond Park – Contract Amendment for Horsley Witten Group
 - c. 8 Wesco Place/Lily Pond Park – Construction Services Contract for Horsley Witten Group
 - d. Tom Nevers Bike Path – Funding Discussion
4. LONG-RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
5. TRANSFER BUSINESS
6. APPROVAL OF MINUTES
 - a. Regular Meeting of June 23, 2026
7. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Fiscal Year 2026 Cash Disbursements
 - c. Warrant Authorization – Cash Disbursements.
 - d. Property Use Request – 14/16 Candle House Lane/Garden of the Sea – Neighborhood Block Party (7/26/26)
 - e. Property Use Request – Codfish Park Playground (8/7/26 & 10/2/26) Discovery Playground (9/4/26) – A Safe Place Informational Table
 - f. Property Use Request – Various Properties and dates – Camp Lighthouse Field Trips
 - g. Property Use Request – Various Properties and dates – Seafari Girls Camp Field Trips

8. 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 6/23/26.
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.
 - ii. Commonwealth of Massachusetts Land Court Department of Trial Court: Docket No. 26 MISC 000358: Ocean Heath LLC v. Nantucket Islands Land Bank, et al.
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 July 14, 2026
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 via Zoom Webinar.*

STAFF PRESENT: Rachael Freeman, Executive Director; Susan Campese, Director of Finance & Administration; Marian Wilson, Office Administrator; Eleanor Antonietti, Special Projects Coordinator.

Landscape Designer, Julie Jordin; Sconset Trust representatives Julie Ruddick Meade and Siobhan O'Mahony Moore were also present at call to order.

I. CONVENE IN OPEN SESSION:

A. ACCEPTANCE OF AGENDA: Upon a motion made by Commissioner Paterson to accept the agenda as written. 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 commented on how happy she was with the turnout for the grand opening celebration of Cliff Beach on Saturday. She pointed out that this was more of a low-key event which was easier on staff and seemed to be just as successful as longer, more complicated events, which was good information for future planning.

2. Ms. Freeman informed the Commission that the community walking series led by Outreach/Communications Coordinator, Dana Nielsen, had three more walks scheduled.

3. Ms. Freeman reported that the Annual State of the Harbor Forum was happening this afternoon at Great Harbor Yacht Club. Some staff members were attending and would report back. She said the topic this year was Coastal Resiliency.

4. Commissioner Donato said it was gratifying to see the Facebook post from Our Island Home about the residents visiting Cliff Beach last week.

C. PROPERTY MANAGEMENT:

1. 7 & 9 W. Sankaty Road and 31B & 31C New Street/Field of Dreams – Park
Discussion: Julie Jordin told the Commission that she was asked by Sconset Trust to propose a

landscape design with an ADA path and playing space in the center as requested by the Land Bank Commission. She said that she did not pay much attention to the separate property lines and started designing it as one parcel. She pointed out that other than a few plants the whole park was full of non-native invasive species. She said the ADA path could be brick which tied in with the neighborhood and was the least expensive in terms of installation and maintenance. The design showed the path's outer edge planted with native species as a buffer. She said she had chosen low maintenance plantings and that the size of individual plants was based on whether they would be browsed by deer, with larger plants being species that are commonly browsed. Ms. O'Mahony Moore said the new design reduced the pocket park seating area significantly as requested by the Commission. The Commission asked about the ADA parking space and Ms. Freeman said that Land Bank staff are working with Drew Patnode of the DPW about installing one on the street. He suggested having it on New Street, which added a bit more challenge due to the topography. Ms. Freeman said they would continue to explore having it on W. Sankaty Road. Ms. Jordin said she could make either option work within the design. Ms. Jordin emphasized that this was just a preliminary design and could be easily adjusted and at this point she did not have an estimate of cost of installation or maintenance. She confirmed that irrigation would be necessary to establish the park. The consensus of the Commission was that they would like to have more time to review the plan before discussing it further. A motion was made by Commissioner Stackpole to table the discussion until a future meeting. 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.

Ms. Freeman told the Commission that she met with two abutters regarding the bamboo on the east side of the park and that the neighbor on the north said he would rather retain the bamboo as a buffer or replace it with some other kind of screening. The neighbor to his south did not care about screening and would prefer the bamboo be removed and a split rail fence installed.

Ms. Jordin, Ms. Ruddick Meade and Ms. O'Mahony departed the meeting at 4:24 p.m.

2. 8 Wesco Place/Lily Pond Park – Contract Amendment for Horsley Witten Group: Ms. Freeman explained that additional drawings were requested, a larger scale dewatering plan was required, and additional bid documents were produced that were beyond the scope of the original contract. The contract amendment covered the cost of the additional work, which totaled \$20,500. A motion was made by Commissioner Stackpole to approve the contract amendment. 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.

3. 8 Wesco Place/Lily Pond Park – Construction Services Contract for Horsley Witten Group: Ms. Freeman said this new contract was basically for ("OPM") owner project management services for the 18 months of the construction phase. She said the cost was in line with other OPM services for other major projects the Land Bank is currently working on. A motion was made by Commissioner Paterson to approve the contract with Horsley Witten Group for \$327,075. 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. Commission Jelleme pointed out that the cost was only 6% of the project, which was low and she felt it was vital for staff to have this

support.

4. Tom Nevers Bike Path – Funding Discussion: Ms. Freeman presented the updated plans from the project page on the Town of Nantucket website. She said that she met with Mike Burns, Transportation Program Manager and Tracy MacDonald, Real Estate Manager who explained that in order to keep the project moving forward they were simplifying the design through the Land Bank property by keeping it within the current easement. Additionally, the town would be requesting funding for that portion of the path from the Land Bank once they had a cost. The plan was to have the path finished before summer of 2027. The consensus of the Commission was to fund the Land Bank portion of the path.

D. LONG-RANGE OBJECTIVES: Ms. Freeman told the Commission that there was no update and that the consultant, Tom McShane, was away on vacation for the next two weeks and the meetings would be cancelled during that time.

E. TRANSFER BUSINESS:

1. June 2026 Transfers – Record Nos. 48667 – 48751: The Commission reviewed transfers for the period of June 1, 2026, through June 30, 2026.

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

No. 48696 Thomas Randazzo

3. Current “O” Exemptions and Liens: Upon a motion made by Commissioner Paterson to authorize the placing of a liens against the following properties as a result of the purchasers claiming the “O” exemption as part of the affordable homebuyers’ purchase of real property. 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.

No. 48668 Harper McClellan Kissell

No. 48698 Paul Blake and Simone Whyte-Blake

No. 48713 Michael Getter and Lisa Getter

F. APPROVAL OF MINUTES: A motion made by Commissioner Stackpole approve and release the regular session minutes of June 23, 2026, as written. 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.

G. CONSENT ITEMS: A motion was made by Commissioner Stackpole to approve the following consent items. 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.
Commissioner Paterson recused himself from the third item.

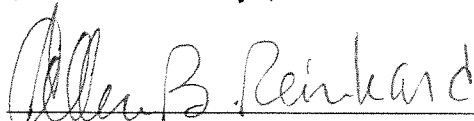
1. Monthly Transfer Statistics– Review and Acceptance
2. Warrant Authorization – Fiscal Year 2026 Cash Disbursement
3. Warrant Authorization – Approval of Cash Disbursements
4. Property Use Request – 14/16 Candle House Lane/Garden of the Sea – Neighborhood Block Party (7/26/26)
5. Property Use Request – Codfish Park Playground (8/7/26 & 10/2/26) and Discovery Playground (9/4/26) – A Safe Place Informational Table
6. Property Use Request – Various properties and dates – Camp Lighthouse Field Trips
7. Property Use Request - Various properties and dates – Seafari Girls Camp Field Trips.

K. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: Commissioner Paterson asked if the driving range expansion permitting was done. Ms. Freeman said they were just missing the final document from the state, and she would follow up on it.

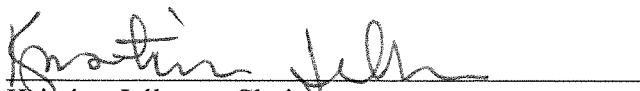
II. EXECUTIVE SESSION: A motion was made by Commissioner Paterson to go into executive session to discuss the purchase, exchange, lease or value of real property; discuss strategy regarding litigation matters; and review and approve executive session minutes. Seconded by Commissioner Stackpole. A roll 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 6:37 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 28th day of July 2026.


Kristina Jelleme, Chair

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of July 14, 2026

1. Field of Dreams – Draft Landscape and Planting Plans
2. Lily Pond Contract Amendment for Horsley Witten Group
3. Lily Pond Construction Services Contract for Horsley Witten Group
4. Tom Nevers Bike Path - Plans
5. Monthly Transfer Report – June 2026
6. “M” Exemption and Notice of Lien (see transfer business for record number)
7. “O” Exemptions and Notice of Liens (see transfer business for record numbers)
8. Fiscal and Calendar Year Transfer Statistics and Graphs – June 2026
9. Check Warrant Summary Fiscal Year End 2026
10. Check Warrant Summary dated July 14, 2026
11. Property Use Request – Garden of the Sea Neighborhood Block Party
12. Properties Use Request – Codfish and Discovery Playgrounds A Safe Place
Informational Tables
13. Properties Use Request – Camp Lighthouse Field Trips
14. Properties Use Request – Seafari Girls Camp Field Trips

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
TOTAL FY25	1,016	587	429	1,474,720,928	1,368,059,123	27,379,173
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	85	57	28	\$100,221,643	\$94,667,472	\$1,907,249
THRU JUN 26	1,101	638	462	\$1,822,596,552	\$1,774,779,096	\$35,509,482
Average	92	53	39	\$151,883,046	\$147,898,258	\$2,959,123
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

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	\$1,602,815
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
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	59	54	\$182,100,954	\$173,100,954	\$3,462,019
THRU JUN 25	471	293	178	\$537,540,298	\$485,245,458	\$9,697,910
Average	94	53	41	\$155,546,667	\$148,508,115	\$2,969,579
Low	70	39	23	\$52,759,234	\$48,099,234	\$961,985
High	123	74	77	\$380,274,007	\$370,305,507	\$7,406,110
MONTHLY TRANSFER STATISTICS CALENDAR 2026						
CAL26 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
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	45	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	85	57	28	\$100,221,643	\$94,667,472	\$1,907,249
Jul-26						
Aug-26						
Sep-26						
Oct-26						
Nov-26						
Dec-26						
THRU JUN 26	445	300	145	\$493,576,846	\$477,927,175	\$9,572,444
Average	74	50	24	\$82,262,808	\$79,654,529	\$1,595,407
Low	65	37	16	\$39,603,500	\$33,604,500	\$672,090
High	85	61	28	\$111,074,178	\$109,367,678	\$2,187,354

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of July 14, 2026

1. June 2026 Transfers – Record Nos. 48667 through 48751

a. Current “M” Exemptions and Lien:

No. 48696 Thomas Randazzo

b. Current “O” Exemption and Liens:

No. 48668 Harper McClellan Kissell

No. 48698 Paul Blake and Simone Whyte-Blake

No. 48713 Michael Getter and Lisa Getter