AGENDA
Nantucket Land Bank Commission
Regular Meeting of July 28, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

https://us06web.zoom.us/j/85494970649?pwd=VFbVazmZ67PKNhrJAM0Hq05tYvF3FD.1
Webinar ID: 854 9497 0649
Passcode: 920658

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
   c. Warrant Authorization – Golf Capital Funds Transfer Request

4. PROPERTY MANAGEMENT
   a. Discussion about Deer & Tick Initiatives – Bruce Percelay
   b. 41 Milestone Road/Hinsdale Park – Alan Worden Hensdale Club Request
   c. 41 Jefferson Avenue/Cliff Beach – Site Design Discussion
   d. 7 & 9 W. Sankaty Road & 31/Field of Dreams – Bamboo Mowing Discussion
   e. 7 & 9 W. Sankaty Road and 31B & 31C New Street/Field of Dreams – Park Discussion
   f. 19 E. Creek Road – Building Deconstruction Discussion
   g. W. Miacomet Road – Hedgerow Discussion

5. LONG RANGE OBJECTIVES
   a. Update on Long-Range Objectives Workgroup

6. TRANSFER BUSINESS

7. APPROVAL OF MINUTES
   a. Regular Meeting of July 14, 2026

8. CONSENT ITEMS
   a. Monthly Financial Report – June
   b. Warrant Authorization – Cash Disbursements
   c. Warrant Authorization – 2012 Series A Bond Payment
   d. 66 Washington Street/Wolfe – Saltmarsh Center Lobster Dinner Request (8/20/26)

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 7/14/26.

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 Meeting of July 28, 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.

NGM Inc., President, Matthew Galvin; NGM Inc., General Manager, Sean Oberly; Washington Street resident, Duane Jones; Hunter, Michael Egan; Hensdale Club Developer, Alan Worden; Nantucket Current Senior Reporter, David Creed; and Inquirer & Mirror, News Editor, Dean Geddes; were also present at call to order.

I. CONVENE IN OPEN SESSION:

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

B. PUBLIC COMMENT / STAFF ANNOUNCEMENTS:

1. Mr. Jones asked if funds had been allocated to creating a rain garden at 71 & 73 Washington Street. Ms. Freeman said that no money had been allocated but the rain garden was still being considered during the design process. Mr. Jones said that he was opposed to a rain garden because there would always be standing water on the site due to the ground water levels and it would not function for long due to climate change projections. He said he was not opposed to a park.

2. Mr. Egan told the Commission how amazing it was to work with the team regarding deer processing. He said working with Dr. Goldstein Murphy, Mr. Belanger and Ms. Freeman made him forget he was working with a government agency.

3. Ms. Freeman told the Commission that an Inter-Island BioBlitz was starting Thursday, where participants found and recorded as many species as they could. This was set up as a friendly competition with Martha's Vineyard.

4. Ms. Freeman announced that the Town DPW had delivered three beach wheelchairs to 41 Jefferson / Cliff Beach for use by the public.

Bruce Percelay entered the meeting at 4:05 p.m.
Mr. Jones departed the meeting at 4:05 p.m.

C. GOLF BUSINESS:

1. Sconset Golf Course ("SGC") – Manager's Monthly Review: Mr. Oberly reported the course has been open for the first full month of the season and all was going well and preforming above budget. The Tuesday and Thursday leagues were very popular. Mr. Galvin said they were planning on working on the forward tees in the fall.

2. Miacomet Golf Course ("MGC") – Manager's Monthly Review: Mr. Oberly reported that June numbers were close to budget and they continue to manage expenses well. The renovated putting green was open and well received but may be a little slow. He said Mr. Scotto will likely adjust the mowing height to speed them up. Mr. Galvin said the Nourish Nantucket fundraiser seemed to be a success. He reported they were replacing some of the lights in the parking lot with low-vis ones that complied with the night sky initiative.

3. Warrant Authorization – Golf Capital Funds Transfer Request: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to execute the July 28, 2026, warrant document in the amounts of $47,653.01 to be provided to Nantucket Golf Management, Inc. from the MGC Golf Capital Reserve account.

Mr. Oberly departed the meeting at 4:12 p.m.

D. PROPERTY MANAGEMENT:

1. Discussion about Deer & Tick Initiatives – Bruce Percelay: Mr. Percelay pointed out the looming problem with the new Lone Star Tick as well as the ongoing problems with deer ticks on the island. The Lone Star Tick bite can cause an Alpha Gal Syndrome allergy in people that there is no cure for yet and can become quite severe. The tick behaves differently than the deer tick and the bite can transmit the allergy quickly, however the reactions may not appear for months. The problem on Martha's Vineyard is severe, and it is expected to become so on Nantucket. He said the Nantucket Cottage Hospital recognizes this and is looking into creating a tick institute on island. The work of the institute would be threefold: 1) Deer management; 2) Education; 3) Treatment. He said they were looking in to hosting a biotech conference as three big drug companies were currently working on vaccines for tick borne disease. The Commission thanked Mr. Percelay for his informative discussion.

Mr. Percelay, Mr. Egan and Mr. Galvin departed the meeting at 4:27 p.m.

2. 41 Milestone Road/Hinsdale Park – Alan Worden Hensdale Club Request: Mr. Worden briefly described the club offerings at 64 Old South Road and said during the winter months the greenhouse could produce food for the year-round community as well as offer equestrian activities during the off-season. Additionally, they were looking into creating a 501 c3 organization to develop and manage the Milestone Stables which would be open to the public with

no benefit to the Hensdale members. The Milestone Stables would be an equestrian center with phase one consisting of stables, maintenance garage with staff housing above, paddocks and rotational grazed pasture, year-round access drive from Milestone Road with utilities and drainage and a connection to the Discovery Playground and Hensdale Club. Phase two included an indoor riding arena and possible boarding barn. The Hensdale Club would commit $2 million for capital, $500,000 for programming and would manage the stables. The request is for a long-term lease of 41 Milestone Road which was 28.65 acres at no cost to the Land Bank. Commissioner Stackpole explained that there was a cost to the Land Bank as they would likely need to mitigate double that amount of land and place a conservation restriction on it. Ms. Freeman confirmed that 41 Milestone Road was priority habitat and would require a minimum of 58+ offsite acres of mitigation by Natural Heritage. Commissioner Paterson said the property was constrained by Article 97 and therefore a long-term lease would likely be seen as a distribution of property and would need a vote of Annual Town Meeting and to pass the legislature by a two-thirds vote. He confirmed that he was not interested in doing that for private development. The Chair said that it was an interesting idea and would certainly appeal to some, however perhaps it was more appropriate in another location as this property was already heavily used as a trail system in a densely populated area. Mr. Worden said the trails could remain, and he may be willing to enter a shorter lease. The consensus of the Commission was to take a bit more time to look at his proposal and decide at a future meeting.

Mr. Worden departed the meeting at 5:05 p.m.

3. 41 Jefferson Avenue/Cliff Beach – Site Design Discussion: Ms. Freeman explained that they were developing the Invitations for Bid ("IFB") for the completion of the housing units that were moved off the site. They could add the garage relocation and parking lot expansion as an option but recommended issuing a separate IFB in the fall which would give staff a full summer to watch how the property was used and fine tune a parking design. The consensus of the Commission was to wait until the fall for the 41 Jefferson Avenue site improvements IFB.

4. 7 & 9 W. Sankaty Road/Field of Dreams – Bamboo Mowing Discussion: Ms. Freeman told the Commission the neighbor at 29 New Street wanted the bamboo mowed down and did not care about replacing the screening and requested a split rail fence be installed. The neighbor at 27 New Street did not want to lose the screening so asked that the bamboo be left until some alternate screening could be installed. Ms. Freeman said the work could be done in house and reiterated the bamboo would be mowed and not removed.

5. 7 & 9 W. Sankaty Road and 31B & 31C New Street/Field of Dreams – Park Discussion: Ms. Freeman asked if the Commissioners wanted to have a site visit. Several of the Commissioners had not visited the site recently and would do so before the next meeting.

6. 19 E. Creek Road – Building Deconstruction Discussion: Ms. Freeman explained that ReMain was helping to fund the deconstruction component of the project where the materials would be used by Habitat for Humanity to build sheds. The deconstruction was scheduled to start at the end of September. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to move forward with the deconstruction.

7. W. Miacomet Road – Hedgerow Discussion: Ms. Freeman said that she and the Chair had met with a neighbor across the street to discuss the screening of the maintenance facilities. There were some dead trees and gaps in the natural hedgerow. The recommendation was to commit some funds to maintain and natural screening of the buildings each year. Upon a motion made by Commissioner Paterson and seconded by Commissioner Reinhard, it was unanimously VOTED to commit up to $3,000 per year to improve and maintain the natural screening of the buildings from the road.

E. LONG-RANGE OBJECTIVES:

1. Update on Long-Range Objective Workgroup: Ms. Freeman said that the workgroup would start meeting weekly again after a two-week hiatus. She reported the Conservation Restriction legislation for the Land Bank had been attached to the Environmental Bond Bill by Representative Moakley but it was dropped. Then Senator Cyr attached it to the Economic Development bill, but it was dropped as well. This was expected as it was added at the last minute to both bills. The next six months will be spent educating legislators so it can be submitted during the next session.

F. TRANSFER BUSINESS:

1. "M" Exemption Update/Five-Year Domicile and Ownership Compliance – Release of Liens: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, 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. 43432 Kareem H. Taha and Constance E. Taha
No. 43487 ACKED LLC

2. "O" Exemption Update/Five-Year Domicile and Ownership Compliance – Release of Liens: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to authorize the issuance of Release of Liens for the following transfer as a result of the purchasers fulfilling the requirements of Section 12, subsection (-m-).

No. 43451 Anna Grace Samuels and Radcliffe Lloyd Samuels
No. 43497 Erin Zircher and Samual Shamoun

3. "O" Exemption Change in Ownership – Release of Lien/Update of Lien:

No. 45374 Nathaniel R. Leibowitz and Margaret M. McGovern
No. 45374 Nathaniel R. Leibowitz

4. Transfer of Membership Interest: Notice of Assessment/Notice of Lien: Nos. 48455 and 48456 Island Apartments LLC: Ms. Campese explained that the Land Bank fee was underpaid as the assumption of debt was not included in the purchase price. The owners' attorney has been unresponsive since March and Ms. Campese recommended voting a Notice of Assessment and

placing an unsubordinated lien on the property. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to approve the Notice of Assessment and place an unsubordinated lien on the properties as recommended by staff.

G. 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 14, 2026, as written.

H. 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.

1. Monthly Financial Report – June
2. Warrant Authorization – Cash Disbursement
3. Warrant Authorization – 2012 Series A Bond Payment
4. 66 Washington Street/Wolfe – Saltmarsh Center Lobster Dinner Request (8/20/26)

I. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: Commissioner Paterson asked if work had stopped at the maintenance facility. Ms. Freeman said work was still going forward on the project.

Mr. Creed and Mr. Geddes departed the meeting at 5:27 p.m.

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: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Reinhard, it was unanimously VOTED to adjourn at 7:13 p.m.

Attested to: Allen B. Reinhard
Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission on this 11th day of August 2026.

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Mark Donato, Vice Chair

NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of June 30, 2026

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS	MAY YIELD	JUN YIELD	5/31/2026	6/30/2026
Nantucket Bank / Operating Fund x8888	0.00	0.00	$122,662.63	$69,260.92
Nantucket Bank / Collection Account x7653	3.56	3.56	$42,433,210.02	$41,754,872.89
TOTAL UNRESTRICTED FUNDS:			**$42,555,872.65**	**$41,824,133.81**

FISCAL YEAR 2026 REMAINING UNRESTRICTED FUNDS COMMITTED		
Capital and Projects	$10,610,455.90	$7,982,704.02
Operating Budget	$2,504,524.90	$2,214,873.89
Debt & Interest Payments	$15,655.80	$0.00
TOTAL REMAINING COMMITTED FUNDS FOR FY2026	**$13,130,636.60**	**$10,197,577.91**

STATEMENT OF ACCOUNTS - RESERVE FUNDS	MAY YIELD	JUN YIELD	5/31/2026	6/30/2026
Nantucket Bank / Special CD x1135 *matures 10/20/2026*	3.68	3.68	$5,804,322.96	$5,821,904.74
Nantucket Bank / Operations Reserve Fund CD *matures 12/18/26*	3.54	3.54	$3,937,043.03	$3,948,897.28
TOTAL RESERVED FUNDS:			**$9,741,365.99**	**$9,770,802.02**

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS	MAY YIELD	JUN YIELD	5/31/2026	6/30/2026
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	$1,586,834.96	$1,588,712.30
US Bank / Series A Bonds Debt Service Fund *x1002*	0.00	0.00	$51,748.92	$20,924.01
US Bank / Acquisition Fund *x1003*	0.00	0.00	$1.10	$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund	0.25	0.25	$20,045.94	$5,066.26
Nantucket Bank / WTCA Escrow	0.25	0.25	$25,057.42	$11,822.48
Nantucket Bank / SHAC Escrow x7038	0.15	0.15	$34,454.22	$7,638.36
Nantucket Bank / NFRM Escrow x9058	0.15	0.15	$10,043.51	$5,444.73
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.15	0.15	$28,121.74	$13,625.15
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	$1,677.09	$0.00
Nantucket Bank / MGC Golf Capital Reserve	0.15	0.15	$275,123.93	$391,743.21
Nantucket Bank / SGC Capital Reserve	0.15	0.15	$418,636.47	$418,687.89
Nantucket Bank / NGM Management Reserve CD *matures 7/12/26*	3.54	3.54	$55,118.22	$55,284.18
Hingham Savings / Marble Reserve CD *matures 3/18/27*	3.78	3.78/3.510	$261,892.70	$262,668.76
Citizens Bank / Verrill Dana Acquisition Escrow			$135,010.00	$140,041.74
TOTAL RESTRICTED FUNDS:			**$2,903,766.22**	**$2,921,660.17**

STATEMENT OF DEBT

BONDS:	Principal Outstanding	NOTES:	Principal Outstanding
2012 Series A Issue *(Final principal payment 2/15/2032)*	$2,360,000	Marble Note #19	$1,700,000
2016 Series A Refunding Bond *(Final principal payment 12/1/2027)*	$2,055,000		
TOTAL BONDS:	**$4,415,000**	TOTAL NOTES:	**$1,700,000**
TOTAL DEBT:			**$6,115,000**

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of July 28, 2026

1. SGC Financials – June 2026
2. MGC Financials – June 2026
3. Warrant Authorization – Golf Capital Funds Transfer Request
4. "Milestone Stables" PowerPoint presentation
5. Jefferson Avenue/Cliff Beach – Pictures and Parking plan options
6. W. Miacomet Road – Hedgerow picture
7. "M" Exemptions Release of Liens (see transfer business for record numbers)
8. "O" Exemptions Release of Liens (see transfer business for record numbers)
9. "O" Exemption Release of Lien and Updated Lien (see transfer business for record number)
10. Notice of Assessment and Unsubordinated Lien (see transfer business for record numbers)
11. Monthly Financial Report – June
12. Check Warrant Summary dated July 28, 2026
13. Warrant Authorization – 2012 Series A Bond Payment
14. Property Use Request – 66 Washington Street / Salt Marsh Center Lobster Dinner (8/20/26)

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of July 28, 2026

1. "M" Exemption Update:

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

      No. 43432 Kareem H. Taha and Constance E. Taha
      No. 43487 ACKED LLC

2. "O" Exemption Update:

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

      No. 43451 Anna Grace Samuels and Radcliffe Lloyd Samuels
      No. 43497 Erin Zircher and Samuel Shamoun

   b. Change in Ownership – Release of Lien:

      No. 45374 Nathaniel R. Leibowitz and Margaret M. McGovern

   c. Updated "O Exemption and Lien:

      No. 45374 Nathaniel R. Leibowitz

3. Transfer of Membership Interest: Notice of Assessment/Notice of Lien:

   Nos. 48455 and No 48456 Island Apartments LLC