

AGENDA
Nantucket Land Bank Commission
Regular Meeting of August 12, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/89339346940?pwd=1dTj105EgJlh7YAJaBJ75bu85FND49.1>

Webinar ID: 893 3934 6940

Passcode: 661623

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. 125 Somerset Road / 166 Hummock Pond Road – Project Update
- b. 7 Nobadeer Farm Road/NRSA Expansion Project – Request for Owner’s Project Manager
- c. 16/19 East Creek Road – Estimated Costs Update and Project Discussion
- d. 7 Nobadeer Farm Road – Conservation Restriction Amendment
- e. 41 Jefferson Avenue – Building Relocation Update
- f. 65/67 Easton Street/Land Bank Rain Garden – Signage Proposal

4. REGULAR BUSINESS

- a. Environmental Bond Bill – Summary
- b. Community Preservation Committee – Land Bank Representative Appointment

5. LONG RANGE OBJECTIVES

- a. Update on Long-Range Objectives from the Advisory Committee

6. TRANSFER BUSINESS

7. FINANCIAL BUSINESS

- a. Fiscal Year 2026 Operating and Capital Budgets - Discussion

8. APPROVAL OF MINUTES

- a. Regular Meeting of July 22, 2025

9. CONSENT ITEMS

- a. Monthly Transfer Statistics – Review and Acceptance
- b. Warrant Authorization – Cash Disbursements

10. 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 07/22/25.
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 August 12, 2025
Land Bank Conference Room 22 Broad Street, Nantucket, Massachusetts
and via Zoom Webinar

CALL TO ORDER: 4:02 p.m.

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

ABSENT: Neil Paterson.

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; Architectural Consultant Group ("ACG"), Project Director, Donald Velozo; ACG Construction Management Intern, Jameson Kirby; SMRT, Architectural Discipline Leader, Mark Rogers; were also present at call to order.

I. CONVENE IN OPEN SESSION:

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

B. PUBLIC COMMENT/ STAFF ANNOUNCEMENTS: None.

C. PROPERTY MANAGEMENT:

1. 125 Somerset Road / 166 Hummock Pond Road – Project Update: Mr. Rogers explained that the schematic designs were finished in mid-July and were working on cost estimates, but they expected the project construction would come in around \$9 million as budgeted. The next design phase includes HDC permitting and bid packages for the modular residential duplex at 166 Hummock Pond Road. He said the goal is to have all buildings move in ready by the end of September 2026. He then presented the plans for the two maintenance buildings as well as the duplex. The Chair asked Mr. Rogers to fine tune the Resource Department office space design in such a way as the space could be easily converted into residential space in the future. As for the cold storage garage at 166 Hummock Pond Road, she asked that coils be installed in the slab for in-floor heat in the future. Mr. Rogers said with the Commission's approval they would submit the designs to the Historic District Commission for the following Tuesday. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to move forward with the project as designed.

Mr. Rogers, Mr. Velozo and Mr. Kirby departed the meeting at 4:30 p.m.

2. 7 Nobadeer Farm Road / NRSA Expansion Project – Request for Owners’ Project Manager: Mr. Vanacore briefly went over the history of the project and the funding sources. He explained that although they have the resources to start, which included an equity line, they planned to cover the gap by applying for another grant through the Community Preservation Commission. However, due to the volunteer nature of their board he was requesting the Land Bank fund an Owners’ Project Manager to oversee the project for the Land Bank. He received an estimate from Scott Andersen for \$90,000. Mr. Andersen had been involved in the building of the new Pickleball courts at Great Harbor Yacht Club’s facility. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the request for funding up to \$90,000 for an Owners’ Project Manager.

Mr. Vanacore departed the meeting at 4:47 p.m.

3. 16/19 East Creek Road – Estimated Costs Update and Project Discussion: Ms. Freeman explained that the costs estimated had been updated and the increases came to about \$500,000. She went over the areas where the project could be scaled back which included eliminating the upper level of the boardwalk, simplifying the parking area, scaling back plantings, eliminating some furnishings, and delaying the connection to Our Island Home. The consensus of the Commission was to simplify the parking and cut back on the plantings, allowing it to partially naturally revegetate over time. Ms. Freeman explained that the deconstruction of the house was scheduled for September and the need to permit the project was driving the need for decisions. The Chair asked to table the vote until the following meeting when a full Commission was present.

4. 7 Nobadeer Farm Road – Conservation Restriction (“CR”) Amendment: Ms. Freeman said that the Town of Nantucket was planning on installing a rotary at the intersection of Nobadeer Farm Road and Milestone Road, however a portion of the “County” road layout was inadvertently included in the CR and staff was working with the state on amending it.

5. 41 Jefferson Avenue – Building Relocation Update: Ms. Freeman reported that the current plan was to move two one-bedroom cottages for Land Bank employee housing, and the other three units would be moved to an undetermined lot. The proposed timeline has the buildings moved by June.

6. 65/67 Easton Street/Land Bank Rain Garden – Signage Proposal: Ms. Freeman presented a staff recommended proposal from Morgan Raith Design, LLC to design an informational sign explaining how the Rain Garden functions for \$7,500, which was a competitive rate for this type of service. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to approve the proposal.

D. REGULAR BUSINESS:

1. Environmental Bond Bill – Summary: Ms. Freeman explained that the Environmental Bond Bill or Massachusetts Ready Act was being championed by Governor Maura Healey and was a \$2.9 billion bill that outlined the state priorities for the next five years. If passed it will have the potential to drive town and state projects with funding. The priorities include

infrastructure improvements; climate resiliency; streamlining and increasing housing by easing environmental permitting regulations; municipal vulnerability; funding MDAR for food systems and food insecurity.

2. Community Preservation Committee – Land Bank Representative Appointment: Upon a motion made by Commissioner Donato and duly seconded by Commissioner Reinhard, it was unanimously VOTED to reappoint Ms. Antonietti as the Land Bank representative for CPC and they thanked Ms. Antonietti for her excellent representation over the last year.

E. LONG-RANGE OBJECTIVES:

1. Update on Long-Range Objectives from the Advisory Committee: Ms. Freeman reported that the committee was looking into the Environmental Bond Bill and what it means for the Land Bank. Ms. Freeman participated in a panel discussion after the housing documentary premier “A Room for Us” last night with various housing advocates. The Committee was working with consultant Tom McShane on prioritizing projects and working on ways to for individual Commissioners to be involved in each project.

F. TRANSFER BUSINESS:

1. July 2025 Transfers – Record Nos. 47651 - 47762: The Commission reviewed transfers for the period of July 1, 2025, through July 31, 2025.

2. Current “M” Exemptions and Liens: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED 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.

No. 47712 Mason Gilbey

No. 47740 Lorna-Dollery-Finley and Brian Springsteen

3. Unreported Transfer of Membership Interest: Notice of Assessment/Notice of Lien – 7 White LLC and Brett Fodiman Individually: Ms. Campese informed the Commission that Ms. Wilson had discovered upon the sale of the property, there had been an unreported transfer of membership interest in 84 Cliff LLC. Ms. Wilson and Land Bank counsel, Ms. Swett investigated the situation, and it appeared that 96% of LLC had changed hands and Mr. Fodiman and his counsel were unresponsive to Land Bank inquiries. Further Ms. Campese noted that this was not the first time this individual had done this. Therefore, counsel recommended issuing a Notice of Assessment for a fee based on 96% of the purchase price and mortgage, plus penalty and interest from that date and she additionally recommended the fraud penalty which was equal to the fee owed. Further, an unsubordinated Notice of Lien would be placed on 7 White Street which was owned by the 7 White LLC with the same membership and was currently on the market. Ms. Campese noted that this should get the attention of the members who would need to resolve the issue prior to selling 7 White Street. Lastly, Ms. Campese said that since they had no communication from the owner the amounts were staff estimates and could change and at that point the Commission could opt to waive some or

all the penalties. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was VOTED the Notice of Assessment and an unsubordinated lien for \$485,997.13 (fee \$179,769.60, interest \$81,515.53, penalty \$44,942.40, fraud penalty \$179,769.60). *Commissioner Donato voted nay.*

G. FINANCIAL BUSINESS:

1. Fiscal Year 2026 Operating and Capital Budgets – Discussion: Ms. Campese presented the two budgets that had been included in the meeting packet along with a narrative of notable changes. She noted that the significant increase to the operating budget was a one-time expense to move three of the housing units from 41 Jefferson Avenue to a town owned property. There were no questions about the operating budget. The Chair asked if the \$70,000 budgeted for 1 Meader Street roof included anything else as it seemed high, as did the shed at the Community Garden at Hinsdale as pointed out by Commissioner Stackpole. Ms. Freeman said she would talk to property staff and find out more information. Ms. Freeman answered some additional questions on various projects. Commissioner Donato said it was a good thing we were toning down acquisitions since the capital budget for the fiscal year was so large. The Chair asked to table the vote to have more time to look at the budget and until a full Commission was present.

H. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve, and release the regular session minutes of July 22, 2025, as written.

I. CONSENT ITEMS: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was VOTED to approve the following consent items. *The Chair recused herself from item 2.*

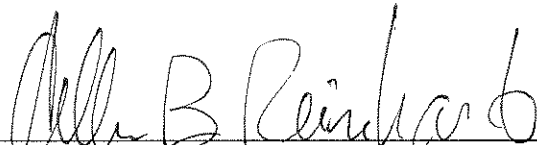
1. Monthly Transfer Statistics– Review and Acceptance
2. Warrant Authorization – Approval of Cash Disbursements

J. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

II. EXECUTIVE SESSION: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Stackpole, to go into executive session to discuss the purchase, exchange, lease or value of real property and review and approve executive session minutes. A roll call vote was taken on the motion: Mark Donato-Aye; Kristina Jelleme-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; 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 6:54 p.m. Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

Attested to:


Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission this 26th day of August 2025.


Kristina Jelleme, Chair

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 JUL 24	527	346	182	\$575,278,113.97	\$542,295,933.97	\$10,870,908.68
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	\$1,602,815
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						
Sep-25						
Oct-25						
Nov-25						
Dec-25						
THRU JUL 25	583	361	222	\$667,910,218	\$611,600,848	\$12,225,017
Average	83	52	32	\$95,415,745	\$87,371,550	\$1,746,431
Low	70	39	23	\$52,759,234	\$48,099,234	\$961,985
High	112	74	44	\$130,369,920	\$126,456,212	\$2,546,124

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of August 12, 2025

1. Maintenance Facilities Expansion Project - PowerPoint Presentation
2. NRSA Expansion Project - PowerPoint Presentation
3. 16/19 East Creek Road Project - PowerPoint Presentation
4. Monthly Transfer Report – July 2025
5. Current “M” Exemptions – Notice of Liens (see transfer business for record nos.)
6. Unreported Transfer of Interest – Waiver of Penalties request (see transfer business)
7. FY2026 Operating & Capital Budgets
8. Calendar Year Transfer Statistics and Graph – July 2025
9. Check Warrant Summary dated August 12, 2025

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of August 12, 2025

1. July 2025 Transfers – Record Nos. 47651 through 47762

a. Current “M” Exemption and Liens:

No. 47712 Mason Gilbey
No. 47740 Lorna Dollery-Finley and Brian Springsteen

2. Unreported Transfer of Membership Interest: Notice of Assessment/Notice of Lien:

7 White LLC and Brett Fodiman Individually