AGENDA
Nantucket Land Bank Commission
Regular Meeting of August 26, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

https://us06web.zoom.us/j/89736451548?pwd=Zl233QQDVwk281vPlykLMkhRfHwyjA.1
Webinar ID: 897 3645 1548
Passcode: 698437

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. AGRICULTURAL MANAGEMENT
   a. Deer/Livestock Processing - Update

5. PROPERTY MANAGEMENT
   a. Bike Park Design - Update
   b. Cathcart Beach/Cedar Camp – Sponsorship of Owl Box
   c. 16/19 East Creek Road – Estimated Costs Update and Project Discussion
   d. 22 Massasoit Bridge Road – IA Septic System Installation Discussion
   e. Property Management – Allocation of Resources

6. LONG RANGE OBJECTIVES
   a. Update on Long-Range Objectives from the Advisory Committee

7. REGULAR BUSINESS
   a. Town of Nantucket – Master Plan Update
   b. Land Bank Housing Committee – Update
   c. Appointment of Evaluation Committee of RFQ for Owners' Project Manager for Buildings Move Off – 41 Jefferson Avenue

8. FINANCIAL BUSINESS

   Fiscal Year 2026 Operating and Capital Budgets - Discussion

9. PERSONNEL BUSINESS
   a. Appoint Committee for Executive Director's Annual Review

10. TRANSFER BUSINESS

11. APPROVAL OF MINUTES
    a. Regular Meeting of August 12, 2025

12. CONSENT ITEMS
    a. Monthly Financial Report – July
    b. Warrant Authorization – Cash Disbursements

13. 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 August 26, 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; *and Emily Goldstein Murphy, PhD, Director of Environmental & Agricultural Resources via Zoom.*

Matthew Galvin, NGM Inc., President; Sean Oberly, NGM Inc., General Manager; Leslie Snell, Town of Nantucket Planning Director; Megan Trudel, Town of Nantucket Deputy Planning Director; Mike Leavitt and Michael Reitermann of ACK Deer were also present at call to order.

Ellen Biegert and Brian Kucher of Horsley Witten 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 Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to accept the agenda as presented.

B. PUBLIC COMMENT / STAFF ANNOUNCEMENTS:

1. Nantucket Garden Club Merit Award: Ms. Freeman reported that the Land Bank received an award from the Garden Club for Easy Street Park.

2. Climate Change Awareness Month: Ms. Freeman said that the 3rd Annual Climate Change Summit was taking place on Wednesday, September 10th from 4:30 to 7:00 p.m. at the Great Harbor Yacht Club. The Land Bank will have an informational poster display.

3. Deconstruction, Adaptive Reuse and the Circular Economy Workshop: Ms. Freeman said that ReMain was sponsoring this workshop through the Community School on Friday September 12th and 13th.

4. Annual Cross-Island Hike: Ms. Freeman said this year's hike was scheduled for Saturday, September 27th and the route will start at Quidnet Beach and end at Settler's Landing.

C. GOLF BUSINESS:

1. Sconset Golf Course ("SGC") – Manager's Monthly Review: Mr. Oberly reported that SGC was quite busy, and the net profit was higher than last year. Further, he said that Sconset was the perfect spot for beginner golfers. Ms. Freeman reviewed the recommendations from the Golf Capital Workgroup which included: (1) Reshaping, leveling and expanding irrigation to the forward tees over the winter at an estimated cost of just under $200,000: (2) Creating an accessible walkway and parking spot which is estimated to cost $155,000. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to approve the capital projects as recommended.

2. Miacomet Golf Course ("MGC") – Manager's Monthly Review: Mr. Oberly said that rounds, covers, gross revenue and gross profits were up for the month, and he was very happy with the performance of the food and beverage department. Mr. Galvin reported that they were continuing to control irrigation due to the drought conditions and staff were using moisture meters several times a day in order to target watering where needed. Ms. Freeman reviewed the recommendations from the Golf Capital Workgroup which included: (1) a 28'X48' fabric Quonset hut to store equipment out of the weather for $20,000 (2) Replacing piping to the pump house for $36,500. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to approve the capital requests as recommended.

Mr. Galvin and Mr. Oberly departed the meeting at 4:10 p.m.

D. REGULAR BUSINESS:

1. Town of Nantucket – Master Plan Update: Ms. Snell and Ms. Trudel explained how the masterplan that outlines uses for town land was being updated based on nine elements; housing; economic development; natural and cultural resources; open space and recreation; services and facilities; transportation; community health; and sustainability. They described the process, which included various surveys, workshops, meetings with stakeholders, and outreach. Ms. Snell said she expected a final draft by the end of the year. She answered several questions from Commissioners and confirmed that the various area plans would be part of the plan. The Commissioners thanked them for their presentation.

Ms. Snell and Ms. Trudel departed the meeting at 4:29 p.m.

E. AGRICULTURAL MANAGEMENT:

1. Deer/Livestock Processing – Update: Ms. Freeman explained that she, Dr. Goldstein Murphy and Mr. Basibe have been meeting with Mr. Leavitt and Mr. Reitermann of the ACK Deer Management Project, Nourish Nantucket, and Nantucket Conservation Foundation to explore a deer processing facility. She explained that they had not yet found a location but were working on it. Mr. Leavitt explained about the need to reduce the deer herd on island and how his group was trying to make Nantucket friendlier for hunting so more deer could be taken. For instance, they were going to provide heavy duty bags for guts and drop off locations to minimize gut piles on the land. The various organizations are also discussing food insecurity and how to facilitate hunters donating venison for redistribution. Further, he mentioned deer damage permits

from the state which allow off-season hunting on certain properties with all the venison going to the Share the Harvest program run by the state. The Chair pointed out that education and outreach, particularly with the hunting community, were important to make these initiatives successful. Commissioner Reinhard said he was not in favor of hunting on Land Bank properties. Ms. Freeman told the Commission that Martin Feehan, the Deer & Moose Biologist at MassWildlife would be attending the September 9th meeting to discuss deer damage permits and answer any questions the Commissioners may have. Ms. Freeman asked the Commission for approval to move forward with the collaboration and explore possibilities for processing facilities and options with the state. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was VOTED to continue collaborating with the other organizations. *Commissioner Reinhard voted nay.*

Mr. Leavitt and Mr. Reitermann departed the meeting at 4:57 p.m.

F. PROPERTY MANAGEMENT:

1. Bike Park Design – Update: Ms. Biegert presented the latest version of the conceptual plan and explained that due to the high concentration of scrub oak habitat near Milestone Road they had to shift the park to the west. The plan gave two options for entrance to the park, one which utilized the beginning of Barnard Valley Road with the caveat that the road would need to be improved including the angle of the intersection. The other option was a new curb cut to the west with a smaller drive into the parking area. Further, she presented two versions of phase one, one that included all design elements that was estimated to cost approximately $2.3 million and one with less skills elements which was estimated to cost approximately $1.8 million. Mr. Kucher recommended the bid for the project be a design-build bid which would offer more flexibility in the final project. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to move forward with the design concept with the reduced elements and to move forward with permitting a new curb cut from Milestone Road.

Ms. Biegert and Mr. Kucher departed the meeting at 5:47

2. Cathcart Beach/Cedar Camp – Sponsorship of Owl Box: Ms. Freeman said that a neighbor to Cathcart Beach offered to sponsor a barn owl box near the cedar camp. The box would be built, installed and monitored by Maria Mitchell Association and staff recommend supporting this use at a specified location. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to approve the installation of the owl box in the location recommended by staff.

3. 16/19 East Creek Road – Estimated Costs Update and Project Discussion: Commissioner Paterson said he had reviewed the minutes and the meeting recording from the last meeting and thanked the staff for working to reduce the cost of the project. Ms. Freeman explained that completing the permitting for the current design was a priority so the house could be removed and decisions on the reduction of the design would come before the Commission prior to bidding and construction. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was VOTED to approve the conceptual design for permitting as recommended. *Commissioners Donato and Paterson voted nay.*

4. 22 Massasoit Bridge Road – IA Septic System Installation Discussion: Ms. Freeman explained that in order to get a price on the system, some test pits needed to be dug and evaluated. She said she would report back with an estimate at a future meeting.

5. Property Management – Allocation of Resources: Ms. Freeman presented a pie chart representing funds spent in fiscal year 2025 on the five main property management and environmental tasks. The five categories were: Property/cyclical maintenance; forest management; habitat management; mitigation management; and structures and facilities/housing. Operational funds spent this past year totaled over $2.4 million.

G. LONG RANGE OBJECTIVES: No update.

H. REGULAR BUSINESS:

1. Land Bank Housing Committee – Update: Ms. Freeman reported that the housing committee meets quarterly and during the last meeting they put together an inventory on the number of people housed by the Land Bank. The results were that the Land Bank housed approximately 50 year-round community members and 50 seasonals made up of employees of the Land Bank, Miacomet Golf and the Town of Nantucket.

2. Appointment of Evaluation Committee of RFQ for Owners' Project Manager ("OPM") for Buildings Move Off – 41 Jefferson Avenue: Ms. Freeman explained that she recommended that Ms. Antonietti, Mr. Pollock and herself be appointed to the committee to evaluate the bids for OPM and asked for a volunteer from the Commission to round out the committee. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to appoint Commissioner Paterson, Ms. Freeman, Mr. Pollock and Ms. Antonietti to the Evaluation Committee.

I. FINANCIAL BUSINESS:

1. Fiscal Year 2026 Operating and Capital Budgets – Discussion: Ms. Campese told the Commission she had updated the capital budget based on some questions they had at the last meeting. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to approve Fiscal Year 2026 Operating and Capital Budgets.

J. PERSONNEL BUSINESS:

1. Appoint Committee for Executive Director's Annual Review: The Chair asked for two volunteers to help gather information in order to write a review for Ms. Freeman's past year as Executive Director. Further, the Chair expressed interest in being a member of the committee. Commissioner Donato volunteered as well. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Reinhard, it was unanimously VOTED to appoint Kristina Jelleme and Mark Donato to the review committee.

K. TRANSFER BUSINESS:

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

No. 41942 Erin Kopecki

2. Two-Year Domicile Non-Compliance – Request for Extension / No. 44780 Elvis Butler: Ms. Campese explained that this would be the second extension given to Mr. Butler as he had trouble obtaining financing but now he expected to commence construction in the next 60 days. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to grant an extension for Mr. Butler to be domiciled in his home by July 15, 2026, as recommended by staff.

3. Unreported Transfer of Membership Interest: Notice of Assessment / Notice of Lien: Ms. Campese said that there had been a transfer of 75% of membership interest in the 7 White LLC and Land Bank counsel was working with the new member to resolve the issue. Counsel recommended voting a notice of assessment for the fee ($58,985.00) interest ($10,804.09) and penalty ($14,746.25) totaling $84,535.34 and further to place an unsubordinated lien against the property. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson it was unanimously VOTED the notice of assessment and lien as recommended.

L. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to accept, approve, and release the regular session minutes of August 12, 2025, as written.

M. CONSENT ITEMS: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the following consent items. *Commissioner Paterson recused himself from the second item.*

1. Monthly Financial Report – July
2. Warrant Authorization – Cash Disbursement

N. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

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 Paterson and duly seconded by Commissioner Reinhard, it was unanimously VOTED to adjourn at 7:10 p.m.

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

Accepted, Approved, and Released by the VOTE
of the Commission on this 9th day of September 2025.

Kristina Jelleme
Kristina Jelleme, Chair

NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of July 31, 2025

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS	JUN YIELD	JUL YIELD	6/30/2025	7/31/2025
Nantucket Bank / Operating Fund x8888	0.00	0.00	$109,341.84	$108,343.78
Nantucket Bank / Collection Account x7653	4.07	4.07	$30,599,075.18	$32,514,542.21
Nantucket Bank / Special CD x1135 *matures 10/20/2025*	3.92	3.92	$5,607,432.66	$5,626,131.67
Nantucket Bank / Operations Reserve Fund CD *matures 12/18/25*	4.16/3.92	4.16/3.92	$3,804,304.09	$3,816,580.35
TOTAL UNRESTRICTED FUNDS:			**$40,120,153.77**	**$42,065,598.01**

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS	JUN YIELD	JUL YIELD	6/30/2025	7/31/2025
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	$1,565,947.78	$1,567,887.61
US Bank / Series A Bonds Debt Service Fund *x1002*	0.00	0.00	$20,919.80	$53,026.16
US Bank / Acquisition Fund *x1003*	0.00	0.00	$1.10	$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund			$10,064.29	$20,004.25
Nantucket Bank / WTCA Escrow	0.25	0.25	$9,588.32	$25,005.31
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	$14,064.80	$34,398.10
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	$10,025.01	$10,027.14
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	$28,069.99	$28,075.95
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	$1,673.23	$1,673.59
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	$309,167.56	$309,233.21
Nantucket Bank / SGC Capital Reserve	0.25	0.25	$331,694.96	$331,765.39
Nantucket Bank / NGM Management Reserve CD *matures 7/12/25*	3.92	3.92	$53,242.72	$53,414.53
Hingham Savings / Marble Reserve CD *matures 9/10/25*	3.92	3.92	$252,893.81	$253,737.17
Deposit on Land Acquisition			$111,565.00	$0.00
Citizens Bank / Verrill Dana Acquisition Escrow			$60,010.00	$60,010.00
TOTAL RESTRICTED FUNDS:			**$2,778,928.37**	**$2,748,259.51**
TOTAL FUNDS:			**$42,899,082.14**	**$44,813,857.52**

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 11/13/25 and 2/13/26*	$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 August 26, 2025

1. Sconset Golf Course Financials – July 2025
2. Miacomet Golf Course Financials – July 2025
3. Golf Capital Committee recommendations
4. Bike Park Design Presentation
5. Cathcart Beach – Owl Box sponsorship documents
6. 16/19 East Creek Road – Presentation
7. Property Management – Pie Chart of Allocation of Operating Resources FY25
8. Fiscal Year 2026 Operating & Capital Budgets and Narrative
9. "O" Exemption Release of Lien (see transfer business for record number)
10. "O" Exemption Request for Extension (see transfer business for record number)
11. Unreported Transfer of Membership Interest – Notice of Assessment/Notice of Lien
12. Monthly Financial Report – July 2025
13. Check Warrant Summary dated August 26, 2025

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of August 26, 2025

1. "O" Exemption Update:

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

        No. 41942 Erin Kopecki

    b. Two-Year Non-Compliance – Request for Extension:

        No. 44780 Elvis Butler

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

    a. 7 White LLC