AGENDA
Nantucket Land Bank Commission
Regular Meeting of September 8, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

https://us06web.zoom.us/j/89319523415?pwd=iAZBHcyaZjJ7E54suh9tovmYxPKIZZ.1
Webinar ID: 893 1952 3415
Passcode: 499703

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. 17, 19 & 21 Boynton Lane/Community Food Hub – Landscaping Plan Review
   b. Madaket Area – Playground/Community Space Discussion

4. FINANCIAL BUSINESS
   a. FY27 Operating Budget Approval

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

6. TRANSFER BUSINESS

7. APPROVAL OF MINUTES
   a. Regular Meeting of August 25, 2026

8. CONSENT ITEMS
   a. Monthly Transfer Statistics – Review and Acceptance
   b. Warrant Authorization – Cash Disbursements.

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 8/25/26.

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 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 September 8, 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, Allen Reinhard, John Stackpole. *Neil Paterson 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.

Madaket resident, Rebecca Maynard was also present at call to order. Madaket residents Parker Swift and Matthew Boynton were present via Zoom Webinar.

I. CONVENE IN OPEN SESSION:

A. ACCEPTANCE OF AGENDA: A motion made by Commissioner Stackpole to accept the agenda 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.

B. PUBLIC COMMENT/ STAFF ANNOUNCEMENTS: None.

C. PROPERTY MANAGEMENT:

1. 17, 19 & 21 Boynton Lane/Community Food Hub – Landscaping Plan Review: Ms. Freeman said she would like to table this discussion for a future meeting.

2. Madaket Area – Playground/Community Space Discussion: Mr. Swift explained that he was a board member of the Madaket Conservation Association and they have voted unanimously in favor of a small playground similar in size to the Codfish Park playground somewhere in the Madaket area. They envisioned the space to be in keeping with the "style of Madaket". They decided to come to the Land Bank because we have experience building and maintaining playgrounds and doing it well. He said they had put together some conceptual plans and had received some equipment quotes. Ms. Maynard pointed out that there were no play spaces on the west end of the island. Mr. Swift confirmed that the Madaket Conservation Association did not own any land, but the Madaket Land Trust did, and they had not approached them for land as they did not have the experience of maintaining such a property. The consensus of the Commission was very favorable, and Commissioner Paterson said it may be worth looking at the property at 21 and 23 Tennessee Avenue. Ms. Freeman said the staff would add it to the project list. Mr. Swift said they were willing to help in any way. The Commission thanked Ms. Maynard, Mr. Swift and Mr. Boynton for bringing the concept to them.

Ms. Maynard, Mr. Swift and Mr. Boynton departed the meeting at 4:19 p.m.

D. FINANCIAL BUSINESS:

1. FY27 Operating Budget Approval: A motion was made by Commissioner Stackpole to approve the draft FY27 Operating Budget. 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. LONG-RANGE OBJECTIVES: None.

F. TRANSFER BUSINESS:

1. August 2026 Transfers – Record Nos. 48824 – 48923: The Commission reviewed transfers for the period of August 1, 2026, through August 31, 2026.

2. Current "M" Exemption and Lien: A motion was made by Commissioner Stackpole 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 Donato. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye: Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

No. 48829 Kleber Moreira da Cunha

G. APPROVAL OF MINUTES: A motion made by Commissioner Stackpole to release the regular session minutes of August 25, 2026, as written.

H. CONSENT ITEMS: Upon a motion was made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the following consent items.

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

I. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: The Chair asked staff to have Scott Andersen, the Owners Project Manager, to give an update on the NRSA expansion project at a future meeting.

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-Aye. 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 6:24 p.m. 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.

Attested to: _____
Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission on the 22nd day of September 2026.

_____
Kristina Jelleme, Chair

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 AUG 25	670	409	261	$856,715,418	$800,406,048	$16,001,121
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	72	46	26	$117,936,971	$115,682,800	$2,313,656
Aug-26	**100**	**62**	**38**	**$156,639,904**	**$156,266,904**	**$3,125,338**
Sep-26						
Oct-26						
Nov-26						
Dec-26						
THRU AUG 26	617	408	209	$768,153,721	$749,876,879	$15,011,438
Average	77	51	26	$96,019,215	$93,734,610	$1,876,430
Low	65	37	16	$39,603,500	$33,604,500	$672,090
High	100	62	38	$156,639,904	$156,266,904	$3,125,338

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of September 8, 2026

1. FY26 Draft Budget
2. "M" Exemption and Notice of Lien (see transfer business for record number)
3. Calendar ear Transfer Statistics and Graphs – August 2026
4. Check Warrant Summary dated September 8, 2026

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of September 8, 2026

1. August 2026 Transfers – Record Nos. 48824 through 48923

    a. Current "M" Exemptions and Lien:

        No. 48829 Kleber Moreira da Cunha