

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, March 19th, 2024.

Remote Meeting via Zoom– 12:30 pm

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey, Tom Dixon

ATTENDING MEMBERS: Brian Sullivan, Dave Iverson, Meg Browers, Penny Dey, Reema Sherry, Shantaw Bloise-Murphy, Tom Dixon

STAFF IN ATTENDANCE: Kristie Ferrantella (Housing Director), Ellis Ramos (Housing & Real Estate Office Manager), Vicki Marsh (Town Counsel), Tucker Holland (Housing Consultant)

SPEAKER IN ATTENDANCE: Judi Barrett (Barrett Planning LLC) Gery Keneally (Habitat for Humanity) Colin Frolich (Placemate) Julia Lindner (ACK.NOW Community Initiative)

I. Call to Order

Brian Sullivan called this meeting to order at 12:40pm.

II. Approval of Agenda – ACTION

Meg Browers made a MOTION to approve the agenda. Reema Sherry seconded this motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Meg Browers Aye
5. Tom Dixon Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

III. Approval of Minutes – ACTION

Note: all Trust open meetings are recorded and available on the Town's YouTube channel

- November 13th, 2023
- November 17th, 2023
- November 29th, 2023

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- December 5th , 2023
 - **November 17th ,2023 minutes**

Tom Dixon made a MOTION to approve the meeting minutes for the November 17th meeting.
Shantaw Bloise-Murphy seconded this motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Meg Browsers Aye
5. Tom Dixon Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

- **December 5th, 2023, minutes**

Dave Iverson made a MOTION to approve the meeting minutes for the December 5th meeting.
Reema Sherry seconded this motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Meg Browsers Aye
5. Tom Dixon Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

IV. Public Comments

Jack O'Brien said that he and a group of college students are part of a group called Semester Cinema that are on the island working on a Housing Documentary. He explained to the trust that they are conducting a study and that they will be working on a Documentary that highlights the Housing Crises on Nantucket.

Some Discussion followed.

V. Approval of CPA Grant Agreement from the Affordable Housing Trust to Habitat for the Waitt Drive Village Affordable Housing Project– ACTION

Kristie Ferrantella explained to the Trust members that, in February 2024, the AHTF approved AFTH Meeting on March 19th,2024 at 12:30pm

the Grant for 4 million Dollars for Habitat for Humanity construction on Waitt Drive. She said that today they just need to vote and sign the Grant Agreement.

Vicki Marsh told the trust that they would need to sign this Grant Agreement so the funds can be disbursed to Nantucket Habitat for Humanity.

Penny Dey made a MOTION to approve and Authorize the AHTF Chair to sign the Grant Agreement on behalf of the AHTF. Dave Iverson seconded this motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Meg Browers Aye
5. Tom Dixon Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

VI. Vesper Lane Parking License Agreement – REVIEW/ ACTION

Vicki Marsh said that the Nantucket Cottage Hospital has sent a request to use the AHTF parcel on Vesper Lane to use as parking lot for their seasonal summer employees.

Some discussion followed.

Reema Sherry made a MOTION to approve the Nantucket Cottage Hospital request, subject to a final plan and approval from Town Counsel and to authorize the AHTF Chair or Vice-Chair to sign.

Penny Dey Seconded this motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Meg Browers Aye
5. Tom Dixon Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

VII. The Howard Dickler Award – REVIEW

Kristie Ferrantella said that this award will honor a community member who best exhibits the spirit of Dr. Dickler on housing advocacy for our year-round community, through their dedication, drive, creativity, inclusiveness, and, perhaps most of all, their fearless willingness to share ideas.

Nominations, in the form of a brief description of why the nominee deserves to be recognized, will be accepted by the Housing & Real Estate Office from Trust members along with any and all Nantucket residents (year-round and seasonal) by April 12th, 2024.

Determination of the award winner will be by vote of the Trust members and in consultation with Ana Martinez, Howard's wife. The announcement of the recipient will be timed to the Annual Town Meeting. An honorarium will be donated in the recipient's name to the housing-related organization of the recipient's choice.

Some discussion followed.

VIII. Lease to Locals Program -DISCUSSION

Julia Lindner explained to the AHTF board members that the Lease to Locals program is on hold , because they ran out of funds due to the huge success of the pilot program.

Colin Frolich explained to the Trust Members what Placemate is and what their goals are. He also shared with the trust a bit of their history. He said that they saw a need for year-round housing on Nantucket and that why ACK NOW brought them on board to try to help.

Some discussion followed.

Vicki Marsh asked Colin Frolich if Placemate writes the program's policy or if the Municipality.

Colin Frolich said that the program policies are created by the Municipality according to their own guidelines.

Kristie Ferrantella asked if the Trust was to fund this program if this program would still be administrated by ACKNOW or if the Town would become the administrated.

Some discussion followed.

IX. 135 and 137 Orange Street RFP Review Committee – UPDATE

Kristie Ferrantella updated the Trust that the RFP for 135 and 137 Orange Street was rejected last week. One of the criteria's that lead to the rejection was the financial part of it. The RFP Committee tried to find a solution, but realized they that, that could be considered as negotiating with the developer and it wouldn't be fair to other developers. So, they decided to reject the RFP.

Some discussion followed.

X. Request for Proposals (RFP) - DISCUSSION

- 135 and 137 Orange Street

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- 7 Amelia
- 12 and 12 R Bartlett Road
- 16 Vesper Lane

Kristie Ferrantella said that after the rejection of the RFP for 135/137 Orange Street she did meet with Brian Turbit the TON Finance Director, and they decided to put a small RFP subcommittee together to figure a way to bundle the RFPs and release them together. She said the idea is that the developers could bid on all the RFPs, or they could do it a la cart and bid on one or a couple RFPs.

Brian Sullivan asked Kristie if she had an idea of more or less of what the time line to release the bundled RFP's?

Kristie Ferrantella said that about 60 days to release the RFP's and another 45 days to accept and review the RFP's.

Some discussion followed.

XI. Annual Town Meeting – Housing Articles – REVIEW

Kristie Ferrantella updated the AHTF members about the Housing Articles that are on the Annual Town Meeting Warrant.

Some discussion followed.

XII. Communication Strategy for Annual Town Meeting – UPDATE

Kristie Ferrantella updated the Trust on what the AHTF communication subcommittee has planned for the Communication Strategy for the Annual Town Meeting. She said that they have met with the Communication department and together they have drawn up a strategic plan for the AHTF. The plan consists of social media posts, E-Newsletters, Letters to the Editors for the local newspapers.

XIII. Year-Round Deed Restriction Pilot Program – ACTION

Judi Barrett said that she is looking for a final direction from the AHTF about any changes that they would like to make to the guidelines that she put together. She said she would like to finish this up because they had talked about getting back to the people who participated in the focus group interviews in the Fall to let them know of what is coming forward. She said she cant do that until they get through this process. She asked the Trust members to review the guidelines and give her feedback so she can finish this for them.

Some discussion followed.

XIV. Other Business

Next Meetings: April 16th at 12:30pm

XV. Board Comments

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XVI. Executive Session, Pursuant to MGL C. 30A § 21(A)

- Purpose 6: To consider the purchase, exchange, lease, or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.
 - i. 6 Fairgrounds Road
 - ii. 113 Pleasant St
 - iii. 21 Woodland Drive
 - iv. 8, 10 and 12 Honeysuckle
 - v. 44 Miacomet Rd
 - vi. 18 Sparks Ave

Reema Sherri made a MOTION to close open session to move to Executive session not to return to open session in pursuant to MGL C. 30A § 21(A) purpose 6 to consider the purchase, exchange, lease, or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

ROLL CALL of those participating:

1. Meg Browers Aye
2. Tom Dixon Aye
3. Reema Sherry Aye
4. Dave Iverson Aye
5. Penny Dey Aye
6. Brian Sullivan Aye

XVII. Adjourn

This meeting adjourned at 3pm.