



MEETING POSTING TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed, and time stamped with the
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays, and Holidays)

RECEIVED

2024 FEB 15 AM 10:10
NANTUCKET TOWN CLERK
Posting Number: T 170

Committee / Board

AFFORDABLE HOUSING TRUST

Day, Date, and Time

TUESDAY, February 20th, 2024 @ 12:30 PM

Location / Address

REMOTE PARTICIPATION VIA ZOOM (See Below)
THE MEETING WILL BE AIRED AT A LATER TIME ON THE
TOWN'S GOVERNMENT TV YOUTUBE CHANNEL AT
<https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA>

Signature of Chair or
Authorized Person

Ellis Ramos
Housing & Real Estate Department Office Manager

WARNING:

**IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!**

AGENDA FOR 02-20-24

Please list below the topics the chair
reasonably anticipates will be discussed at
the meeting.

PLEASE CLICK ON FOLLOWING LINK TO JOIN ZOOM MEETING:

Join Zoom Meeting

<https://us06web.zoom.us/j/89559133192?pwd=aWAK01Fyb4RfsrFYLPzWHfkyEqjGyv.1>

Meeting ID: 895 5913 3192

Passcode: 886592

-
- I. Call to Order
 - II. Approval of Agenda – ACTION
 - III. Approval of Minutes – ACTION
 - October 3rd, 2023

- October 10th , 2023
- October 31st ,2023
- November 17th , 2023

IV. Public Comment

V. CCAP Application—ACTION

- 6B Beachgrass- Margarita Acosta

VI. Approve Seven Letter contract extension— DISCUSSION/ ACTION

VII. Hilltop and Bond Counsel Discussion—DISCUSSION

VIII. Year-Round Deed Restriction – UPDATE/DISCUSSION

IX. Vesper Lane Parking license Agreement –DISCUSSION/ACTION

X. Communication Strategy Plan for ATM--UPDATE

XI. Other Business

Next Meeting: March 19th at 12:30pm

XII. Board Comments

XIII. 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. Richmond 55
 - ii. 113 Pleasant Street
 - iii. 31 Fairgrounds
 - iv. 6 Fairgrounds

XIV. Adjourn

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, October 3rd, 2023.

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, Penn Dey, Reema Sherry, Shantaw Bloise-Murphy, Tom Dixon

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

I. Call to Order

Brian Sullivan called the meeting to order at 12:35pm

II. Approval of Agenda – ACTION

Dave Iverson made a MOTION to approve the agenda. Penny Dey seconded this motion.

ROLL CALL of those participating:

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

III. Approval of Minutes – ACTION

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

• March 28, 2023

Not being voted on today.

• April 4, 2023

Reema Sherry made a MOTION to approve the minutes from April 4th, 2023. Shantaw Bloise-Murphy seconded this motion.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Reema Sherry | Aye |
| 2. Meg Browers | Aye |
| 3. Shantaw Bloise-Murphy | Aye |
| 4. Brian Sullivan | Aye |

• April 7, 2023

Penny Dey made a MOTION to approve the minutes for the April 7th, 2023, meeting. Meg Browers seconded this motion.

ROLL CALL of those participating

- | | |
|-----------------|-----|
| 1. Rema Sherry | Aye |
| 2. Dave Iverson | Aye |
| 3. Meg Browers | Aye |

4. Brian Sullivan Aye

• **April 25, 2023**

Reema Sherry made a MOTION to approve the minutes for the April 25th, 2023, meeting. Dave Iverson seconded this motion.

ROLL CALL of those participating

1. Penny Dey Aye
2. Shantaw Bloise-Murphy Aye
3. Reema Sherry Aye

• **May 3, 2023**

Dave Iverson made a MOTION to approve the minutes for the May 3rd, 2023, meeting. Penny Dey seconded this motion.

ROLL CALL of those participating

1. Dave Iverson Aye
2. Penny Dey Aye
3. Meg Browsers Aye
4. Brian Sullivan Aye

• **May 25, 2023**

Dave Iverson made a MOTION to approve the minutes for the May 25th, 2023, meeting. Shantaw Bloise-Murphy seconded this motion.

ROLL CALL of those participating

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

• **May 30, 2003**

Dave Iverson made a MOTION to approve the minutes for the May 30th, 2023, meeting. This motion was seconded by Reema Sherry.

ROLL CALL of those participating

1. Reema Sherry Aye
2. Shantaw Bloise-Murphy Aye
3. Dave Iverson Aye

• **June 13, 2023**

Dave Iverson made a MOTION to approve the minutes for the June 13th meeting. This motion was seconded by Reema Sherry.

ROLL CALL of those participating

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

• **June 20, 2023**

Reema Sherry made a MOTION to approve the minutes for the June 20th meeting. Penny Dey seconded this motion.

ROLL CALL of those participating

1. Reema Sherry Aye
2. Penny Dey Aye
3. Meg Browers Aye
4. Brian Sullivan Aye
5. Shantaw Bloise-Murphy Aye

• **July 5, 2023**

The minutes for this meeting were extracted from the select board meeting minutes and do not need to be approved again.

• **July 25, 2023**

Tom Dixon made a MOTION to approve the minutes for the July 25th meeting. Meg Browers seconded this motion.

ROLL CALL of those participating

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

• **August 3, 2023**

Tom Dixon made a MOTION to approve the minutes for August 3rd, 2023, meeting. This motion was seconded by Reema Sherry.

ROLL CALL of those participating

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

• **August 8, 2023**

Shantaw Bloise-Murphy made a MOTION to approve the minutes for August 8th, 2023, meeting. This motion was seconded by Reema Sherry.

ROLL CALL of those participating

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

IV. Public Comment

No Public comments at this meeting.

V. Year-Round Deed Restriction Action Plan – DISCUSSION

Brian Sullivan asked Ellis to give an update about the Focus Groups Application process.

Ellis Ramos said that the applications have closed, they got a number of people that applied. She said that she reviewed the applications and places people in the focus groups according to their answers on the application. She also said

that she contacted all participants and informed them about the dates and times for the focus groups meetings.

Brian Sullivan asked Judi if the expectation is for Trust members not to join the focus groups.

Judi Barrett said that they cannot have all trust members in the focus groups meetings, part of the reason being Open Meeting Law and part being just not having interviewees feel overwhelmed by having a whole bunch of people join that they were not expecting to see. The goal is to get as much information as possible in a comfortable space for the interviewees.

Tucker said that it was the practice when they did the Housing Production Plan led by Judi, that no trust members attended intentionally, so that people felt that they really could speak freely.

Judi Barrett asked the AHTF members if there is anything that the Trust wants her to be able to communicate to the people, kicking off the focus groups, about what they are trying to accomplish. She said she wants to know how to communicate what the AHTF wants people to understand about this program that they are trying to develop.

Reema Sherry said that the input from the focus groups and how to use the definitions will help understand what kinds of programs they most want.

Judi Barrett said she wanted to make sure the focus groups participants are all clear about what the Trust is doing, so she does not inadvertently make this too narrow or too broad or somehow misrepresent what the Trust wants the public to hear about what the AHTF is trying to do.

Reema Sherry said that they are trying to establish a stock of permanent year-round housing and create a secondary housing market.

Tucker Holland said this is an opportunity to finally get into helping with homeownership for year-rounders, in a way that they have not been able to do before, because most funds prior to now have been geared towards inclusion on the Subsidize Housing Inventory list.

Dave Iverson said that the Affordable Housing Trust is looking to secure year-round housing in perpetuity for locals, through buy-downs of either existing homeowners or through down payment assistance.

Meg Browers its important o explains why this program would be so beneficial to the community.

Judi said since the program has not been designed yet, she is cautious about getting into something that the trust is not ready to explain yet other than very general terms.

Tom Dixon said that part of the Affordable Housing Trust universe is what they can and can not do based on Municipal and Federal Laws and they need to explain to the community that the Trust is constrained.

Brian Sullivan said that early on the explanation needs to be quite simple because it will get complicated later on. He said for a portion of equity in a property the Town will require a restriction that the property will be occupied year-round, and the goal of the focus groups is to define what year-round means, and from there they can decide the value of the equity.

Vicki Marsh said she is concerned about having the focus groups define year-round, because currently there are bills at the legislator with definitions of year-round restrictions and if they start creating definitions that are contrary to what is sitting in the legislator it can push back the process.

Brian Sullivan said it is important to establish the baseline and if it is out of using the existing legislation and framing around that it might be a great starting point.

Dave Iverson said that they have existing definitions for year-round and he is in favor of using the Covenant definition which is 10 month and 1 day in a year.

Meg Browers asked who would be establishing the programs guidelines and how does that work.

Brian Sullivan said it will be the Affordable Housing Trust, with the feedback of the focus groups and general opinions and the work that they have been working on.

Judi asked who is going to monitor the program?

Brian Sullivan said he does not have an answer to that question yet.

Dave Iverson suggested that they ask George Ruther from Vail.

Brian Sullivan said that in Vail the Housing groups monitor the restrictions.

Judi Barrett said that the Trust may have an intent here but there is more than one way this is going to be accomplished. These restrictions are almost going to have varieties, because the way they are going to design it when it is someone selling a portion of their equity is different from a developer.

Brian said this eventually becomes a future inclusionary zoning article of certain unit count opportunity.

Vicki Marsh said one way of viewing this would be to treat it as if it's an affordable housing restriction on the property, so if they do that the restriction is to perpetuity and the enforcement mechanism with that is the EOHLC, but the Trust can be the enforcement since they are the one buying the restriction.

Judi Barrett asked the Trust members if there were any other questions that they would like to include as part of the interview protocol, because it is not going to be the same for all those different groups.

Reema Sherry said they need to think about doing this with the simplest and easiest and broadest terms that suit the most people based on what their needs are and build from there.

Brian Sullivan said let us find out the demand in a narrower scope, and from there be able to open up to different situations, how do they capture units that people are going to occupy from a larger period of time.

Meg Browers said that the goal is to secure a significant number of year-round units, to create a secondary market.

Shantaw Bloise-Murphy said it does not seem beneficial to try to make this program so broad, they should start small, get the program going then assess as they go.

Penny Dey said that the biggest thing that they haven't talked about yet is the property owners, which is crucial for the success of this program. Some who will choose to participate just because it is the right thing to do but it might not be the case for all. She said it is important to hear from these people to find out what incentivizes it for them.

Dave Iverson said that there is a struggle to keep employees on the island, he doesn't think it would be a problem if they expand this program to employers that has employees stay on the property for the summer and then rent it to a teacher or somebody else in the winter, as long as the property is rented for long term.

Judi Barrett said that the way she understood it, is that the problem the Trust is trying to solve is the difficulty that people have, who wish to work on Nantucket to also live here, in a way that is something other than the Nantucket shuffle, but to be able to call Nantucket home. She said if that is the goal of the program, there is a different approach which is helping employers to own and manage property to meet their needs.

Brian Sullivan said that the definition for the restriction could be applied to different programs. He said the question becomes, what is the focus of the 1st program and how to start get successful and expand from there?

Dave Iverson said it is a struggle to house and keep employees on the island. He said he does not see the danger in the employees renting it to their employees during the season and in the off season renting it to a teacher or somebody else in need of housing. He said they would be missing an opportunity to create stable employee housing.

Judi Barrett said there are different ways to think about employee housing. Employer assisted housing is from the perspective of the employer on what they need to house their workers. She said there are other ways to get into that. She also said that the way she understands it, is that the problem that the trust is trying to solve is the difficulty that people have to work on Nantucket to also live herein a way other than the Nantucket Shuffle, but to be able to call Nantucket home.

Dave Iverson said the Trust mission should be to restrict homes in perpetuity so those homes exist forever, and how they get there might not be as important to them getting there. He said George Ruther said it is not about subsidizing housing for employees, its about there is nothing that stops the employer to sell the house and then they missed an opportunity to restrict it in a meaningful way before that happens.

Brian Sullivan said after this discussion he thinks that the goal is to capture housing units for a fraction of the cost of the house and land, and only a percentage of equity by capturing the restriction forever.

Tucker said if they are talking about using Trust money for employee housing, they should ask Vicki Marsh if they can use any buckets that they have or if not what do they need to request if they were going to be recommending it.

Brian Sullivan, if they are using Trust Funds, how do they calculate the value of the house that they are able to participate purchasing restrictions on. Is it the appraised value that the Trust is working on or is it an equity position? How can the trust identify where they are able to spend these funds on the value of the houses?

Vicki marsh said as far as being able to use trust funds to buy these restrictions, they are getting a restriction that is for the benefit of the public, it would be similar to using public funds to build affordable housing. The other things are the restrictions on the funds and the AMI levels that the trust can support.

Shantaw Bloise-Murphy said she does not think that they should be discussing limiting the restrictions based on the value of the houses.

Brian Sullivan said there should not be a reason to limit it unless the legislation keeps the trust restricted. He said they have to think about the banks and what position of the restriction relative to the mortgage, and how to make sure that the trust maintains 1st position.

Tucker holland said he wonders how fair housing is going to interact with an employer-oriented program.

Anne Kuszpa said the covenant program does zero money mortgage that the Housing Authority holds, that is automatically subordinate to all the other mortgages. The covenant itself is the deed restriction so when transfer of ownership happens it needs to go to another qualified person.

Brian Sullivan and Vicki Marsh addressed Judi Barrett concerned about keeping the anonymity of the focus groups in order to have more meaningful interviews. Vicki Marsh said she will get back to them with an answer on whether this could happen without compromising the interview.

Judi Barrett said she will provide a detailed summary of the focus groups interviews.

VI. Other Business

Next Meeting: October 17th at 12:30pm

Penny Dey asked if the dead line for the orange street RFP is on 10/04/23 and what time it is?

Tucker Holland said that information is all on the RFP itself.

VII. Board Comments

No Board comments.

VIII. 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. 44 Miacomet Road

ii. 18, 18A, 20, 22, 24 and 26 Sparks Avenue

Tom Dixon made a MOTION to close public session , not to return to open session, to move to Executive Session, Pursuant to MGL C. 30A § 21(A) for the purpose 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. Penny Dey seconded this motion.

ROLL CALL of those participating

1. Tom Dixon Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Penny Dey Aye
5. Shantaw Bloise-Murphy Aye
6. Meg Browers Aye
7. Brian Sullivan Aye
- 8.

IX. Adjourn.

This meeting was adjourned at 2pm.

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, October 10th , 2023.

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: Tucker Holland (Housing Director), Ellis Ramos (Housing & Real Estate Office Manager), Vicki Marsh (Town Counsel)

I. Call to Order

Brian Sullivan called this meeting to order at 12:32pm

II. Approval of Agenda – ACTION

Reema Sherry made a MOTION to approve the agenda. Dave Iverson seconded this motion.

ROLL CALL of those participating:

1. Shantaw Bloise-Murphy Aye
2. Tom Dixon Aye
3. Dave Iverson Aye
4. Reema Sherry Aye
5. Brian Sullivan Aye

III. Public Comment AHT Meeting

No Public comments.

IV. Other Business

Next Meeting: October 17th at 12:30pm

V. Board Comments

VI. VI. 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. 44 Miacomet Road

ii. 18, 18A, 20, 22, 24 and 26 Sparks Avenue

AFTH Meeting on October 10th, 2023 at 12:30pm

Reema Sherry made a MOTION to close public session to move to executive session not to return to public session in Pursuant to MGL C. 30A § 21(A) with the purpose 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. Shantaw Bloise-Murphy seconded this motion.

ROLL CALL of those participating:

1. Shantaw Bloise-Murphy Aye
2. Tom Dixon Aye
3. Dave Iverson Aye
4. Reema Sherry Aye
5. Brian Sullivan Aye

VII. Adjourn

This meeting was adjourned at 12:40pm.

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, October 31st, 2023.

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, Tom Dixon

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

I. Call to Order

Brian Sullivan called the meeting to order at 12:35pm.

II. Approval of Agenda – ACTION

Penny Dey made a MOTION to approve the agenda. Dave Iverson seconded this motion.

ROLL CALL of those participating:

- | | |
|-------------------|-----|
| 1. Tom Dixon | Aye |
| 2. Penny Dey | Aye |
| 3. Reema Sherry | Aye |
| 4. Dave Iverson | Aye |
| 5. Brian Sullivan | Aye |

III. Approval of Minutes – ACTION

Minutes to be approved at the November 14th meeting.

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

IV. Public Comment

No public comments at this time.

V. Closing Cost Assistance Program—ACTION

AFTH Meeting on TUESDAY October 31st,2023 at 12:30pm

- Application: Bartłomiej and Dione Bruzdewicz – 4 Bluet Court
- Application: Ashley Reus – 3 Lilac Court

Penny Dey made a MOTION to approve the Bruzdewicz CCAP application. This motion was seconded by Tom Dixon.

ROLL CALL of those participating:

- | | |
|-------------------|-----|
| 1. Tom Dixon | Aye |
| 2. Penny Dey | Aye |
| 3. Reema Sherry | Aye |
| 4. Dave Iverson | Aye |
| 5. Brian Sullivan | Aye |

Dave Iverson made a MOTION to approve Ashley Reuss's CCAP application. This motion was seconded by Penny Dey.

ROLL CALL of those participating:

- | | |
|-------------------|-----|
| 1. Tom Dixon | Aye |
| 2. Penny Dey | Aye |
| 3. Reema Sherry | Aye |
| 4. Dave Iverson | Aye |
| 5. Brian Sullivan | Aye |

VI. 2023 Special Town Meeting Articles – DISCUSSION

Tucker Holland said that he wanted to give the AHTF board members the opportunity to have a discussion about any Articles that they felt important to discuss in advance of the Special Town Meeting. He suggested that they speak about Articles that deals with funding sources for housing.

Brian Sullivan said that the Select Board put forward an article to add the community impact fee onto STRs and have that funding go to exclusively to Affordable Housing.

Tom Dixon said per the STR group deliberation, they Select Borad has decided to add a separate Article per Town Counsel that the adoption of the Community Impact Fee can not be in the general by-law, it has to be in a standalone Warrant Article. The STR work group recommendation was that 100% of the revenue of professionally managed units would go to Affordable Housing not only the 35% that is required. Some discussion about Articles 3 and 4 followed.

Reema Suggested that they take a vote for the sense of the meeting in supporting the Finance Committee's motion on the Select Board's Article as presented in the Warrant.

AFTH Meeting on TUESDAY October 31st,2023 at 12:30pm

SENSE BY ROLL CALL of those participating:

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

VII. Affordable Homes Act – UPDATE

Tucker Holland said that the Lieutenant Governor and the Secretary of Housing has proposed the Affordable Homes Act Legislation. It is an Omnibus bill with positive implications. It's an over 4 billion Dollars proposal, it also has a bonding bill, and it has a lot of policy recommendations and actions incorporated into it, 2 of which are of particular interest to us here on Nantucket. One is the incorporation of the Transfer Fee on Real Estate sales for housing. He explained to the Trust and the Public what the Transfer Fee is. The second one is the inclusion of a Seasonal Community Designation article. Tucker explained to the trust what the Seasonal Community Designation is and how it will affect the community. Some Discussion was followed.

VIII. Year-Round Deed Restriction Focus Group- UPDATE

Judi Barret gave the Trust members an update on how the Focus Groups meeting went. She said that people were split on how to define Year-Round residency. She said that the sense that she got was that people want this to be able to travel off island for significant part of the year. She said the majority of the people want to see this program mainly as a vehicle to support homeownership and there was lots of concerns about rentals. She said the major questions about the program was; "How are they going to monitor this program?" and "who is going to enforce the restrictions?".

Judi Barrett gave the AHTF members a full update on the focus groups meetings and she asked the Trust when they could schedule a community meeting to continue this discussion with the community members. Some discussion was followed by the AHTF members.

IX. Other Business

Next Meeting: November 14th at 12:30pm

X. Board Comments

AFTH Meeting on TUESDAY October 31st,2023 at 12:30pm

XI. 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. 27 Fairgrounds Road
 - ii. 44 Miacomet Road
 - iii. 18, 18A, 20, 22, 24 and 26 Sparks Avenue

Penny Dey made a MOTION to close public session , to move to executive session, not to return to public session for the Pursuant to MGL C. 30A § 21(A) with the purpose 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. This motion was seconded by Meg Browers.

ROLL CALL of those participating:

- | | |
|-------------------|-----|
| 1. Tom Dixon | Aye |
| 2. Penny Dey | Aye |
| 3. Reema Sherry | Aye |
| 4. Dave Iverson | Aye |
| 5. Brian Sullivan | Aye |

XII. Adjourn

This meeting was adjourned at 1:40pm.

SEVEN
LETTER

January 26, 2024

Nantucket Land Trust Fund
c/o Community Foundation for Nantucket
Ms. Margaretta Andrews and Mr. Tucker Holland
98 Bayberry Court
P.O. Box 204
Nantucket, MA 02554

This will serve as an addendum to the contract dated December 6, 2021, binding **Seven Letter (SL)** and **Nantucket Land Trust Fund (NLTF)**.

1. The terms of the agreement will be extended from January 1, 2024, through June 30, 2024.
2. Per this addendum, SL will be paid a monthly fee of 7,500.

Seven Letter


BY: Erik Smith, CEO Date 1.26.2024

BY: Ms. Margaretta Andrews Date

BY: Mr. Tucker Holland Date