

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

FRIDAY, September 13th, 2024.

Remote Meeting via Zoom– 11:00 AM

Trust Members: Brian Sullivan (Chair), Penny Dey(Vice-Chair), Meg Browsers, Forest Bell, Shantaw Bloise-Murphy, Abby De Molina, Tom Dixon

ATTENDING MEMBERS: Brian Sullivan, Meg Browsers, Abby De Molina, Penny Dey, Shantaw Bloise Murphy, Tom Dixon

STAFF IN ATTENDANCE: Kristie Ferrantella (Housing Director), Ellis Ramos (Housing Office Manager)
Lee Smith (Town Counsel)

SPEAKERS IN ATTENDANCE:

I. Call to Order

Brian Sullivan called this meeting to order at 11:05 am.

II. Approval of Agenda – ACTION

Penny Dey made a MOTION to approve the agenda. Tom Dixon seconded this motion.

ROLL CALL of those participating:

1. Meg Browsers Aye
2. Abby De Molina Aye
3. Penny Dey Aye
4. Tom Dixon Aye
5. Shantaw Bloise-Murphy Aye

III. Public comments *for items not listed on the agenda.*

No public comments

IV. Review and approve of Grant Agreement to Richmond Meadows Two P5P6, LLC for (1) the buy-down of affordability of levels of affordable units and conversion of market rate units for rental to restricted income levels; and (2) the lease to the Town of Nantucket of market rate units for municipal employee housing for a minimum term of five (5) years.

AFTH Meeting on September 13th,2024 at 11:00aM

Kristie Ferrantella said this is the final grant agreement between the Trust and Richmond regarding what they have been calling the Gooseberry buy-down. Additionally, this is Richmond's last rental project at the Richmond Development, and it includes 55 units.

She mentioned that the Trust has been in discussions with Richmond for months about the potential for converting some market-rate units into affordable units, which would make all 55 units eligible to be on Nantucket's SHI list.

Kristie Ferrantella stated that this has been the plan B for staying in safe harbor after December 11 of this year. She noted that in the meeting packet distributed to the Trust Members is the proposed Grant Agreement, which has been reviewed by Vicki Mash (Town Council). Part of the deal is that the Town will enter a 5-year master lease for 10 of the market-rate units for municipal employees, which will be executed by the Select Board. She clarified that today the Trust is just approving the Grant Agreement.

Penny Dey asked Kristie Ferrantella why the leases for municipal employee housing are only for 5 years. Kristie Ferrantella explained that in conversations with the Town Administration, they thought that 5 years was the best option. She mentioned that Richmond had offered leases ranging from 5 to 10 years, but the Town has plans to develop municipal housing on Waitt Drive and Ticcoma Way, so they felt that 5 years would at least provide the Town with the time to put a master plan together.

Shantaw Bloise-Murphy made a MOTION to approve the Grant Agreement as presented and to authorize the Chair/Vice Chair to sign the Grant Agreement on behalf of the Affordable Housing Trust. Penny Dey seconded this motion.

ROLL CALL of those participating:

1. Meg Browers Aye
2. Abby De Molina Aye
3. Penny Dey Aye

4. Tom Dixon Aye
5. Shantaw Bloise-Murphy Aye

V. Other Business

- Next Meeting is October 1, 2024, at 12:30pm

VI. Board Comments

No Board comments.

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

1. **Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 21 Fairgrounds Road, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares**
2. **Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 18, 18A, 20, 22, 24, and 26 Sparks Avenue, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares**
3. **Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 26 Somerset Lane, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares**
4. **Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding Forest Avenue, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares**

Meg Browsers made a MOTION to adjourn Open Session to move to Executive Session, not to return to Open Session 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 Affordable Housing Trust Members and the Chair so Declares. Shantaw Bloise-Murphy seconded this motion.

ROLL CALL of those participating:

1. Meg Browsers Aye
2. Abby De Molina Aye

AFTH Meeting on September 13th, 2024 at 11:00aM

3. Penny Dey Aye
4. Tom Dixon Aye
5. Shantaw Bloise-Murphy Aye

VIII. Adjourn

This meeting was adjourned at 11:15am.