

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Tuesday, January 21, 2025.

Remote Meeting via Zoom– 12:30pm

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

ATTENDING MEMBERS: Penny Dey, Tom Dixon, Forest Bell, Meg Browers, Shantaw Bloise-Murphy.

STAFF IN ATTENDANCE: Ellis Ramos (Office Manager), Rachel Field (Property Manager) Tracy MacDonald (Real Estate Specialist) Lee Smith (Town Counsel).

SPEAKERS IN ATTENDANCE:

I. Call to Order

Penny Dey called the meeting to order at 12:32pm.

II. Approval of Agenda – ACTION

Tom Dixon made a **MOTION** to approve the agenda. Forest Bell seconded the motion.

Roll call of those participating

1. Forest Bell – Aye
2. Meg Browers – Aye
3. Tom Dixon – Aye
4. Penny Dey – Aye

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

No public comments.

IV. Approval of Minutes – ACTION

- January 7th, 2025

Meg Browers made a **MOTION** to approve the meeting minutes from January 7th, 2025. Tom Dixon seconded the motion.

Roll call of those participating

AHTF Meeting on January 21, 2025, at 12:30PM

1. Forest Bell – Aye
2. Meg Browers – Aye
3. Tom Dixon – Aye
4. Penny Dey – Aye

**V. Review and Approve Closing Cost Assistance Program Application for
Sindy Rivera for a dwelling located at 80 Somerset Road –
DISCUSSION/ACTION**

Tom Dixon made a **MOTION** to approve the closing cost assistance application from Sindy Rivera for 80 Somerset Road property up to \$15,000 and any unused funds to be returned to the Trust after the closing. Meg Browers seconded the motion.

Shantaw Bloise-Murphy joined the meeting at 12:38pm.

Roll call of those participating

1. Tom Dixon – Aye
2. Meg Browers – Aye
3. Forest Bell – Aye
4. Penny Dey – Aye

**VI. Review and Approve request for Subordination of Closing Cost Assistance
Mortgage dated July 13, 2022, and recorded in Book 1905, Page 115 to a
Mortgage from Elvis E. Butler to The Cape Cod Five Cents Savings Bank
in the original principal amount of \$700,000.00 for the property located at
63 Cato Lane – REVIEW/ACTION**

Tracy Macdonald explained to the Trust members that this is a closing cost assistance recipient that is now applying for a construction loan with Cape Cod 5 and are asking for the Trust to subordinate their place on the mortgage.

Meg Browers made a **MOTION** to approve the request for subordination of the
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closing cost assistance mortgage for Elvis Butler for the property located at 63 Cato Lane. Shantaw Bloise-Murphy seconded the motion.

Roll call of those participating

1. Meg Browers – Aye
2. Tom Dixon – Aye
3. Forest Bell – Aye
4. Shantaw Bloise-Murphy – Aye
5. Penny Dey – Aye

VII. Other Business

Next Meetings

February 4th at 12:30pm

February 18th at 12:30pm

VIII. Board Comments

Penny Dey informed the Trust, and the public, that the Certificates of Occupancy has been issued for the first 4 units at Wiggles Way formally known as 31 Fairgrounds Road.

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

- **Purpose 7: To Comply with, or Act Under the Authority of, Any General or Special Law (Open Meeting Law, G.L. c. 30A, §§ 18-23) to Approve Executive Session Minutes from December 17th, 2024, December 23rd, 2024.**
- **Purpose 6: To consider the purchase, exchange, lease, or value of real property located at 13A and 13B Cedar Circle where an open meeting may have a detrimental effect on the negotiating position of the public body.**
- **Purpose 6: To consider the purchase, exchange, lease, or value of real property located at 18, 18A, 20, 22, 24 and 26 Sparks Avenue where an open meeting may have a detrimental effect on the negotiating position of the public body.**
- **Purpose 6: To consider the purchase, exchange, lease, or value of**

real property located at 14 Somerset Road where an open meeting may have a detrimental effect on the negotiating position of the public body.

Shantaw Bloise-Murphy made a MOTION to adjourn the 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 public body. Forest Bell seconded the motion.

Roll call of those participating

1. Shantaw Bloise-Murphy – Aye
2. Forest Bell – Aye
3. Tom Dixon – Aye
4. Meg Browers – Aye
5. Penny Dey – Aye

X. Adjourn

The meeting was adjourned at 12:41pm.