

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Tuesday, February 4th, 2025.

Remote Meeting via Zoom– 12:30pm

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

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

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

Brian Sullivan called the meeting to order at 12:32pm.

II. Approval of Agenda – ACTION

Tom Dixon made a **MOTION** to approve the agenda. Meg Browsers seconded the motion.

Roll call of those participating

1. Forest Bell – Aye
2. Tom Dixon – Aye
3. Meg Browsers – Aye
4. Abby De Molina – Aye

III. Brian Sullivan – Aye **Public Comment** *for items not listed on the agenda.*

No public comments.

IV. Approval of Minutes – ACTION

- January 21st, 2025

Ellis Ramos noted that Penny Dey had suggested an edit, which had not yet been distributed to members.

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

Brian Sullivan proposed holding approval of the minutes until the next meeting.

Shantaw Bloise- Murphy joined the meeting at 12:34pm.

V. Review Howard Dickler Citizens Award – REVIEW

Ellis Ramos informed the Board and the public that nominations were being accepted for the Howard Dickler Citizens Award. Nominations could be emailed to eramos@nantucket-ma.gov or dropped off at the Housing Office at 16 Broad Street. The deadline for submissions is April 5, and the award winner will be announced at the 2025 Annual Town Meeting.

Penny Dey joined the meeting at 12:37pm.

VI. Annual Town Meeting Communications Sub Committee Discussion – DISCUSSION

Brian Sullivan emphasized the need for improved outbound communications leading up to the Annual Town Meeting.

Ellis Ramos explained that a volunteer from the Trust was needed to help develop a communications strategy, which would then be presented to the Trust for approval.

Forest Bell inquired whether communications would be through social media or traditional methods.

Ellis Ramos said that the approach has not been determined yet, but a comprehensive plan is the goal.

Shantaw Bloise-Murphy and Abby De Molina volunteered to assist with the communications effort.

Penny Dey stressed the importance of conveying clear, concise messaging, particularly regarding the allocation of funds.

Brian Sullivan noted that past documents, including a presentation from last year's Finance Committee meeting, could serve as a starting point for messaging.

Rachel Field pointed out that there has been confusion among the public regarding the project's funding and oversight.

Penny Dey confirmed that an open house event is being planned before residents moved in, which could serve as an opportunity to educate the community about the project.

VII. Transfer Fee communication strategy update presented by Tucker Holland – UPDATE

Tucker Holland was scheduled to provide an update on the transfer fee communication strategy but was unable to attend. The topic was postponed to a future meeting.

VIII. Other Business

Next Meetings

February 18th at 12:30pm

March 4th at 12:30pm

IX. Board Comments

Tom Dixon noted that the Commonwealth has issued the final guidance for Accessory Dwelling Units (ADUs). He said that the Nantucket Planning Board will discuss the implications that this has on Nantucket at an upcoming meeting.

Brian Sullivan asked whether significant local changes were expected.

Tom Dixon responded that it was still being determined but that Nantucket's existing policies might reduce the need for major adjustments.

X. 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 January 7th, 2025.**
- **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 5 Altheas Lane where an open meeting may have a detrimental effect on the negotiating position of the public body.**

Penny Dey 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. Shantaw Bloise-Murphy seconded the motion.

Roll call of those participating

1. Tom Dixon – Aye
2. Meg Browers – Aye
3. Penny Dey – Aye
4. Forest Bell – Aye
5. Abby De Molina – Aye
6. Shantaw Bloise-Murphy – Aye
7. Brian Sullivan – Aye

XI. Adjourn

The meeting was adjourned at 12:51pm.