

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Tuesday, March 18, 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, Abby De Molina, Forest Bell, Meg Browsers.

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 12:33pm.

II. Approval of Agenda – ACTION

Penny Dey requested to reverse items 6 and items 7, as she needed to recuse from item 6.

Ellis Ramos said that item 7 will be tabled for the next meeting.

Penny Dey made a MOTION to approve the agenda as amended. Forest Bell seconded the motion.

Roll call of those participating

1. Forest Bell – Aye
2. Penny Dey – Aye
3. Tom Dixon – Aye
4. Meg Browsers – Aye
5. Abby De Molina – Aye
6. Brian Sullivan – Aye

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

There were no public comments during this meeting.

IV. Approval of minutes – REVIEW/ACTION

- **March 4th, 2025**

AHTF Meeting on March 18, 2025, at 12:30PM

Penny Dey stated she had not yet reviewed the minutes and requested to postpone approval until the next meeting in two weeks.

Penny Dey made a MOTION to postpone the approval of the minutes until the next meeting in two weeks. Tom Dixon seconded the motion.

Roll call of those participating

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

V. Announcements

1. **The Nantucket Affordable Housing Trust is pleased to welcome back Municipal Housing Director Kristie Ferrantella, who will be returning from maternity leave on March 31st. We look forward to her leadership and continued efforts in advancing housing initiatives for our community.**
2. **The Request for Qualifications (RFQ) for the Year-Round Deed Restriction Pilot Program Monitoring Agency was released on March 10th. Proposals are due by April 2nd, and the contract is expected to be awarded on May 16th. Interested parties are encouraged to review the RFQ and submit their proposals by the deadline.**
3. **The Affordable Housing Trust Fund (AHTF) is now accepting nominations for the Howard Dickler Award until April 4th. The Trust will announce the nominees on April 15th, and the winner will be revealed at Annual Town Meeting on May 3rd. This award honors individuals who have made significant contributions to housing affordability on Nantucket. Submit your nominations today!**

Brian Sullivan announced that Kristie Ferrantella will be returning from maternity leave on March 31st and thanked Tracy McDonald for stepping in during her absence. Additional appreciation was extended to Rachel Field and Ellis Ramos for their contributions.

Brian Sullivan also announced that the Trust has released a Request for Qualifications (RFQ) for a monitoring agency. Proposals are due by April 2nd, and the contract will be awarded on May 16th. Interested parties were encouraged to review and submit proposals.

Brian Sullivan's last announcement was about the Howard Dickler Citizen Award. He said that nominations are open until April 4th. The Trust will announce nominees on April 15th, and the winner will be recognized at the Annual Town Meeting on May 3rd. Penny Dey reminded attendees that this is a citizen award meant for community members rather than professionals working in affordable housing.

Penny Dey had to recuse on this next item, so she left the meeting at 12:38pm.

VI. Request for Approval and Execution of Purchase and Sale Agreement for 10 Parker Lane and 55 Fairgrounds Road property – DISCUSSION/ACTION

Brian Sullivan introduced the purchase and sale contract for Parker Lane and 55 Fairgrounds Road for approval and execution.

Lee Smith noted that the date on the document needed to be updated to reflect the actual execution date.

Brian Sullivan acknowledged the long effort to reach this stage and opened the floor for questions.

Seeing none, Lee Smith provided the formal motion:

“Move that the Town of Nantucket Affordable Housing Trust Fund, vote to approve the form of Purchase and Sale Agreement between the trust and the owners on record for 10 Parker Lane and 55 Fairgrounds Road Nantucket as presented this day, subject to approval as to form by Town Counsel and that the Chair or his designed be authorized to execute such purchase and sale agreement on behalf of the Nantucket Affordable Housing trust Fund.”

Meg Browers made the MOTION as stated above by Town Counsel. Abby De Molina seconded the motion.

Roll call of those participating

1. Forest Bell – Aye
2. Abby De Molina – Aye
3. Meg Browers -Aye
4. Tom Dixon – Aye
5. Brian Sullivan – Aye

VII. Annual Town Meeting Communications Sub Committee Update and Discussion – Ellis Ramos, Abby De Molina and Shantaw Bloise-Murphy – UPDATE AND DISCUSSION

This item was tabled for the next meeting in two weeks.

VIII. Other Business

The next meetings were confirmed for April 1st and April 15th at 12:30 PM. Brian Sullivan noted he would not be available for the April 1st meeting.

A request for additional comments was made, and Jason Graziadei from Nantucket Current inquired about the purchase and sale agreement.

Brian Sullivan advised that he need to follow up after the meeting as the agenda item had already closed.

IX. Board Comments

There were no board comments during this meeting.

X. Executive Session PURSUANT TO MGL C. 30A § 21(A)

1. **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 March 4th, 2025.**
2. **Purpose 6: To consider the purchase, exchange, lease, or value of real property located at 8A Thirty Acres Lane where an open meeting may have a detrimental effect on the negotiating position of the public body.**

3. **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.**

Meg Browsers made a MOTION to adjourn open session to move to executive session not to return to open session for the purpose 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 and 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. Abby De Molina seconded the motion.

Roll call of those participating

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

XII. Adjourn

This meeting adjourned at 12:44pm.