

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, August 12, 2025

Remote Meeting via Zoom – 12:30 PM

Trust Members: Brian Sullivan (Chair), Penny Dey (Vice-Chair), Mary Mack, Abby De Molina, Shantaw Bloise-Murphy, Forest Bell, Brooke Mohr.

Attending Members: Brian Sullivan (Chair), Penny Dey (Vice-Chair), Brooke Mohr, Mary Mack, Shantaw Bloise-Murphy, Forest Bell

Staff in Attendance: Kristie Ferrantella (Housing Director), Dylan Metsch-Ampel (Deputy Housing Director), Brian Turbitt (Director of Municipal Finance), Tracy MacDonald (Real Estate Specialist), Vicki Marsh (Town Counsel), Eric Barth (Town Counsel), Thomas Broadus (Intern), William Wrightson (Intern)

Speakers in Attendance: Tara Mizrahi (Affirmative Investments), David Ennis (Affirmative Investments), Virginia Coffey (Affirmative Investments), and Craig Nicholson (Affirmative Investments)

I. Call to Order

The meeting was called to order at 12:30 PM.

II. Approval of Agenda – ACTION

Penny Dey made a MOTION to approve the agenda. Brooke Mohr seconded the motion.

Roll call of those participating:

1. Brooke Mohr - Aye
2. Mary Mack - Aye
3. Penny Dey - Aye
4. Shantaw Bloise-Murphy - Aye
5. Brian Sullivan - Aye

III. Public Comments *for items not on the agenda*

There were no public comments.

IV. Approval of Minutes of July 15, 2025, at 12:30 – REVIEW/ACTION

Brooke Mohr made a MOTION to approve the minutes of July 15, 2025, at 12:30 PM. Penny Dey seconded the motion.

Roll call of those participating:

1. Brooke Mohr – Aye
2. Mary Mack – Aye
3. Penny Dey – Aye

4. Shantaw Bloise-Murphy – Abstain
5. Brian Sullivan – Aye

V. Announcement(s)

Brian Sullivan announced that he had recently attended the world premiere screening of the documentary *Room for Us?* about the Nantucket Housing Crisis. Brian Sullivan shared that he thought the documentary was excellent. Brian Sullivan asked Kristie Ferrantella to circulate the link for the film.

Kristie Ferrantella announced that Nantucket has been named one of the 43 municipalities recognized as a 2025 Housing Choice Community by the Healey-Driscoll Administration.

Forest Bell entered the meeting at 12:40 PM.

VI. Award of Request for Proposals (RFP) for Affordable Housing Development (Orange Street, Vesper Lane, & Bartlett Road) – DISCUSSION/ACTION

Kristie Ferrantella said that Brian Turbitt was attending the meeting as the Chief Procurement Officer. Kristie Ferrantella said that the team from Affirmative Investments, who had submitted two proposals for the RFP, were in attendance to present to the Trust.

Penny Dey asked who was on the evaluation committee.

Kristie Ferrantella said that Shantaw Bloise-Murphy, Abby De Molina, Dawn Hill, Brian Turbitt, Tracy MacDonald, Bernie Husser, Leslie Snell, Rick Sears, and herself were on the committee.

Penny Dey asked if any of those on the committee had local construction experience.

Kristie Ferrantella said that Bernie Husser had been a consultant to the town on construction projects and that Dawn Hill has experience as well.

Tara Mizrahi, Executive Vice President of Affirmative Investments, introduced David Ennis, President of Affirmative Investments, Virginia Coffey, Development Associate of Affirmative Investments, and Craig Nicholson, Director of Real Estate at Affirmative Investments.

David Ennis told the Trust that Affirmative Investments was founded in 1983 as a social investment banking firm and had evolved gradually to being on the development side of projects. David Ennis said that the firm worked frequently on Cape Cod and Martha's Vineyard.

Virginia Coffey showed the Trust the designs that were presented to the evaluation committee. The design concepts are the same for both proposals. Virginia Coffey said that the Orange Street site had 28 units and was designed with the smaller buildings on the street side to mask the density of the development. Virginia Coffey said that the Bartlett Road property would have 12 units and that the smaller buildings were on the street side. Virginia Coffey said that the Vesper Lane property was designed as a senior community and had 17 units of housing and a large circular walking path.

Tara Mizrahi said that the first of the two proposals was for workforce housing units and the other was for affordable housing. The workforce housing proposal would cost the town more (\$18.84 million versus \$11.82 million) but would start building far quicker due to the Low Income Housing Tax Credit backlog. Tara Mizrahi further broke down their projection of costs based on the experience of the contractors working on Ticcoma Green, another Nantucket affordable housing development.

Penny Dey asked how durable the estimated costs were.

Tara Mizrahi said that they had built escalation into the estimates, and that they believed the costs fit their schedule.

Penny Dey said that she believes that the town should be focusing on higher percentages of Area Median Income for their housing, and that she favored the workforce proposal.

Brooke Mohr expressed that she liked how the designs were thoughtful to the feedback from the community. Brooke Mohr said that she prefers the workforce proposal.

Brian Turbitt said that the committee ultimately preferred the workforce proposal and appreciated the thoughtfulness of the design.

Brian Sullivan asked about the specificities of the funding sources.

Brian Turbitt said that staff are actively working on that and that they are waiting to hear from Hilltop. Brian Turbitt said that he believed the Trust could accept the recommendation from the committee pending a term sheet presentation.

Craig Nicholson said that there was a 3% contingency for escalation and design and a 5% construction contingency.

Brian Turbitt asked about potential tariff impact.

Craig Nicholson said that tariff impact is hard to calculate, and that they will figure that out when they get to that stage.

Brian Sullivan asked if the developers were considering the material options required for building on Nantucket.

Craig Nicholson said that they were considering the Nantucket guidelines and that their architect for this project was the architect of Ticcoma Green.

Penny Dey asked about the likelihood of them finishing on schedule and the timelines of their projects on Martha's Vineyard.

Craig Nicholson said that he is leading two projects on Martha's Vineyard and that one of the projects is 30 days behind due to issues around electrical design and that the other just had its groundbreaking.

Penny Dey made a MOTION that the Trust approve proceeding with option one under the proposal. Shantaw Bloise-Murphy seconded the motion.

Brian Turbitt recommended that the approval be subject to successful negotiations.

Penny Dey amended her MOTION to make it conditional to successful negotiations.

Mary Mack asked if the proposal also supports the lower income groups.

Brian Sullivan said that it does, but just not to the same extent as proposal two.

Shantaw Bloise-Murphy seconded the amendment to the motion.

Roll call of those participating:

1. Penny Dey – Aye
2. Forest Bell – Aye
3. Brooke Mohr – Aye
4. Shantaw Bloise-Murphy – Aye
5. Mary Mack – Aye
6. Brian Sullivan – Aye

VII. Board Comments

Penny Dey asked when people could start applying to the Year-Round Deed Restriction program.

Kristie Ferrantella said that staff are working on launching the program. Brian Turbitt said that it should be ready by early September.

VIII. Other Business

Next Meetings:

- Tuesday, August 19, 2025, at 12:30 pm
- Tuesday, September 9, 2025, at 12:30 pm

IX. Executive Session PURSUANT TO MGL C. 30 § 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 July 15, 2025.
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 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 Affordable Housing Trust Members and the Chair so Declares; Votes May be Taken

X. Adjournment

Brooke Mohr made a MOTION to close the open session, to move to executive session, not to return to open session for the purpose of considering 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. Penny Dey – Aye
2. Forest Bell – Aye
3. Brooke Mohr – Aye
4. Shantaw Bloise-Murphy – Aye
5. Mary Mack – Aye
6. Brian Sullivan – Aye

The meeting adjourned at 1:10 PM.