

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, August 19, 2025

Hybrid Meeting; 131 Pleasant Street Trailer A with Participation 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 in person: Brian Sullivan (Chair), Penny Dey (Vice-Chair), Mary Mack

Attending Members remotely: Shantaw Bloise-Murphy, Forest Bell, Brooke Mohr.

Staff in Attendance: Kristie Ferrantella (Housing Director), Dylan Metsch-Ampel (Deputy Housing Director), Thomas Broadus (Housing Department Intern), William Wrightson (Housing Department Intern)

Staff in Attendance remotely: Tracy MacDonald (Real Estate Specialist), Brian Turbitt (Director of Municipal Finance), Eric Barth (Town Counsel),

Speakers in Attendance: None

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. Mary Mack seconded the motion.

Roll call of those participating:

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

III. Public Comments *for items on the agenda.*

There were no public comments.

IV. Approve of Minutes of August 12, 2025, at 12:30 PM - REVIEW/ACTION

Mary Mack made a MOTION to approve the minutes of August 12, 2025, at 12:30 PM. Penny Dey seconded the motion.

Roll call of those participating:

1. Mary Mack – Aye
2. Penny Dey – Aye

3. Forest Bell – Aye
4. Shantaw Bloise-Murphy – Aye
5. Brian Sullivan – Aye

Brooke Mohr joined the meeting at 12:33pm.

V. Announcement(s)

Brian Sullivan announced that Governor Maura Healy is on Nantucket and is going to visit Wiggles Way after the meeting.

VI. Election of Officers – DISCUSSION/ACTION

a. Chair

Penny Dey made a MOTION to nominate Brian Sullivan to serve as Chair of the Affordable Housing Trust for one year.

Brooke Mohr seconded the motion.

Roll call of those participating:

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

Brian Sullivan thanked the Trust for their continued support.

b. Vice Chair

Forest Bell made a MOTION to nominate Penny Dey to serve as Vice Chair of the Affordable Housing Trust for one year. Brian Sullivan seconded the motion.

Roll call of those participating:

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

VII. Presentation of Summer Projects by Real Estate & Housing Interns – DISCUSSION

William Wrightson presented some of the major projects that he completed this summer. William Wrightson explained that two of his biggest projects were reviewing Massachusetts legislation regarding affordable housing and tabulating prospective future housing availability for Nantucket municipal employees. William Wrightson also said that he was drafting advocacy letters based on the

Town's position on the prospective legislation. William Wrightson thanked the Town for the opportunity to serve as an intern.

Brian Sullivan expressed his appreciation and hopes William will continue supporting the Town even after he returns to school, if interested.

Tom Broadus presented on some of the projects that he worked on over the summer, including a handout for Nantucket homeowners interested in using their property for affordable housing and a summary of Massachusetts tax exemptions designed to promote affordable housing and workforce development. Tom Broadus also spoke about the research he had done for the Town using Massachusetts Land Records. Tom Broadus thanked the Town for the opportunity to serve as an intern.

Penny Dey and Brian Sullivan thanked the interns and expressed their appreciation for the interns' work.

Brooke Mohr expressed appreciation for the entirety of the Housing Department staff, including the summer interns.

Tracy MacDonald expressed that all three interns, William Wrightson, Tom Broadus, and Chase Windish, whose last day had already passed, did a great job.

Kristie Ferrantella and Dylan Metsch-Ampel also expressed their appreciation for the interns.

VIII. 31 Fairgrounds Road (Wiggles Way) Financial Audit – DISCUSSION/ACTION

Kristie Ferrantella said that there was a request for an internal financial audit during the construction of Wiggles Way from the community and the Trust. Now that construction is complete and all bills have been paid, the audit can begin.

Brian Turbitt searched for an audit firm and had a conversation with the firm CBIZ. Brian Turbitt said that CBIZ would do a review of all of the agreements between all relevant entities, and they would want to see all relevant invoices and payment records. After this comprehensive audit, the firm would provide recommendations for the Trust to implement going forward. The estimate for the service was \$65,000 to \$85,000, which Brian Turbitt found to be reasonable considering what the Town is asking for.

Penny expressed that she hopes that Steve Hollister and Billy Cassidy will be involved in the audit.

Brian Turbitt said that everyone who participated in the project will be involved in the audit.

Penny Dey asked when they would be able to start.

Brian Turbitt said that, if the Trust voted favorably, they could potentially start the planning phase right after Labor Day.

Penny Dey asked who would be paying for the audit.

Brian Sullivan said that the Trust would be paying for the audit.

Brian Sullivan said that he was mostly looking forward to the result of the audit to provide best practices moving forward.

Penny Dey said that she did not think it was right that the Trust would be paying for the entirety of the audit.

Brian Turbitt said that he recommends that the Trust vote favorably on this issue in order to get the audit started as quickly as possible, then have conversations with the developer about offsetting some of the costs.

Penny Dey made a motion that they hire the audit firm CBIZ to conduct an audit on the construction of 31 Fairgrounds Road with an approved budget of up to \$85,000 with the understanding that the Trust will engage Housing Nantucket about helping to pay the cost. Mary Mack seconded the motion.

Roll call of those participating:

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

IX. Staff Update – DISCUSSION

Kristie Ferrantella announced that Ticcoma Green had received their environmental clearance from US Fish and Wildlife. Kristie Ferrantella said that they are aiming for an October 15th closing and the hope is to break ground on December 1st.

Penny Dey asked at what point the units count towards the Subsidized Housing Inventory list.

Kristie Ferrantella said that it was a two phased development. The first phase would be 31 building permits, and they would go on the Subsidized Housing Inventory list immediately, and when they pulled the permits for phase two those units will go on the Subsidized Housing Inventory list. Kristie Ferrantella projects that the phase one units will go on the SHI list in 2025, the phase two would go on in 2026.

Kristie Ferrantella said that she gave an update to the Select Board last month and will be presenting to the Planning Commission next week to give an update. Kristie Ferrantella also said that she spoke at the Community Preservation Committee's annual forum to give an update on the Town's affordable housing efforts.

Shantaw Bloise-Murphy expressed that Kristie had done a wonderful job over the past 18 months.

X. Board Comments

Penny Dey reminded the board to block out September 30th on their calendars for the joint meeting.

Kristie Ferrantella agreed with Penny Dey and reminded the board that all Trust members would be attending a joint session between the Select Board, the Planning Board, the Board of Health, and the Affordable Housing Trust on September 30th. The meeting will be in person, and staff will find a suitable location. Kristie Ferrantella said that Judi Barrett will be facilitating the session.

XI. Other Business

The Trust decided to hold hybrid meetings through September.

Next Meetings:

- Tuesday, September 9, 2025, at 12:30 pm
- Tuesday, September 23, 2025, at 12:30 pm

XII. 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 August 12, 2025.
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property 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.
3. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 71 Surfside 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; Votes May be Taken.

XIII. Adjournment

Penny Dey 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. Mary Mack seconded the motion.

Roll call of those participating:

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

The meeting adjourned at 1:12 PM.