

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Friday, September 5, 2025

Hybrid Meeting; 131 Pleasant Street Trailer A with Participation via Zoom – 12:30 PM

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

Attending Members in person: Brian Sullivan (Chair), Shantaw Bloise-Murphy

Attending Members remotely: Penny Dey (Vice-Chair), Abby De Molina, Brooke Mohr, Mary Mack.

Staff in Attendance in person: Kristie Ferrantella (Housing Director), Dylan Metsch- Ampel (Deputy Housing Director)

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

Speakers in Attendance: None

I. Call to Order

The meeting was called to order at 12:32 PM.

II. Approval of Agenda – ACTION

Shantaw Bloise-Murphy made a MOTION to approve the agenda. Penny Dey seconded the motion.

Roll call of those participating:

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

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

There were no public comments.

IV. Approval of Minutes of minutes of August 19, 2025, at 12:30 PM – REVIEW/ACTION

Shantaw Bloise -Murphy made a MOTION to approve the minutes of August 19, 2025, at 12:30 PM. Abby De Molina seconded the motion.

Roll call of those participating:

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

V. Announcements

1. Dylan Metsch -Ampel announced the joint meeting with the Affordable Housing Trust, Select Board, Board of Health, and Planning Board to discuss housing on Tuesday September 30, 2025, from 4:00-6:00pm in the Municipal Trailer at 131 Pleasant Street.
2. The Seasonal Communities Advisory Council is hosting a meeting at the White Elephant Ballroom on Thursday, September 11, 2025, from 11:00am-12:00pm. Members of the public are welcome to attend in person or via zoom.
3. The Nantucket Dreamland is screening the documentary *Room for Us?* from Friday, September 19 through Thursday, September 25, 2025, tickets will be \$17.00.
4. The Housing Department put together a letter template for members of the community to fill out in support of the Real Estate Transfer Fee Bill, which is being heard before the Joint Committee on Revenue on Tuesday, September 9, 2025. The template is available through the Town Manager's newsletter, the Housing Department's newsletter, and staff are asking both year-round and seasonal residents to send in letters in support of the bill. Kristie Ferrantella clarified that the transfer fee is not a real estate tax that is paid every year, but a one-time transaction fee on a sale. Nantucket has sent a home rule petition in support of the transfer fee for at least the past 10 years. It is important to keep the momentum. Penny Dey added that the seller would pay the transfer fee.

VI. Board Comments

There were no Board comments.

VII. Other Business

Next Meeting(s):

- Tuesday, September 23, 2025, at 12:30 pm
- Tuesday, September 30, 2025, at 4:00 pm (Joint meeting with Select Board, Planning Board, and Board of Health)
- Tuesday, October 7, 2025, at 12:30 pm

VIII. 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 19, 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 8 Skyline Drive 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.

IX. 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. Penny Dey seconded the motion.

Roll call of those participating:

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

The meeting adjourned at 12:42.