SELECT BOARD

Minutes of the meeting of December 10, 2025. The hybrid meeting took place in person at the Public Safety Facility Community Room at 4 Fairgrounds Road; and, via remote participation using Zoom Webinar. Members of the Board present were Dawn E. Hill, Thomas Dixon, Matt Fee, Dr. Malcolm MacNab and Brooke Mohr.

I. CALL TO ORDER

Chair Hill called the meeting to order at 5:30 PM following the Pledge of Allegiance.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as presented, with the addition of an announcement.

III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson reviewed the announcements.

1. The Select Board Meeting is Being Audio and Video Recorded.

2. Town to Host Public Information Sessions on PFAS This Fall and Winter

The Town is Hosting a Series of Public Information Sessions to Share Science-Based Education on PFAS. The Session, "PFAS and our Health: The Impact of 'Forever Chemicals' Across Different Seasons of Life," Will be Held on Thursday, December 11, 2025 at 5:30 PM in the PSF Community Room, 4 Fairgrounds Road, Featuring Dr. Tamarra James-Todd of Environmental Reproductive Epidemiology in the Department of Environmental Health at Harvard T.H. Chan School of Public Health, with Virtual Participation Available Via Zoom and YouTube.

Ms. Gibson said that a final session has been scheduled for January 22, 2026 which will focus on surface water testing.

3. Finance Committee Public Hearing Regarding 2026 Annual Town Meeting Citizen Warrant Article Submissions to be Held on Thursday, December 11, 2025 at 4:00 PM in Room A of the Meeting Trailer, 131 Pleasant Street and by Remote Participation via Zoom. Citizen Warrant Articles can be Viewed at https://www.nantucket-ma.gov/DocumentCenter/View/53683/Citizen-Warrant-Articles-for-the-2026-Annual-Town-Meeting-PDF.

Ms. Gibson announced that the Nantucket Planning and Economic Development Commission (NP&EDC) is proposing to update its enabling legislation to modernize its name, membership, vision, and mission and is holding a public forum to explain the proposal and receive public feedback on the proposed changes from 9:00 AM - 11:00 AM on Thursday, December 11th at the Nantucket Inn, 1 Miller Lane (check in from 8:30 AM - 9:00 AM). RSVP requested, but not required, to Megan Trudel mtrudel@nantucket-ma.gov. Hybrid participation via Zoom at the following link:
https://us06web.zoom.us/j/82765528528?pwd=eAmAEnerGttGVXgitGenGciKn5LZkc.1.

4. Select Board Announcements/Comments. There were no Select Board comments.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see https://www.nantucket-ma.gov/3740/2025-Responses) Chair Hill reviewed responses to public comment questions asked at the Board's December 3rd meeting.

V. PUBLIC COMMENT
Chair Hill reviewed the public comment rules.

Clifford Williams asked for "minutes of meetings" that he said Dr. MacNab had with the investigator engaged to investigate the Town's investigation of the 2018 African Meeting House vandalism incident. He questioned why only the Select Board can conduct investigations. He asked how much money has been spent so far on a pending lawsuit filed by James Barros and Rose Marie Samuels.

Amy Eldridge asked about a tour scheduled for tomorrow of the LORAN station barracks.

Tom Coffin commented about a list of veterans he is compiling.

Charity Benz read a letter she said was from Charles Kilvert regarding concerns about Christmas Stroll.

Andy Lowell spoke on a landfill issue with disposal of certain types of materials.

Campbell Sutton commented on utility poles on Surfside Road.

VI. NEW BUSINESS
There was no New Business.

Mr. Fee noted that the tour of the LORAN barracks tomorrow is open to the public.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS
Mr. Fee moved approval of items VII 1 – 3; seconded by Ms. Mohr; all in favor, so voted.

1. Approval of Minutes of December 3, 2025 at 5:30 PM; December 4, 2025 at 9:00 AM.

2. Approval of Payroll Warrant for December 7, 2025.

3. Approval of Treasury Warrants for December 10, 2025.

VIII. REAL ESTATE ITEMS
1. Housing Department: Request for Approval and Execution of the Following Closing Documents for the Ticcoma Green Workforce Rental Housing Project on Certain Parcels of Town-owned Unimproved Land Located at 6 Fairgrounds Road and 4 Waitt Drive, Shown as Lots 83 and 84 on Plan of Land Entitled "Division Plan of Land in Nantucket, MA., Prepared for Town of Nantucket," Dated June 3, 2016, Prepared by Blackwell and Associates, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No 2016-58:
a) Assignment and Assumption of Land Development Agreement.
b) Ground Lease.
c) Notice of Ground Lease.
d) Ground Landlord Estoppel and Agreement for Unit 4 of Ticcoma Apartments Leasehold Condominium.
e) Ground Landlord Estoppel and Agreement for Unit 9 of Ticcoma Apartments Leasehold Condominium.
f) Consent by Landlord to Leasehold Condominium.
g) Affordable Housing Restriction for Unit 4 of Ticcoma Apartments Leasehold Condominium.

h) Affordable Housing Restriction for Unit 9 of Ticcoma Apartments Leasehold Condominium.
i) Tax Credit Regulatory Agreement and Declaration of Restrictive Covenants for Unit 4 of Ticcoma Apartments Leasehold Condominium.
j) Tax Credit Regulatory Agreement and Declaration of Restrictive Covenants for Unit 9 of Ticcoma Apartments Leasehold Condominium.
k) Owner Affidavit with Gap Indemnity.
Housing Director Kristie Ferrantella reviewed the closing documents for the Ticcoma Green affordable/workforce housing development at 6 Fairgrounds Road, a Town-owned site long identified for affordable rental housing. She explained that the closing documents establish the legal framework for (1) control and use of the land through a ground lease, (2) regulatory affordability and compliance restrictions required for Low-Income Housing Tax Credits (LIHTC), and (3) lender/investor protections typical for tax credit transactions.

Attorney Vicki Marsh from Town Counsel's office; Bernie Husser, financial consultant for the Town; David Oliveri, Andy Burnes and Sean Lavin from HallKeen, assisted in the review and answered questions from Board members. Mr. Burnes and Mr. Oliveri thanked the Town for all of its time and effort over the last several years to get this project to this point. Vallorie Oliver asked for a "simple explanation" of this project. Ms. Marsh provided a brief explanation. Campbell Sutton asked about the parameters of the project. Some discussion followed.

Ms. Mohr moved to approve and execute the following documents for the closing transaction for the Ticcoma Green Workforce Rental Project located at 6 Fairgrounds Road and 4 Waitt Drive:

1. Assignment and Assumption of Land Development Agreement;
2. Ground Lease;
3. Notice of Ground Lease;
4. Ground Landlord Estoppel and Agreement for Unit 4 of Ticcoma Apartments Leasehold Condominium;
5. Ground Landlord Estoppel and Agreement for Unit 9 of Ticcoma Apartments Leasehold Condominium;
6. Consent by Landlord to Leasehold Condominium;
7. Affordable Housing Restriction for Unit 4 of Ticcoma Apartments Leasehold Condominium;
8. Affordable Housing Restriction for Unit 9 of Ticcoma Apartments Leasehold Condominium;
9. Tax Credit Regulatory Agreement and Declaration of Restrictive Covenants for Unit 4 of Ticcoma Apartments Leasehold Condominium;
10. Tax Credit Regulatory Agreement and Declaration of Restrictive Covenants for Unit 9 of Ticcoma Apartments Leasehold Condominium;
11. Owner Affidavit with Gap Indemnity;
12. Right of First Offer Agreement;
13. Notice of Right of First Offer Agreement; and
14. Any other closing documents approved by Town Counsel necessary for the Closing of the Ticcoma Green project;

and further, to authorize the Chair of the Select Board to execute the documents on behalf of the Town of Nantucket Select Board; seconded by Mr. Dixon; so voted 4-0. Mr. Fee abstained.

Ms. Mohr moved to authorize the Chair or Vice Chair of the Select Board, or the Town Manager to execute the Closing Statement for the Ticcoma Green Project on behalf of the Select Board; seconded by Mr. Dixon; so voted 4-0. Mr. Fee abstained.

IX. SELECT BOARD REPORTS/COMMENT

1. Our Island Home: Status of Proposed New Facility (https://nantucket-ma.civilspace.io/en/projects/proposed-new-our-island-home); Possible Vote by Select Board to Consider Closure Process for Existing Facility (Continued from December 3, 2025). Ms. Gibson introduced this item, noting it was continued from last week's meeting. She reviewed a timeline of past studies, reviews and evaluations for Our Island Home (OIH) and potential alternatives starting in 2007 through 2022 as well as various town meeting votes and appropriations and other actions from 2015 through 2025.

Ms. Mohr left the meeting at 6:14 PM; she returned at 6:15 PM.

Tom Coffin spoke on his recent stay at OIH and expressed appreciation for the Administration and staff of OIH. Chair Hill spoke on the cost of the project, reviewed the 2025 votes and reiterated that if a new facility is not approved and built, the current facility, most likely over time, will close. She said the Board intends to determine, tonight, if it will put the matter before the 2026 annual town meeting. She said the Board reached a general consensus last week that a reduction in scope of the project is not what would be put before the voters, but rather the same project that was before the 2025 annual town meeting. Ms. Mohr concurred and emphasized that if the project is not approved, that is the equivalent of a decision not to continue operating a municipal nursing home. Chair Hill noted that potential construction cost savings will be pursued. She added that closure, if the project is not approved, would not be immediate. Dr. MacNab asked about home health care in lieu of a skilled nursing facility as was recommended by a prior work group. Some discussion followed. Bobby DeCosta spoke against putting the project back before the voters and cited costs as the main reason and spoke on other aspects of the operations. He asked about the cost to rebid the project and spoke on the Town getting out of the nursing home business and instead paying a non-profit to build a new facility and operate it. He noted that had the facility been approved at the 2017 annual town meeting, it would have been far less expensive. Summer Street Church Pastor Derek Worthington, read a letter from the Nantucket Interfaith Council in favor of putting the project back before the voters in 2026 and exploring alternatives other than closure. Mary Longacre commented on the survey results, as contained in the Board's packet. She spoke in favor of putting the project back before the voters. Alison Forsgren spoke in favor of putting the project back before the voters; and, spoke about a fund established with the Community Foundation of Nantucket for donations that could potentially offset the cost of the project but only if it is approved. Meridith Lepore spoke in favor of a non-profit organization to operate the facility. Amy Eldridge concurred with Mr. DeCosta's remarks and spoke on other costly capital projects in the Town's near future and the impact on taxpayers. Carly Ambrose, Kathy Grieder, Katy Perales, Ginger Andrews, Sally Anne Austin, Lucy Leske and Nancy Newhouse spoke in favor of putting the project before the voters again. Ms. Mohr asked if the Board would support putting the matter before the voters again in 2026. She stated that she herself would support that. Chair Hill asked the audience for a show of hands as to whether they support putting the matter before the voters again. A majority of those in the room raised their hands. Mr. Dixon agreed, noted that the Board received a lot of feedback on this issue over the last few days, and reiterated that the Board does intend to put the same project forward. Chair Hill concurred and noted that it also must be government-owned and operated if a skilled nursing facility is to operate on the Island. Ms. Mohr concurred. Diana Graves spoke in favor of putting the project before the voters again. Ms. Forsgren commented on the inability of a non-profit or other operator to run OIH. Rob Benchley thanked the Board for accommodating this discussion, spoke in favor of putting the project before the voters and commended the OIH staff. Julie Kever spoke in favor of putting the project before the voters. Clifford Williams spoke on the cost of the project and ways he thinks the project cost could be reduced. Clay Evans, Erika Mooney, Sophia Liburd, Bill Grieder and Tom Montgomery spoke in favor of putting OIH on the warrant. Ms. Mohr asked the audience if they would indicate they understand the proposal. A majority of those in the room raised their hands. Chair Hill spoke in favor of putting the project before the voters in 2026 and doing whatever is feasible and reasonable and realistic to lower the cost. Mr. Fee agreed. Dr. MacNab stated he agrees with putting it before the voters but also that consideration be given to who is going to pay for the debt service and the operation costs, ultimately over time. Ms. Sutton stated she supports the project and it is time to consider the older generation on Nantucket. Ms. Mohr moved to finalize the bids for the full capacity construction and put the project on the 2026 annual town meeting and election warrants; seconded by Mr. Fee; all in favor, so voted.

The meeting was recessed at 7:44 PM; the meeting resumed at 7:47 PM.

<u>2. Committee Reports.</u> There were no committee reports.

<u>X. TOWN MANAGER'S REPORT</u>
<u>1. Somerset Sewer Extension Project Review and Update.</u> Ms. Gibson introduced the item and turned it over to Daniel Sheahan and Kent Nichols, the Town's project engineers from Weston and Sampson. Mr. Sheahan and Mr. Nichols reviewed the presentation as contained in the Board's agenda packet. Mr. Fee asked about general tax base vs sewer user fee funding. Mr. Turbitt explained how recent sewer projects were funded. Some discussion followed. Mr. Fee said he would like to see alternative funding options. Ms. Gibson said that if the Board wants to see those options, it should be a Board directive. She suggested that perhaps the Board review the existing sewer connection fee schedule, including the capacity utilization fee. Mr. Nichols spoke on state Department of Environmental Protection future potential involvement if the Town does not proceed with this project. Chair Hill asked if there is a way to phase this project; and, asked what the final cost of the most recent sewer extension project was. Some discussion followed about developmental concerns and voter fatigue with large capital projects. Mr. Turbitt said the final total cost of the most recent sewer project in the Shimmo area was approximately $21 million. Ms. Mohr agreed with the concern about large capital projects but that this is an important project and at some point, it may become required. Mr. Sheahan reviewed the timing of the state loan financing program. Victoria Ewing asked about the cost of Innovative-Alternative (IA) septic systems vs the cost of betterments for a sewer extension. Mr. Dixon responded. Ms. Mohr moved to add this project to the 2026 annual town meeting warrant and ballot pending further analysis as to potential betterment funding as well; seconded by Dr. MacNab. So voted 3-2. Chair Hill and Mr. Dixon were opposed.

<u>2. Review of FY 2027 Town Administration Proposed Capital Project Recommendations.</u> Ms. Gibson noted that it is unfortunate that most of the audience for the OIH project left because this item would have provided the "Big Picture" information about other capital projects on the Town's horizon that were conceptually referenced during some of the OIH discussion. She said she hopes people are at least watching the Board meeting for this important information. Ms. Gibson turned the item to Finance Director Brian E. Turbitt who reviewed the presentation as contained in the Board's agenda packet. Discussion followed about tax rate, bond rating and other impacts of a large capital project numbers for FY 2027. Ms. Mohr asked about the process to reconsider the Somerset project. Some discussion followed and it was agreed to discuss that further at an upcoming meeting. Mr. Fee moved to reconsider the Somerset sewer project vote for the 2026 annual town meeting; seconded by Ms. Mohr; so voted 4-1. Dr. MacNab was

opposed. Mr. Fee moved not to include the project on the warrant; seconded by Mr. Dixon. Some discussion followed and Mr. Fee withdrew his motion.

Chair Hill expressed concern about a large school capital project that has yet to be brought forward.

3. FY 2027 General Fund Budget Presentation. This item was tabled to December 17th.

4. Continued Review of Town-Sponsored Warrant Articles for 2026 Annual Town Meeting. Ms. Gibson said there is no update for tonight but there will be one at the Board's December 17th meeting.

XI. ADJOURNMENT

Mr. Fee moved adjournment at 9:03 PM; seconded by Ms. Mohr; all in favor, so voted.

Approved the 17th day of December, 2025.

SELECT BOARD
DECEMBER 10, 2025 – 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS

List of documents used at the meeting:

VII. 1. Draft minutes of 12/3/2025; Draft minutes of 12/4/2025 open session
VIII. 1. AIS re: Ticcoma Green closing; 1a) Assignment & Assumption of Land Development Agreement; 1b) Ground Lease; 1c) Notice of Ground Lease; 1d) Ground Lessor Estoppel (Unit 4); 1e) Ground Lessor Estoppel (Unit 9); 1f) Consent by Landlord to Leasehold Condominium; 1g) Affordable Housing Restriction (Unit 4); 1h) Affordable Housing Restriction (Unit 9); 1i) Tax Credit Regulatory Agreement & Declaration of Restrictive Covenants (Unit 4); 1j) Tax Credit Regulatory Agreement & Declaration of Restrictive Covenants (Unit 9); 1k) Owner Affidavit with Gap Indemnity; Right of First Offer Agreement; Notice of Right of First Offer Agreement; Loan Agreement (Unit 4); Promissory Note (Unit 4); Mortgage (Unit 4); Master Subordination Agreement (Unit 4); Loan Agreement (Unit 9); Promissory Note (Unit 9); Mortgage (Unit 9); Master Subordination Agreement (Unit 9)
IX. 1. Our Island Home Past Studies; Our Island Home Annual or Special Town Meetings; Our Island Home Update presentation; Proposed New Our Island Home - Frequently Asked Questions
X. 1. Somerset Needs Area Sewer Extension Project presentation
X. 2. FY 2027 Proposed Capital Project Recommendations presentation
X. 3. FY 2027 General Fund Budget Recommendations presentation