

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Thursday, January 22, 2026

Remote Meeting via Zoom – 2:30 PM

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

Attending Members remotely: Brian Sullivan (Chair), Shantaw Bloise-Murphy, Forest Bell, Abby De Molina, Mary Mack

Staff in Attendance remote: Kristie Ferrantella (Housing Director), Caroline Ferguson (Administrative Specialist), Vicki Marsh (Town Counsel), Eric Barth (Town Counsel)

Speakers in Attendance: None

I. CALL TO ORDER

Chair Sullivan called the meeting to order at 2:33 pm.

II. AFFORDABLE HOUSING TRUST ACCEPTANCE OF AGENDA

Abby De Molina made a MOTION to approve the agenda. Mary Mack seconded the motion. Forest Bell – Aye; Abby De Molina – Aye; Mary Mack – Aye; Shantaw Bloise-Murphy – Aye; Brian Sullivan – Aye.

III. ANNOUNCEMENTS

1. This meeting of the Affordable Housing Trust is Being Audio and Video Recorded.

IV. PUBLIC COMMENTS

There was no public comment.

V. HOUSING DEPARTMENT REQUESTS/REPORTS

1. Request for Approval and Execution of Purchase and Sale Agreement for 158 Madaket Road

Ms. Ferrantella explained that this is a request for the execution of the Purchase and Sale Agreement for 158 Madaket Road. Chair Sullivan asked whether the closing date of March 9, 2026, is realistic. Ms. Marsh said that the seller is motivated to close on the sale. Chair Sullivan asked where the funding for this purchase is coming from. Ms. Ferrantella explained that the \$2,000,000 will come from the 2024 Town Meeting Authorization to the Trust.

At the completion of the project, the homeownership units at 158 Madaket Road will serve the “missing middle” with three dwelling units, and eight bedrooms total across the entire property. Ms. Bloise-Murphy volunteered to execute the Purchase & Sale Agreement.

Mary Mack made a MOTION to approve and execute the Purchase and Sale Agreement for the purchase of 158 Madaket Road for the purchase price of \$2,000,000 for a scheduled closing of

March 9, 2026, and to authorize the execution of the agreement on behalf of the board of trustees by Shantaw Bloise-Murphy. Shantaw Bloise – Murphy Seconded the motion. Forest Bell – Aye; Abby De Molina – Aye; Mary Mack – Aye; Shantaw Bloise-Murphy – Aye; Brian Sullivan – Aye.

IX. BOARD COMMENTS

There were no board comments.

X. OTHER BUSINESS

1. Next Meeting(s):

- Tuesday, February 3, 2026, at 12:30 PM – Hybrid – *131 Pleasant Street and Zoom*
- Tuesday, February 17, 2026, at 12:30 PM – Hybrid – *131 Pleasant Street and Zoom*

XI. Adjournment

Abby De Molina made a MOTION to adjourn. Shantaw Bloise-Murphy seconded the motion. Forest Bell – Aye; Abby De Molina – Aye; Shantaw Bloise-Murphy – Aye; Mary Mack – Aye; Brian Sullivan – Aye.

The meeting adjourned at 2:42 pm.