

NANTUCKET AFFORDABLE HOUSING TRUST
MEETING MINUTES

Tuesday, February 17, 2026

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

Member(s) of the Board present: Penny Dey. Brian Sullivan, Forest Bell, Mary Mack, and Brooke Mohr joined remotely.

Staff members present were Dylan Metsch-Ampel (Deputy Housing Director) and Caroline Ferguson (Administrative Specialist). Kristie Ferrantella (Housing Director), Vicki Marsh (Town Counsel), Eric Barth (Town Counsel), and Keelin Ciccariello (Town Counsel) joined remotely.

Speaker(s) present was Issac Landman (Placemate), remote participation.

All votes were taken by roll call.

I. CALL TO ORDER

Chair Sullivan called the meeting to order at 12:30 pm.

II. ACCEPTANCE OF AGENDA

Mary Mack made a MOTION to approve the agenda. Vice-Chair Dey seconded the motion; by roll call vote Forest Bell - Aye; Mary Mack - Aye; Brooke Mohr - Aye; Penny Dey - Aye; Brian Sullivan - Aye; so voted.

III. ANNOUNCEMENTS

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

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR MEETINGS

There was no public comment at the previous meeting(s).

V. PUBLIC COMMENTS

There was no public comment.

VI. NEW BUSINESS**

There was no new business.

VII. APPROVAL OF MINUTES

1. Approval of Minutes of February 3, 2026, at 12:30 PM

Vice-Chair Dey requested staff update the minutes to add "Citizen" to the Howard Dickler Citizen Award, to accurately reflect the title and who is eligible for nomination.

Brooke Mohr made a MOTION to approve the minutes of February 3, 2026, at 12:30 PM with the correction to Howard Dickler Citizens Award. Vice-Chair Dey seconded the motion; by roll call vote: Forest Bell - Aye; Mary Mack - Aye; Brooke Mohr - Aye; Penny Dey - Aye; Brian Sullivan - Aye; so voted.

VIII. CONSENT ITEMS

1. Gift/Donation Acceptances: Lease to Locals

Mr. Metsch-Ampel said that as part of the transition of the management of Lease to Locals from Housing Nantucket to the Affordable Housing Trust, Housing Nantucket transferred remaining funds. These funds included a \$25,000 donation from ACKNow.

Ms. Mohr made a MOTION to accept the donation of \$25,000 from ACKNow through Housing Nantucket with a note of appreciation to go to the donor. Mary Mack seconded the motion; by roll call vote: Forest Bell - Aye; Mary Mack - Aye; Brooke Mohr - Aye; Penny Dey - Aye; Brian Sullivan - Aye; so voted.

IX. HOUSING DEPARTMENT REQUESTS

1. Review and Execute Maintenance Agreement for 10 Parker Lane

Mr. Metsch-Ampel and Ms. Marsh introduced the maintenance agreement and recommended that the Trust execute the maintenance agreement.

Vice-Chair Dey noted that she is recusing herself from this item because she had a potential conflict. Vice-Chair Dey recused herself during the process of acquiring 55 Fairgrounds Road and 10 Parker Lane and chooses to continue to do so now.

Brooke Mohr made a MOTION to execute the maintenance agreement and authorize any single trust member to sign it and any related permits that require a signature from the Trust. Forest Bell seconded the motion; by roll call vote: Forest Bell - Aye; Mary Mack - Aye; Brooke Mohr - Aye; Brian Sullivan - Aye; so voted.

2. Closing Cost Assistance Program (CCAP) Application: 10 Oak Hollow Lane - Lindsey Jube

Brooke Mohr made a MOTION to approve Lindsey Jube's application and award a loan up to \$15,000 for closing cost assistance for 10 Oak Hollow Lane. Mary Mack seconded the motion; by roll call vote: Forest Bell - Aye; Mary Mack - Aye; Brooke Mohr - Aye; Brian Sullivan - Aye; Penny Dey - Aye; so voted.

3. Review 2026 Meeting Schedule for the Affordable Housing Trust

Ms. Ferrantella and Mr. Metsch-Ampel proposed an updated meeting schedule. Currently the Trust meets on the first and third Tuesday of each month and holds open session and executive session during each meeting. With the new schedule, the Trust would continue to meet on the first and third Tuesday of each month but hold open session on the first Tuesday and executive session on the third Tuesday. The change is intended to streamline meetings.

Staff and Trust members acknowledged that this may not always work given the time sensitive nature of real estate transactions. The Trust agreed to try this new schedule

moving forward.

4. Review and Adoption of Rental Preservation Program Guidelines (Continued from February 3, 2026)

The Trust continued the discussion of the budget for the Rental Preservation Program. Staff and Isaac Landman from Placemate contributed to the conversation and responded to Trust members' questions. Staff's recommendation was to allocate a budget of \$540,000 for a three-year pilot program, which would sustain approximately thirty rental units.

Vice-Chair Dey made a MOTION to approve the budget at the amount recommended by staff for pilot program. Brooke Mohr seconded the Motion; by roll call vote: Mary Mack - Aye; Forest Bell - Aye; Brooke Mohr - Aye; Penny Dey - Aye; Brian Sullivan - Aye; so voted.

X. STAFF REPORT

1. Monthly Departmental Report

Dylan Metsch- Ampel gave the report.

XI. BOARD COMMENTS

1. Committee Reports

Committee members did not have reports to share at this meeting.

XII. OTHER BUSINESS

1. Next Meeting(s):

- i. Tuesday, March 3, 2026, at 12:30 PM - Hybrid - *131 Pleasant Street and Zoom*
- ii. Tuesday, March 17, 2026, at 12:30 PM - Hybrid - *131 Pleasant Street and Zoom*

XIV. ADJOURNMENT

Brooke Mohr made a MOTION to adjourn to executive session pursuant to MGL C. 30A § 21(A), not to return to open session for the purposes of:

- 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 February 3, 2026;
- 2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 7 Dooley Court 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 20 Nancy Ann Lane 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;
- 4. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 158 Madaket 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.

Forest Bell seconded the motion; by roll call vote: Mary Mack - Aye; Forest Bell - Aye; Brooke Mohr - Aye; Penny Dey -Aye; Brian Sullivan - Aye; so voted.

The meeting adjourned at 1:03 pm.

Approved the 3rd day of March 2026