

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, March 3, 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: Brooke Mohr, Penny Dey, Brian Sullivan, and Mary Mack joined remotely.

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

Speaker(s) present was Gerry Keneally (Habitat for Humanity Nantucket), remote participation.

All votes were taken by roll call.

I. CALL TO ORDER

Chair Sullivan called the meeting to order at 12:32 pm.

II. ACCEPTANCE OF AGENDA

Mr. Metsch-Ampel asked that the Trust amend the agenda to remove agenda item 8.3, Placemate Funding Request for Lease to Locals Marketing Campaign.

Ms. Mack made a MOTION to approve the amended agenda. Ms. Mohr seconded the motion; by roll call vote 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.
2. The Nantucket Affordable Housing Trust is now accepting nominations for the 2026 Dr. Howard Dickler Citizen Award, which honors a community member who demonstrates exceptional voluntary leadership and advocacy in support of affordable housing on Nantucket. Nominations may be submitted to Housing@nantucket-ma.gov through April 10, 2026. Learn more at: <https://nantucket-ma.gov/3621/Dr-Howard-Dickler-Citizen-Award>
3. The Town of Nantucket and Barrett Planning Group are hosting the first community-wide Housing Workshop for the Nantucket Housing Production Plan (HPP) and are seeking your participation. Please join us on Tuesday, March 10, at the Nantucket Inn (1 Miller Lane) from 4:00 - 5:30 PM.

4. A deed restricted, 3 Bedroom, 3.5 Bathroom workforce housing duplex unit at 45A Beach Grass Road in the Richmond Sandpiper Development is for sale by owner. It is listed at \$876,000. Interested parties should contact contactcorbet@gmail.com.

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 17, 2026, at 12:30 PM

Ms. Mack made a MOTION to approve the minutes of February 17, 2026, at 12:30 PM. Ms. Mohr seconded the motion; by roll call vote: Penny Dey - Aye; Brooke Mohr - Aye; Mary Mack - Aye; Brian Sullivan - Aye; so voted.

VIII. HOUSING DEPARTMENT REQUESTS

1. Habitat for Humanity Nantucket Update on Waitt Drive Development

Mr. Keneally updated the Trust on Habitat for Humanity Nantucket's (HFHN) development at 7A and & 7B Waitt Drive. He said that they would be finished in approximately three months. They are currently working on the interiors, including finishing the cabinets, interior painting, and trim work. HFHN has spent approximately \$3 million of the funding from the Trust and \$47,600 of funding from the Community Foundation. They are optimistic about coming in under budget.

2. Habitat for Humanity Nantucket Update on Advertising Pilot Program

Mr. Keneally shared an update on the Advertising Pilot Program funded by the Trust with \$7,500. Habitat for Humanity Nantucket (HFHN) ran advertisements in December and January. They placed four advertisements in The Inquirer & Mirror, which had an average reach of 12,000 hits per advertisement. They placed eight advertisements in The Current, which had an average reach of 20,000 hits per advertisement, including social media stories. In all, there were 367,000 hits. Unfortunately, they did not receive any responses back. Chair Sullivan expressed his support for the ads, and disappointment that they did not yield responses. Mr. Keneally said that he and Richard Hussey are stepping down after the completion of the Waitt Drive project and Stephen Maury and others will be assuming leadership positions.

IX. 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 17, 2026, at 12:30 PM - Hybrid - *131 Pleasant Street and Zoom*
- ii. Tuesday, April 7, 2026, at 12:30 PM - Hybrid - *131 Pleasant Street and Zoom*

XIV. ADJOURNMENT

Vice-Chair Dey 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 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;
- 2. 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.

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

The meeting adjourned at 12:45 pm.