

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, April 21, 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: Brian Sullivan. Brooke Mohr, Forest Bell, Mary Mack, Shantaw Bloise-Murphy, and Abby De Molina joined remotely.

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

All votes were taken by roll call.

I. CALL TO ORDER

Chair Sullivan called the meeting to order at 12:30 PM. Chair Sullivan said that he is going to recuse himself from all agenda items related to 1 Toombs Court going forward.

II. ACCEPTANCE OF AGENDA

Mr. Metsch-Ampel asked that the agenda be amended to remove Open Session Agenda Item VIII.1 Review of 71 Surfside Road Invitation for Bid (IFB) and Executive Session Item 4. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 1 Toombs 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.

Ms. Mohr made a MOTION to approve the agenda as amended. Ms. Mack seconded the motion; by roll call vote: Mary Mack - Aye; Brooke Mohr - Aye; Forest Bell - Aye; Brian Sullivan - Aye; so voted.

III. ANNOUNCEMENTS

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

Abby De Molina and Shantaw Bloise-Murphy joined the meeting at 12:32 PM.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR MEETINGS

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

V. PUBLIC COMMENT

There was no public comment.

VI. NEW BUSINESS

There was no new business.

VII. DR. HOWARD DICKLER CITIZEN AWARD

1. Review of Nominations

Mr. Metsch-Ampel reviewed the nominated individuals and asked the Trust members to submit their votes via email directly to him by April 24, 2026. The honoree will be announced at Town Meeting on May 4, 2026.

Chair Sullivan and Ms. Mohr requested to be removed from consideration.

Tracy MacDonald joined at 12:34 PM.

VIII. HOUSING DEPARTMENT REQUESTS

2. Request for Approval and Execution of License Agreement for 135 & 137 Orange Street and 12 & 12R Bartlett Road

Ms. MacDonald walked the Trust through the License Agreement with Affirmative Investments for 135 & 137 Orange Street and 12 & 12 R Bartlett Road. The license agreement includes Affirmative Investments being responsible for borings and surveying.

Ms. Mohr made MOTION to Approve and Execute the License Agreement Subject to Review by Town Counsel. Shantaw Bloise-Murphy seconded the motion; by roll call vote: Mary Mack - Aye; Abby De Molina - Aye; Forest Bell - Aye; Shantaw Bloise-Murphy - Aye; Brooke Mohr - Aye; Brian Sullivan - Aye; so voted.

IX. STAFF REPORT

1. Review of Quarterly Report to the Select Board for Q1 2026.

Mr. Metsch-Ampel said that the slide deck for Staff's quarterly report to the Select Board is in the packet.

X. BOARD COMMENTS

There were no Board comments.

XI. OTHER BUSINESS

1. Next Meeting(s):

- i. Special Meeting: Tuesday, April 28, 2026, at 12:30 PM - Zoom Only
- ii. Tuesday, May 5, 2026, at 12:30 PM - Zoom Only
- iii. Tuesday, May 19, 2026, at 12:30 PM - Zoom Only

Staff shared that until October, the Trust's meetings will be held via Zoom only.

XII. ADJOURNMENT

Ms. Mohr made a MOTION to adjourn to executive session pursuant to MGL C. 30A § 21(A), not to return to open session for the purpose 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 March 17, 2026, and April 7, 2026.
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 27 Old South 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.
3. 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.
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; Brooke Mohr - Aye; Abby De Molina - Aye; Forest Bell - Aye; Shantaw Bloise-Murphy - Aye; and Brian Sullivan - Aye; so voted.

The meeting adjourned at 12:40 pm.