

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, April 28, 2026

Remote Meeting 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, Mary Mack, and Abby De Molina joined remotely.

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

Speaker(s) present was Stephen Maury (Habitat for Humanity Nantucket).

All votes were taken by roll call.

I. CALL TO ORDER

Chair Sullivan called the meeting to order 12:33 PM.

II. ACCEPTANCE OF AGENDA

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

III. ANNOUNCEMENTS

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

IV. PUBLIC COMMENT

There was no public comment.

V. HOUSING DEPARTMENT REQUESTS/REPORTS

1. Request for Approval and Execution of (a.) Memorandum of Understanding and (b.) Grant and Loan Agreement with Habitat for Humanity Nantucket, Inc., for its acquisition of 20 Nancy Ann Lane and its development of four (4) affordable single family homes for sale to eligible households, and the Acceptance of a perpetual Affordable Housing Restriction on said property, and to authorize the Chair, or his designee, to execute any and all other documents related thereto.

Mr. Metsch-Ampel introduced the agenda item and explained the project collaboration with Habitat for Humanity Nantucket. He then asked Ms. Marsh to explain in more detail.

Ms. Marsh walked the Trust members through the parameters of the Memorandum of Understanding (MOU) and Grant and Loan Agreement with Habitat for Humanity

Nantucket. Ms. Marsh also explained the Acceptance of a perpetual Affordable Housing Restriction. The restriction ensures the properties will be used for affordable housing purposes.

Vice-Chair Dey asked Mr. Maury about the timeline of the project. Mr. Maury responded that the next step is to go before the Planning Board for a special permit. He does not anticipate any delay there. Mr. Maury also expected an expedited approval from the Historic District Commission. Their goal is to begin building this summer with completion of the four houses and delivery and occupancy in summer or early fall 2027.

Ms. Mohr made a MOTION to approve and execute the Memorandum of Understanding and Grant and Loan Agreement with Habitat for Humanity Nantucket, Inc., for its acquisition of 20 Nancy Ann Lane and its development of four (4) affordable single family homes for sale to eligible households, and the Acceptance of a perpetual Affordable Housing Restriction on said property, and to authorize the Chair, or his designee, to execute any and all other documents related thereto. Chair Sullivan seconded the motion; by roll call vote: Brooke Mohr - Aye; Brian Sullivan - Aye; Mary Mack - Aye; Penny Dey - Aye; so voted.

VI. BOARD COMMENTS

There were no Board comments.

VII. OTHER BUSINESS

1. Next Meeting(s):

- a. Tuesday, May 5, 2026, at 12:30 PM - Zoom Only
- b. Tuesday, May 19, 2026, at 12:30 PM - Zoom Only

IX. 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 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: Brooke Mohr - Aye; Mary Mack - Aye; Brian Sullivan - Aye; Penny Dey - Aye; so voted.

The meeting adjourned at 12:45 pm.