

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, July 7, 2026

Remote Meeting via Zoom - 12:30 PM

Trust Members: Brian Sullivan (Chair), Penny Dey (Vice-Chair), Mary Mack, Abby De Molina, John Wise, Brooke Mohr

Member(s) of the Board present: Brian Sullivan, Penny Dey, Brooke Mohr, John Wise, Mary Mack, and Abby De Molina.

Staff members present: Kristie Ferrantella (Housing Director), Dylan Metsch-Ampel (Deputy Housing Director), Caroline Ferguson (Administrative Specialist), Sue Carmel (Deputy Finance Director), Tracy MacDonald (Real Estate Manager), Rachel Field (Rental Property Manager), Vicki Marsh (Town Counsel), Eric Barth (Town Counsel)

Speaker(s) present: Craig Piper (SMRT)

All votes were taken by roll call.

I. CALL TO ORDER

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

Vice-Chair Dey joined the meeting at 12:32 PM.

II. ACCEPTANCE OF AGENDA

Brooke Mohr made a MOTION to approve the agenda. Mary Mack seconded the motion; by roll call vote: Brooke Mohr - Aye; May Mack - Aye; John Wise - Aye; Brian Sullivan- 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

Vice-Chair Dey requested that staff continue working on Accessory Dwelling Unit (ADU) funding sources. Vice-Chair Dey also reminded staff to follow up with CBIZ and Housing Nantucket regarding the audit of the 31 Fairgrounds Road project.

V. NEW BUSINESS

There was no new business.

VI. APPROVAL OF MINUTES

1. Approval of Minutes of June 16, 2026, at 12:30 PM

Vice-Chair Dey made a MOTION to approve the open session minutes of June 16, 2026. Brooke Mohr seconded the motion; by roll call vote: Penny Dey - Aye; John Wise

- Aye; Brooke Mohr - Aye; Mary Mack - Aye; Brian Sullivan - Aye; so voted.

VII. HOUSING DEPARTMENT REQUEST

1. Request for Approval of Third Amendment to Declaration of Trust of Town of Nantucket Affordable Housing Trust Fund, Pursuant to Vote on Article 66 of 2026 Annual Town Meeting.

Mr. Metsch-Ampel explained the updates contained in the Third Amendment. After acceptance and execution, the Trust can serve households earning up to 250% area median income (AMI) and work on projects with year-round occupancy restrictions without affordability restrictions based on the Seasonal Communities Designation.

Vice-Chair Dey asked what is considered year-round occupancy. Ms. Ferrantella said that it is ten out of twelve months of every calendar year, in line with Nantucket's bylaws and programs.

Ms. Mohr made a MOTION to approve and execute the Third Amendment to Declaration of Trust of Town of Nantucket Affordable Housing Trust Fund. Ms. Mack seconded the motion; by roll call vote: Brooke Mohr - Aye; John Wise - Aye; Penny Dey - Aye; Mary Mack - Aye; Brian Sullivan - Aye; so voted.

2. Approval and execution of Mortgage Discharge for the Mortgage from Andrew Mulcahy at 1 Webster Road to the Town of Nantucket Affordable Housing Trust Fund (the "Trust") dated May 11, 2020, recorded with the Nantucket Registry of Deeds in Book 1746 Page 232 as part of the Closing Cost Assistance Program (CCAP).

Mr. Metsch-Ampel shared that this is a standard request for the approval and execution of mortgage discharge in exchange for the payoff of the outstanding CCAP balance of \$11,311.12. Although Mr. Mulcahy lived in the home for more than five years, staff does not recommend forgiving the loan because the sale price is \$30,000 greater than the original purchase price.

Vice-Chair Dey asked staff to note that 1 Webster Road is a covenant home.

Ms. Dey made a MOTION to approve and execute the mortgage discharge for the covenant home at 1 Webster Road and authorize the Chair or Vice-Chair to execute on behalf of the Trust. Ms. Mohr seconded the motion; by roll call vote: Brooke Mohr - Aye; John Wise - Aye; Penny Dey - Aye; Mary Mack - Aye; Brian Sullivan - Aye; so voted.

Chair Sullivan and Vice-Chair Dey said that they would be recusing on Agenda Item VII.3 However, because only five members were present, without their participation the meeting would have lost a quorum following their recusal. The Trust decided to move to agenda item VII.4 and return to VII.3 once Ms. De Molina joined the call so that there would be a quorum even with their recusal.

4. Review and Approve Contract with SMRT, Inc for Building Assessment of 14 Somerset Road.

Ms. Ferrantella said that in Fall 2025, the Trust voted to dispose of 14 Somerset Road.

Since then, Staff have been drafting a Request for Proposals (RFP) for disposal of the property to the community. The building requires upgrades, which were known at the time of purchase. Staff are looking to acquire a comprehensive assessment of the work that is required before disposing of the property to the community. Staff put together a scope of services with SMRT of an amount not to exceed \$30,000 for a comprehensive assessment of the property to evaluate building condition, feasibility for rehabilitation or relocation, and to ensure it is up to code. Staff are requesting a vote to approve and execute the contract with SMRT.

Ms. Mohr noted the challenges of acquiring existing properties. Ms. Mohr made a MOTION to approve the contract and execute the Chair or Vice-Chair to execute the contract on behalf of the Affordable Housing Trust. Ms. Mack seconded the motion; by roll call vote: Brooke Mohr - Aye; John Wise - Aye; Penny Dey - Aye; May Mack - Aye; Brian Sullivan- Aye; so voted.

VIII. STAFF REPORT

1. Monthly Departmental Report

Mr. Metsch-Ampel shared the monthly Housing Department report with the members of the Affordable Housing Trust.

Ms. De Molina joined at 12:49 PM.

Ms. Dey shared with the Trust that Ms. Mohr was honored at the State House as a 2026 Commonwealth Heroine.

VII. HOUSING DEPARTMENT REQUEST (Continued)

3. Vote to approve of and execute the following documents for the withdrawal from registration of the property at 158 Madaket Road: (1) Notice of Withdrawal from Registration; and (2) Affidavit; and authorize the Chair or Vice-Chair of the Board of Trustees to execute on behalf of the Board of Trustees.

Chair Sullivan and Vice-Chair Dey recused themselves from this agenda item and staff placed them in the Zoom meeting's waiting room at 12:57 PM.

Ms. Mohr agreed to serve as acting chair for this agenda item.

Ms. Mohr asked Town Counsel to explain why the withdrawal from registration is necessary. Ms. Marsh explained that registered land presents challenges and deregistering the property will help streamline the process and improve the project's efficiency.

Ms. Mohr asked if there are any downsides or risks to deregistering the property. Ms. Marsh said that she does not believe so.

Ms. Mack made a MOTION to approve of and execute the following documents for withdrawal from registration of the property at 158 Madaket Road: (1) Notice of Withdrawal from Registration; and (2) Affidavit; and authorize the Chair or Vice-Chair

of the Board of Trustees to execute on behalf of the Board of Trustees. Abby De Molina seconded the motion; by roll call vote: Mary Mack - Aye; Abby De Molina - Aye; John Wise - Aye; Brooke Mohr - Aye; so voted.

IX. BOARD COMMENTS

Chair Sullivan and Vice Chair Dey returned at 1:01 PM.

1. Committee Reports

i. Select Board

Ms. Mohr provided an update on her work with Ms. Ferrantella advocating to our state representatives regarding the need for expanded bonding authorization to fund affordable and attainable housing.

ii. Nantucket Housing Authority

Vice-Chair Dey shared that she stepped down as chair of the Nantucket Housing Authority Board. Beth Ann Meehan is the new chair.

iii. Nantucket Planning and Economic Development Commission (NP&EDC)

Ms. De Molina shared that NP&EDC approved contract extensions for the Director of Planning, Leslie Snell, and the Deputy Director of Planning, Megan Trudel. Ms. De Molina said that she may ask Ms. Ferrantella and/or Mr. Metsch-Ampel to come to an NP&EDC meeting in the fall to present the work being accomplished by the Housing Department and the Affordable Housing Trust.

X. OTHER BUSINESS

1. Next Meeting(s):

- a. Tuesday, August 4, 2026, at 12:30 PM - *Zoom Only*
- b. Proposed: Tuesday, September 15, 2026, at 12:30 PM - *Zoom Only*

XI. 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 June 16, 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 8A Thirty Acres 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 135-137 Orange Street 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.

Abby De Molina seconded the motion; by roll call vote: Brooke Mohr - Aye; Abby De Molina - Aye; John Wise - Aye; Penny Dey - Aye; Mary Mack - Aye; Brian Sullivan - Aye; so voted.

The meeting adjourned at 1:07 PM.