

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Tuesday, July 25, 2023.

Remote Meeting *via* Zoom– 12:30 pm

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair) Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey, Tom Dixon

ATTENDING MEMBERS: Reema Sherry, Penny Dey, Meg Browers, Brian Sullivan, Shantaw Bloise-Murphy, Tom Dixon, Dave Iverson

STAFF IN ATTENDANCE: Tucker Holland (Housing Director), Ellis Ramos (Housing and Real Estate Office Manager), Janelle Austin (Town Counsel)

PUBLIC IN ATTENDANCE: Judi Barret (Barrett Planning LLC)

I. Call to Order

Reem Sherry called the meeting to order at 12:36

II. Approval of Agenda – ACTION

Penny Dey made a MOTION to approve the agenda. Shantaw Bloise-Murphy seconded this MOTION.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Dave Iverson | Aye |
| 2. Penny Dey | Aye |
| 3. Shantaw Bloise-Murphy | Aye |
| 4. Tom Dixon | Aye |
| 5. Reema Sherry | Aye |
| 6. Meg Browers | Aye |

MOTION approved unanimously.

III. WELCOME – Ellis Ramos, Housing & Real Estate Office Manager

The members of the Trust welcomed the new Housing and Real Estate Office Manager Ellis Ramos.

IV. Approval of Minutes – ACTION

- March 28, 2023
- April 4, 2023
- April 7, 2023
- April 25, 2023
- May 3, 2023
- May 25, 2023
- May 30, 2023

- June 13, 2023
- June 20, 2023
- July 5, 2023

Penny Dey made a MOTION to move this item to the next meeting to give the trust members more time to proofread the drafts. Dave Iverson seconded this MOTION.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Dave Iverson | Aye |
| 2. Penny Dey | Aye |
| 3. Shantaw Bloise-Murphy | Aye |
| 4. Tom Dixon | Aye |
| 5. Reema Sherry | Aye |
| 6. Meg Browsers | Aye |
| 7. Brian Sullivan | Aye |

MOTION was approved unanimously.

V. Public Comment

Meghan Perry asked the AHT members about the upcoming event that the Housing Director from Vail will be participating in. She is concerned that tax dollars would be used to “wine and dine” Mr. George Ruther and his wife. She asked why the Nantucket Housing Director is not attending the conference in Cape Cod where Mr. Ruther will be a keynote speaker.

Tucker Holland made it clear that that is not the accurate representation of what is going to happen. He also confirms that he will be attending the conference in the Cape. Tucker said that Vail is doing some very innovative things that he believes might be of direct relevance to what this Trust is working on in terms of year-round deed restrictions. There will be a public forum with George Ruther at the Athenaeum and a meeting with the trust members the following day. He also stated that no public funds are being used to “wine and dine” Mr. Ruther.

VI. Open Meeting Law complaint from Meghan Glowacki, dated July 12, 2023:

Acknowledgement of the Open Meeting Law complaint against the Affordable Housing Trust, discussion, and response to same; votes may be taken.

Penny Dey and Tom Dixon abstained from voting because they were not in attendance at the previous meeting.

Janelle Austin explained that they are here to review and acknowledge the complaint allegations generally and to discuss the Trust response to the complaint made by Meghan Glowacki on June 12th and pursue open meeting law. There needs to be a vote to issue a response to the complaint as well as review by the attorney general’s office.

The proposed response is that essentially more than 30 days has passed since the meeting took place

on April 7th, the meeting minutes has since been released to the public and a copy sent to the complainant, pursuant of the open meeting law subjected to reductions which are allowed under public record law for privileged information. She clarified that due to a staffing issue there has been a backlog in the meeting minutes.

Meg Browers made the MOTION to acknowledge the open meeting law complaint and to authorize Janelle Austin to modify the draft to reflect what was discussed as far as minutes and timeline. Shantaw Bloise-Murphy seconded this MOTION.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Dave Iverson | Aye |
| 2. Shantaw Bloise-Murphy | Aye |
| 3. Meg Browers | Aye |
| 4. Brian Sullivan | Aye |
| 5. Reema Sherry | Aye |

This MOTION was approved unanimously.

VII. CFAP Application

- 10 Field Avenue – Norman W. Chaleki

Penny Dey made the MOTION to approve the CFAP by Mister Chaleki. Dave Iverson seconded this MOTION.

ROLL CALL of those participating

- | | |
|--------------------------|-----|
| 1. Penny Dey | Aye |
| 2. Dave Iverson | Aye |
| 3. Shantaw Bloise-Murphy | Aye |
| 4. Meg Browers | Aye |
| 5. Tom Dixon | Aye |
| 6. Brian Sullivan | Aye |
| 7. Reema Sherry | Aye |

This MOTION was approved unanimously.

VIII. 135+137 Orange Street RFP – UPDATE

- This has been issued and is available through at the Town's website: Bid Postings • Nantucket, MA • Civic Engage (nantucket-ma.gov).
- Proposals are due August 22nd, 2023, at 3:00pm

IX. 31 Fairgrounds Road – UPDATE from Housing Nantucket

- Status
- Request to EOHLIC for Local Preference including special municipal employee preference

- Anticipated project completion timing

Billy Cassidy updated the group on the construction process and stated that all funding is now in order and will be proceeding in a fashionable manner. He also mentioned that they are in conversation with the land bank to sort everything in regarding the open space in front of the property. They will reopen the special permit and ask Dave and his group if they can combine the open space that had been there for bifurcated.

The anticipated project completion is mid to end of October, and Housing Nantucket will start marketing them in September.

X. Year-round deed restriction advisory committee – DISCUSSION

- Judi Barrett (Barrett Planning Group)

Judi Barrett said that there must be a definition of year-round resident, and would it be tied to income? Brian Sullivan explained that there are multiple definitions already in place that the Trust can mirror. For example, for the covenant housing program it must be 10 months plus a day for the year., tax code is 6 months plus a day.

Dave Iverson suggested adopting the covenant definition of year-round residency.

Penny Dey mentioned that the covenant program does not allow rentals at all.

The group suggested that nine members should form the Deed Restriction group. Two being AHT members, and seven members from the community at large. They also talked about the criteria to use to select the members for Deed Restriction Group. The AHT members also mentioned that the goal is to have the Deed Restrictions Work Group picked by end of September so it can get on the Select Board warrant for the next Town Meeting in the fall.

XI. Review and Approval of Grant Agreement to Housing Nantucket for 31

Fairgrounds Road

Penny Dey made a MOTION to approve and execute the Grant Agreement to Housing Nantucket for 31Fairgrounds Road. Dave Iverson seconded this MOTION.

ROLL CALL of those participating

- | | |
|--------------------------|-----|
| 1. Shantaw Bloise-Murphy | Aye |
| 2. Penny Dey | Aye |
| 3. Tom Dixon | Aye |
| 4. Reema Sherry | Aye |
| 5. Dave Iverson | Aye |
| 6. Meg Browsers | Aye |
| 7. Brian Sullivan | Aye |

This MOTION was approved unanimously.

XII. Review and Approval of Grant Agreement to Habitat of Humanity For 9

Benjamin Drive project

Penny Dey made a MOTION to approve the Grant Agreement to Habitat of Humanity For 9

Benjamin Drive project. Meg Browers seconded this MOTION.

ROLL CALL of those participating

- | | |
|--------------------------|-----|
| 1. Shantaw Bloise-Murphy | Aye |
| 2. Penny Dey | Aye |
| 3. Tom Dixon | Aye |
| 4. Reema Sherry | Aye |
| 5. Dave Iverson | Aye |
| 6. Meg Browers | Aye |
| 7. Brian Sullivan | Aye |

This MOTION was approved unanimously.

XIII. Extension of Seven Letter Communications and Strategy Consulting

Agreement around the Transfer Fee

Tucker said that this is the right moment to continue to collaborate with the firm for the housing transfer fee, since there is momentum around the topic. He said that this consulting firm has worked with Marthas Vineyard Sheriff to send a letter to the GLOBE underscoring that first responders across the Cape and Islands are having difficulty in retaining and recruiting professionals because of the housing issue.

Penny Dey asked what “bucket” is this being funded from?

Tucker said that it would be out of Legal and Professional Services line item.

Reema Sherry made a MOTION to approve the extension of the contract with Seven Letter Communications and Strategy Consulting Agreement around the Transfer Fee. Penny Dey seconded this MOTION.

ROLL CALL of those participating

- | | |
|--------------------------|-----|
| 1. Shantaw Bloise-Murphy | Aye |
| 2. Penny Dey | Aye |
| 3. Tom Dixon | Aye |
| 4. Reema Sherry | Aye |
| 5. Dave Iverson | Aye |
| 6. Meg Browers | Aye |
| 7. Brian Sullivan | Aye |

This MOTION was approved unanimously.

XIV. Other Business

Next Meeting: August 3rd, 2023 at 11:00am
w/ Vail Housing Director George Ruther

XV. Board Comments

XVI. Executive Session, Pursuant to MGL C. 30A § 21(A)

• Purpose 6: To consider the purchase, exchange, lease, or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

i. 27 Fairgrounds Road

ii. 44 Miacomet Road

iii. 18, 18A, 20, 22, 24 and 26 Sparks Avenue

Penny Dey made the MOTION to adjourn open session to move to executive session not to return to open session in Pursuant to MGL C. 30A § 21(A) Purpose 6: To consider the purchase, exchange, lease, or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

ROLL CALL of those participating

- | | |
|--------------------------|-----|
| 1. Shantaw Bloise-Murphy | Aye |
| 2. Penny Dey | Aye |
| 3. Tom Dixon | Aye |
| 4. Reema Sherry | Aye |
| 5. Dave Iverson | Aye |
| 6. Meg Browers | Aye |
| 7. Brian Sullivan | Aye |

This MOTION was approved unanimously.

XVII. Adjourn.

The meeting adjourned at 2pm.