

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Thursday, July 2, 2020

Remote Meeting *via* Zoom – 2:00 pm

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Kristie Ferrantella, Reema Sherry, Dave Iverson, Allyson Mitchell

ATTENDING MEMBERS: Brian Sullivan, Brooke Mohr, Penny Dey, Reema Sherry, Kristie Ferrantella, Dave Iverson, Allyson Mitchell

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Ken Beaugrand (Real Estate Specialist); Eleanor Antonietti (Land Use Specialist); Vicki Marsh (Town Counsel)

Public Present on Zoom: Howard Dickler

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 2:10pm

Brian Sullivan announced that this Open Meeting of the Nantucket Affordable Housing Trust is being conducted remotely via Zoom and YouTube, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

II. Approval of Agenda

Penny Dey **moved to approve the agenda**. Kristie Ferrantella seconded the motion.

ROLL CALL of those participating:

1. Brian Sullivan Aye
2. Brooke Mohr Aye
3. Reema Sherry Aye
4. Dave Iverson Aye
5. Penny Dey Aye
6. Kristie Ferrantella Aye
7. Allyson Mitchell Aye

Agenda adopted by **UNANIMOUS** consent.

III. PUBLIC COMMENT

Tucker Holland explains that we had been looking at moving time of regular meeting due to congestion with Town's Zoom accounts. However, we will be able to remain the 3rd Tuesday.

IV. Reaffirmation Vote of 31 Beach Grass Funding Source (CPC \$5 million Bonding Authorization) for Habitat Lot Acquisition and Duplex Construction

Tucker Holland explains that the purpose of this is to make very clear the source of the funding for the Finance Department.

Consistent with prior approval, Brooke Mohr **motioned** that we reconfirm authorization and approval that one hundred (100%) percent of the grants to Habitat for Humanity for both the acquisition of 31 Beach Grass Road, Nantucket, MA (duplex building lot - \$375,000) and the construction of a duplex residential structure which will have a permanent deed restriction at 80% Area Median Income or below (\$460,000), as provided by the Town of Nantucket Affordable Housing Trust Fund, be funded from the appropriations pursuant to the vote of Article 28 of the 2019 Annual Town Meeting. Penny Dey seconded the motion.

ROLL CALL of those participating:

1. Brian Sullivan Aye
2. Brooke Mohr Aye
3. Reema Sherry Aye
4. Dave Iverson Aye
5. Penny Dey Aye
6. Kristie Ferrantella Aye
7. Allyson Mitchell Aye

Motion adopted by **UNANIMOUS** consent.

V. 137 Orange Street Acquisition

- Review and Discussion of Environmental Report
- Ratification that 75% of Acquisition and Transaction Costs to Come from Neighborhood First Funding (\$20 million Bond Authorization) and 25% from CPC \$5 million Bonding Authorization
- Acceptance and Approval of the Deed and Execution of Closing Documents

Brian Sullivan we have received the Environmental Report and other items in the Packet. Tucker Holland he and Ken did attend on-site engineering work. The firm has completed a Phase I Study. They are familiar with the area. Everything came back with no issues.

1. Brooke Mohr **motioned** that we approve and execute the Acceptance of Deed from Lee H. Dunn, Trustee of the South Landing Trust to the Town of Nantucket Affordable Housing Trust Fund for the property at 137 Orange Street, Nantucket, and related closing documents in the forms approved by Town Counsel; and further to authorize the Chair or the Vice Chair of the Trustees to execute any of these documents necessary to effectuate the purchase of said property. Reema Sherry seconded the motion.

ROLL CALL of those participating:

1. Brian Sullivan Aye
2. Brooke Mohr Aye
3. Reema Sherry Aye
4. Dave Iverson Aye
5. Penny Dey Aye
6. Kristie Ferrantella Aye
7. Allyson Mitchell Aye

Motion adopted by **UNANIMOUS** consent.

2. Brooke Mohr **motioned** that we authorize and approve that seventy-five (75%) percent of the acquisition and transactional costs for the acquisition of 137 Orange Street, Nantucket by the Town of Nantucket Affordable Housing Trust Fund be funded from the appropriations pursuant to the vote of Article 37 of the 2019 Annual Town Meeting, and twenty-five (25%) percent of the acquisition and transactional costs for the acquisition of said property be funded from the appropriations pursuant to the vote of Article 28 of the 2019 Annual Town Meeting. Dave Iverson seconded the motion.

ROLL CALL of those participating:

1. Brian Sullivan Aye
2. Brooke Mohr Aye
3. Reema Sherry Aye
4. Dave Iverson Aye
5. Penny Dey Aye
6. Kristie Ferrantella Aye
7. Allyson Mitchell Aye

Motion adopted by **UNANIMOUS** consent.

VI. 135 Orange Street Acquisition

- Review and Discussion of Environmental Report
- Ratification that 75% of Acquisition and Transaction Costs to Come from Neighborhood First Funding (\$20 million Bond Authorization) and 25% from CPC \$5 million Bonding Authorization
- Acceptance and Approval of the Deed and Execution of Closing Documents

Brian Sullivan recused due to conflict. He leaves meeting at 2:27pm. Appoints Vice Chair Brooke Mohr as Chairman *pro tem*.

1. Reema Sherry **motioned** that we approve and execute the Acceptance of Deed from 135 Orange LLC to the Town of Nantucket Affordable Housing Trust Fund for the property at 135 Orange Street, Nantucket, and related closing documents in the forms approved by Town Counsel; and further to authorize the Chair or the Vice Chair of the Trustees to execute any of these documents necessary to effectuate the purchase of said property. Penny Dey seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Dave Iverson Aye
4. Penny Dey Aye
5. Kristie Ferrantella Aye
6. Allyson Mitchell Aye

Motion adopted by **UNANIMOUS** consent.

2. Reema Sherry **motioned** that we authorize and approve that seventy-five (75%) percent of the acquisition and transactional costs for the acquisition of 135 Orange Street, Nantucket by the

Town of Nantucket Affordable Housing Trust Fund be funded from the appropriations pursuant to the vote of Article 37 of the 2019 Annual Town Meeting , and twenty-five (25%) percent of the acquisition and transactional costs for the acquisition of said property be funded from the appropriations pursuant to the vote of Article 28 of the 2019 Annual Town Meeting. Penny Dey seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Dave Iverson Aye
4. Penny Dey Aye
5. Kristie Ferrantella Aye
6. Allyson Mitchell Aye

Motion adopted by **UNANIMOUS** consent.

Brooke Mohr The intent is to ensure that AHT will be able to line up successive years of Safe Harbor to maintain our status as we work towards the 10% mandate under Chapter 40B.

Penny Dey They are not located near other affordable housing.

Tucker Holland The selection of these properties came out of rigorous evaluation using the Neighborhood First Advisory Committee criteria. These properties check all of the boxes.

VII. Board Comments

Brooke Mohr welcomes Ally and Kristie to the Board.

VIII. Adjourn

Meeting ended at 2:33pm

M/S/A Penny Dey Dave Iverson

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Dave Iverson Aye
4. Penny Dey Aye
5. Kristie Ferrantella Aye
6. Allyson Mitchell Aye

Meeting adjourned by **UNANIMOUS** consent.

Submitted by:

Eleanor W. Antonietti