



## NANTUCKET TOWN ASSOCIATION MEETING

March 25, 2025, at 4:00 pm

Meeting held in the Learning Lab of the Atheneum and by Zoom

### DRAFT MINUTES FOR REVIEW AND APPROVAL

Attendance: Trish Bridier, Tom Dixon, Barbara G. Cohen, Barbara von der Grueben, Lee Saperstein, Penny Starr, Campbell Sutton.

Attendance by Zoom: Paula Gold, Herbert (Buzz) Goodall, Doris Hanna, Mary Longacre, Peter Morrison, Gail Norton. The Zoom link was <https://us02web.zoom.us/j/87455121153>.

Guests: Dawn Hill Holdgate, Select Board; Libby Gibson, Town Manager; Rick Sears, Assistant Town Manager; Christy Kickham, Capital Program Committee; Peter Schaeffer, Finance Committee; Joe Wright, Finance Committee; Bob Eisenstein, design consultant; and Joe Lemieux, design consultant; Craig Piper, architect (See Town Manager introduction, below, and handout slide 1 for affiliations).

1. **Call to Order.** In Henry Terry's absence, Vice-President Barbara G. Cohen called the meeting to order at 4:00 pm and announced that the meeting was being recorded. Unfortunately, a technical problem meant that the recording failed.
2. **Approval of the January 28th Minutes.** Next, Barbara G. Cohen asked for approval of the January 28, 2025, minutes. Trish Bridier moved their approval, Barbara von der Grueben seconded, and the members voted unanimously in favor of approval.
3. **Guest Speakers.** Town Manager, Libby Gibson, was introduced by Barbara G. Cohen and then began the presentation on the need for a new Our Island Home, Nantucket's skilled nursing facility. In the absence of an accurate video recording for the meeting, the minutes incorporate the notes kindly contributed by Libby Gibson, which she followed carefully in beginning this topic.

#### **"OIH Intro for Group Meetings Revised as of 3/25"**

"This project has a lengthy history, however, going back to 2017.

At the 2017 annual town meeting, the Town proposed the acquisition of property adjacent to Sherburne Commons, plus an appropriation for a skilled nursing facility to be constructed there. Those articles were not approved by the voters."

“In 2018, the Select Board directed Town Administration to determine what it would take to construct a new OIH facility at the current site on East Creek Road. Thereafter, between 2019 – 2021, architects were engaged to undertake this analysis, charettes were held, stakeholders were interviewed, other properties close to the current site were reviewed, consultation with DPH occurred and analysis of different operating models was conducted.”

“At its meeting on August 18, 2021, the Select Board voted to pursue a new OIH facility at the Sherburne Commons site with the current OIH to be repurposed for a Senior Center and to put forward articles at the 2022 ATM for design for a new OIH facility. Brenda Johnson was engaged to assist with public outreach and to gather and provide feedback and input for a new facility. At the 2022 ATM and ATE (Annual Town Election) design and associated funds in the amount of \$8.5m was approved.”

“In 2023, the design architect and OPM (Owner’s Project Manager) were engaged and the Board approved the Construction Manager At Risk (CMR) project delivery method. This approach also requires the approval of the state Inspector General which was granted in early 2024. Using the CMR process increases the accuracy of cost estimates because the contracted builder is involved in the budgeting phases along with the design team and therefore provides a higher level of cost control. Additionally, the Construction Manager is contracted to deliver the project at a guaranteed maximum price based on an agreed set of construction documents and specifications. In accordance with statutory requirements, we have selected a contractor, Consigli Construction Company.”

“As of March 2025, the project has been through the Planning Board and received approval; and is currently at the HDC. We have in place a Steering Committee for the project: the Town Manager, Craig Piper, Senior Principal, Board Chair, and Richard Webb of SMRT Architects and Engineers, Jon Lemieux of Vertex, Bob Eisenstein of Eisenstein Flaherty Associates (current contractor assisting with administrative oversight of the facility), Assistant Town Manager Rick Sears, FinCom member Peter Schaffer, and Select Board member Dawn Holdgate.”

“We also have an Advisory Committee that meets less frequently that includes the Steering Committee members as well as representatives from Sherburne Commons, Nantucket Cottage Hospital, Our Island Home, Friends of Our Island Home, Nantucket Center for Elder Affairs and the Senior Center.”

“While it has been established that the new facility will be located at Sherburne Commons, there is a long-term lease between the Town and Sherburne for the Sherburne facility on the Town property. The lease is subject to an amendment and is the subject of current discussion with the Sherburne Commons Board of Directors.”

“There are many project details not covered in this Introduction, including:  
Public Outreach;  
A Fund with the Nantucket Community Foundation;  
The relocation of housing at Sherburne to another Town-owned site;

The possibility to explore certain shared services between Sherburne and the Town;  
The cost of the project.”

At this point, Libby Gibson handed the narrative to Dawn Hill Holdgate, Select Board Member (and former Chair) who spoke on why a new Our Island Home, OIH, is needed. She related the decision-making process that moved from renovating the existing OIH to building a new one at Sherburne Commons. Integral to this attitude was the realization that Nantucket Island cannot depend on its near neighbors for assistance, either for firefighting or for residential care for its seniors. Given that the existing facility is escaping sanctions for code violations because of a commitment to replace it, the choice became one between building a new one or sending those in need of care to an off-Island facility. The existing facility was built in the 1980s to replace the facility that is now Landmark House. It was up-to-date at the time, but the design requirements for new skilled nursing facilities have changed substantially while the existing OIH has aged with associated growing maintenance and operating costs. Rebuilding the existing facility on its site would force existing residents into a temporary and, probably, off-Island facility. The decision to build at Sherburne was made in 2021 and supported by a vote in the Annual Town Meeting of 2022. She then handed the narrative to Craig Piper, Senior Architect with SMRT, the firm that is designing the new facility, to discuss projected cost.

Craig Piper spoke of the design process that incorporated input from the chosen building company, Consigli, that meant that cost projections were going to be firm and not a set of probabilities. Final numbers will be in place by April 9, which is the scheduled presentation to the Select Board. As shown on slide 8, the cost will be just over \$111 million. That number will be reflected in Article 13 of the forthcoming Annual Town Meeting, ATM, because the Town’s capital budget must show the entire project cost. The amount of money that must be borrowed, however, may be reduced by gifts and rebates. He went on to explain that some of the cost items reflect the added expense of building on Nantucket because of prevailing wages and higher material costs, compliance with Historic District Commission, HDC, design requirements, and the added expense of creating an all-electric facility powered by geothermal and renewable energy. The last item means that future energy costs may be net zero; it substitutes higher present capital costs for future, and potentially much more expensive, operating costs.

He continued with a comparison of OIH costs with those for the Navigator Home on Martha’s Vineyard, slide 10. This analysis is in response to questions that were raised about the MV facility being much less expensive than the projected OIH. He noted that the Navigator Home is based on the Green Home model, which, although cheaper, had been rejected by Nantucket voters as being less hospitable than the single-room model adopted for OIH. It did not have to conform to HDC design requirements that, also added costs. The Navigator Home was begun in 2022 and benefited from cheaper building costs; also, travel to the Vineyard is much cheaper than to Nantucket, which resulted in cheaper material costs. Bob Eisenstein added some considerations of Nantucket versus Martha’s Vineyard costs and Jon Lemieux talked more about financing. Rick Sears, Assistant Town Manager, said that a constant consideration in any capital project is the impact of new capital costs on real estate taxes. Using the Town’s Tax Rate Calculator (<https://atmtaxratecalculator.nantucket-ma.gov/>), the projected tax increase, if the full amount is borrowed, is \$279 per year for 25 years for the average Nantucket home with a

residential exemption, see slide 11. It is expressed also as \$0.22 per \$1000 of assessed value. Slide 13 shows the construction schedule if the project is approved by Nantucket voters.

Libby Gibson opened the question-and-answer portion of the presentation by reminding members that the State imposes strict guidance on lobbying and fund raising by municipalities. The Community Foundation for Nantucket (<https://cfnan.org/>) has opened a fund dedicated to OIH (slide 12); it is hoped that donations will be substantial. The Foundation is already considering naming opportunities for major donations. Several people spoke favorably of the project. Mary Anne Easley reminded attendees about travel difficulties that would always be a consideration if senior relatives were sent to an off-Island skilled nursing facility. The greatest concern to her would be if travel difficulties or costs meant that elderly relatives were not visited and were, therefore, left with less human comfort. Campbell Sutton spoke of her mother who has benefitted by being a resident in the on-Island OIH. Mary Longacre related her own family experiences with her parents and how having a local facility was so important to their well-being. Christy Kickham, on the other hand, was worried by the amount of debt that would be left to his heirs.

At this stage, Lee Saperstein suggested that there were only five minutes left before the library closed and that the Treasurer's report was still to be delivered.

**4. and 5. Old and New Business.** From the Chair, Barbara G. Cohen declared that there were no old or new business items.

**6. Treasurer's Report.** Mary Longacre presented the following report on Association finances.

"Here's this month's (March) Treasurer's Report:

Available Balance at last report: \$ 3,738.16 on 1/28/25

Dues Received	\$ 375.00	through Paypal
	\$ 320.00	checks
	-----	
Total Income	\$ 695.00	
Expenses:	\$ 235.00	Civic League 2024 Dues
	\$ 500.00	Nantucket Atheneum donation
	\$ 300.00	Nantucket Food, Fuel, & Rental Assistance
donation		
Paypal Fees:	\$ -19.46	
	-----	
Balance as of 03/25/25:	\$ 3,378.70	

31 members have paid their 2025 dues so far

2024 had 47 paid memberships”

Mary Anne Easley moved approval of the report, which was seconded by Trish Bridier, and approved unanimously.

**7. Adjournment.** Barbara G. Cohen then asked for a motion to adjourn, which was given by Barbara von der Grueben, seconded by Mary Anne Easley, and approved unanimously. Adjournment occurred at 4:58 pm.

**Next Meeting is April 22 and will be held by Zoom at the address at the top of these minutes.**

DRAFT





## Town of Nantucket – New Our Island Home Skilled Nursing Facility

Project Update  
March 25, 2025

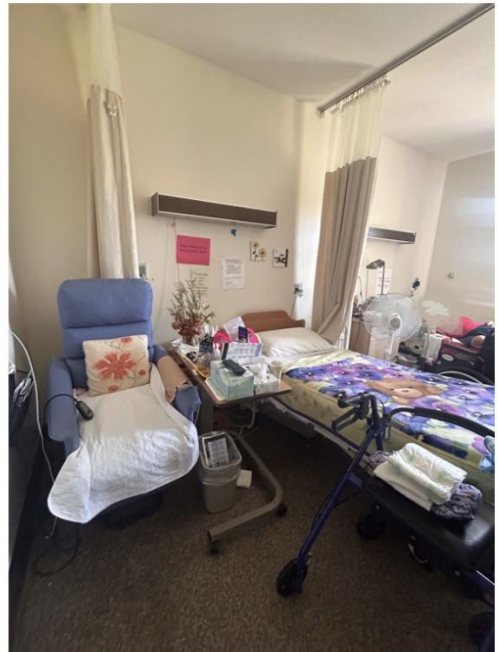


Town & County of  
**NANTUCKET**  
Massachusetts



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## Why is a new OIH needed?



2

# Why does the Town of Nantucket, own and operate a Skilled Nursing Home?



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## Can the current OIH be renovated or can the current site accommodate the new facility?

### 2007 BruJan Consulting

- Insufficient Beds (waitlist)
- Proposed an increase bed count from 45 to 57
- Suggested Staff Housing
- Looked at potential Residential Care Beds (Level IV)

### 2009 BruJan Consulting

- Continuing the status quo with increasing annual losses and “reduced desirability”
- Option 1: Closing OIH and moving the residents to mainland care facilities
- Option 2: Finding an “outside provider” to operate OIH
- Option 3: Making the investment to upgrade OIH to make it less costly to operate and to make it “more attractive”

### OIH Work Group 2012-2013

- Developing community -based care to be delivered to people in their homes rather than as residents of a skilled nursing facility, “a transition that will have to come sooner or later.”
- Bringing existing elder services together “via privately supported concepts such as The Village Model” originating in Boston.
- Moving OIH, as a smaller facility, to abut Sherburne Commons.
- Selling the land on East Creek Road to the Land Bank at fair market value and using the income to offset the cost of building the new facility at Sherburne Commons.

### OIH Work Group 2015-2017

- Proposed 40-Bed Small House Model at Sherburne Site
- Connected Buildings
- Single floor
- Look at potential addition of Residential Care Beds (Level

### LWDA 2019 to 2022

- Reevaluated Rebuilding OIH at current site East Creek Road
- Phase construction – min of 35 residents must be always be available
- Single Building
- Single Floor for resident care
- 45 Beds (22 Level II) and (23 Level III).
- Assumed 37 singles and 4 doubles

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How was the decision made to proposed Sherburne Commons as the proposed site for the New OIH?



Sherburne Commons Site

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What will happen to the land where the current OIH facility is located when the facility is moved?



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## How much will the new Our Island Home cost to Build?



### What are the details of the project cost?

Budget Item	DD
New Our Island Home Building	\$84,225,000
Designer, OPM and other Project Costs	\$11,504,000
Furniture, Fixtures and Equipment	\$2,935,000
Contingencies (approximately 5% on all costs)	\$5,229,000
Less Value Engineering to date	(\$2,000,000)
Less prior appropriation	(\$8,500,000)
<b>Total New Building Costs</b>	<b>\$93,393,000</b>
<i>Relocation of Existing Sherburne Staff Housing (for Town Use at Sewer Department)</i>	\$2,368,000
<i>New Replaced Sherburne Staff Housing</i>	\$4,570,000
<i>Sherburne Commons site adjustments</i>	\$6,040,000
<b>Total Housing-Related Costs</b>	<b>\$12,978,000</b>

Building	\$93,393,000
Housing	\$12,978,000
<b>TOTAL</b>	<b>\$111,071,000*</b>

\*Does not include rebates/incentives

\*Does not include potential tariff impacts on steel and aluminum

**Note**

Final Budget to be complete by April 8, 2025





**Why is the Navigator Project on Martha's Vineyard so much less expensive than OIH?**



- Difficult to compare without full details
- Beds: 70 to 57 OIH (with future expansion)
  - 2022 verses 2025 Budget Establishment
  - Nantucket HDC requirements
  - Navigator Project / Green Home Model, Nantucket voters rejected this model in 2017 based on higher operating costs.
  - Municipal Procurement Requirements- Prevailing wages
  - Shorter connection to mainland
  - OIH - Zero energy / Passive House

OIH



Navigator Homes



# How Much will the new OIH impact my tax bill?

## Tax Rate Calculator



Calculate your tax rate for next year if the Town approves the projects below. Choose at least one project below to calculate

Home Value

Are you eligible for Residential Exemption?  
 Yes  
 No

Choose at least one of the projects below to calculate your tax increase.

The tax rate impact values below are estimates only. Values may vary based on when debt for any given project is added to the tax base. Capital exclusion is a one-year increase in the tax levy, and debt exclusion debt is calculated at 4.5% for twenty-five years.

[Select All / Unselect All](#)

- Capital Exclusion
- DPW Facility Improvements: Design (supplemental)
- Tom Nevers Multi-Use Path Construction (supplemental)
- Town Employee Housing: Design, Owner's Project Manager & Construction Costs
- Our Island Home

Ballot Question	Article	Override Purpose	Type	Amount***	Tax Value Increase
5	10	Capital Exclusion	Capital Exclusion	\$1,556,000	
4	11	Town Employee Housing: Design, Owner's Project Manager & Construction Costs	Debt Exclusion	\$14,000,000	
1	12	DPW Facility Improvements: Design (supplemental)	Debt Exclusion	\$1,200,000	
2	13	Our Island Home	Debt Exclusion	\$112,000,000	
3	14	Tom Nevers Multi-Use Path Construction (supplemental)	Debt Exclusion	\$6,853,706	
		<b>TOTAL</b>			

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## Is there an effort to reduce the burden on the taxpayers through fundraising campaign?

[DONATE NOW!](#)
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[GRANT PORTAL](#)
[SEARCH](#)

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### OUR ISLAND HOME CAMPAIGN FUND

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## What are the next milestones and if the project passes what is the anticipated construction schedule?

- **Final Construction Cost Completion and Total Project Cost:**  
Consigli Construction and Vertex: April 8, 2025
- Select Board Update: April 9, 2025
- ATM 2025: Saturday May 3, 2025
- Annual Town Election: Tuesday May 20, 2025
- Pending all permitting and ATM25 Approval and Election:
  - Construction Phase Begins September 2025 to September 2027

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