

**MINUTES  
OF THE  
WOODS HOLE, MARTHA'S VINEYARD  
AND NANTUCKET STEAMSHIP AUTHORITY**

**The Meeting in Public Session**

**December 31, 2025**

The Members of the Woods Hole, Martha's Vineyard and Nantucket Steamship Authority met at 2:00 p.m. Wednesday, December 31, 2025, via Zoom videoconferencing. Three (3) Members were present: Vice Chair Peter J. Jeffrey of Falmouth, and Members Robert F. Ranney of Nantucket and Robert R. Jones of Barnstable. Chair James M. Malkin of Dukes County and Secretary Moira E. Tierney of New Bedford were absent.

Staff members present were General Manager Robert B. Davis, General Counsel Terence G. Kenneally, Treasurer Mark K. Rozum, and Marketing and Communications Specialist Ian Chase Nichols.

Video and Audio Recording of Today's Meeting:

Mr. Jeffrey announced Mr. Nichols was making an audio and video recording of the meeting.

Statement Regarding Remote Participation:

Mr. Jeffrey announced that, pursuant to Section 20 of Chapter 20 of the Acts of 2021, as amended, all Members were participating in the meeting remotely because their physical attendance would be unreasonably difficult. The Members were participating in the meeting by the Zoom videoconferencing app and all members would be clearly audible to each other.

As a result of the remote participation, any and all votes taken by the Members shall be by roll call vote, he said.

Proposed Renewal of Lease with the Samuel W. Macey Irrevocable Trust  
for the Hyannis Employee Parking Lot:

Mr. Davis said staff was seeking authorization to execute the second one-year commercial lease extension agreement with the Samuel W. Macey Irrevocable Trust for the employee parking lot at the Hyannis Terminal. He noted the Authority previously had a long-term lease there, but the trust has been seeking only single-year extensions.

The terms of the lease include a ten percent (10%) increase in rent, from \$100,963.55 to \$111,060.02, he said, and reiterates that the Authority's right of first refusal on the sale of the property is no longer applicable to the transaction.

**IT WAS VOTED – upon a motion by Mr. Jones, seconded by Mr. Jeffrey – to authorize the general manager to execute the proposed second commercial lease extension with the Samuel W. Macey Irrevocable Trust No. 14 for the employee parking lot at the Hyannis Terminal, as proposed in Staff Summary #L-564, dated December 30, 2025.**

<u>VOTING</u>	<u>AYE</u>	<u>NAY</u>
Mr. Jeffrey	10 %	
Mr. Ranney	35 %	
Mr. Jones	<u>10 %</u>	<u>        </u>
<b>TOTAL</b>	<b>55 %</b>	<b>0 %</b>

At 2:05 p.m., Mr. Jeffrey asked for a motion to adjourn.

**IT WAS VOTED – upon a motion by Mr. Ranney, seconded  
by Mr. Jones – to adjourn the meeting in public session.**

<b><u>VOTING</u></b>	<b><u>AYE</u></b>	<b><u>NAY</u></b>
<b>Mr. Jeffrey</b>	<b>10 %</b>	
<b>Mr. Ranney</b>	<b>35 %</b>	
<b>Mr. Jones</b>	<b><u>10 %</u></b>	<b><u>          </u></b>
<b>TOTAL</b>	<b>55 %</b>	<b>0 %</b>

A TRUE RECORD

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MOIRA E. TIERNEY, Board Secretary

**Documents and Exhibits Used at the  
December 31, 2025, Meeting in Public Session of the Board of the  
Woods Hole, Martha's Vineyard and Nantucket Steamship Authority**

1. December 31, 2025, Meeting Agenda, posted December 29, 2025.
2. Video and audio recording announcement.
3. Statement regarding remote participation.
4. Staff Summary #L-564, Approval of a Commercial Lease Extension with the Samuel W. Macey Irrevocable Trust for the Employee Parking Lot at the Hyannis Terminal, dated December 30, 2025.