

AGENDA
Nantucket Land Bank Commission
Regular Meeting of December 10, 2024
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. PROPERTY MANAGEMENT
 - a. Environmental Department – Quarterly Update
 - b. 7 Nobadeer Farm Road – NRSA Design Review
 - c. Approval of On-Call Road Grading Services Contracts
 - d. Formation of Selection Committee for Owner’s Project Manager for Maintenance Facility Project
 - e. 125 Somerset Road – Barn Move to Miacomet Golf Course Discussion
 - f. 6 Wesco Place Easement – Barn Move Update
3. REGULAR BUSINESS
 - a. Interim Executive Director’s – Update
 - b. Annual “M” Exemption Amount - Adoption
4. PERSONNEL BUSINESS
 - a. Executive Director Search Committee – Update
5. TRANSFER BUSINESS
6. APPROVAL OF MINUTES
 - a. Regular Meeting of November 26, 2024
7. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Approval of Cash Disbursements
 - c. 2025 Meeting Schedule
8. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

B. EXECUTIVE SESSION: *The Commission will not reconvene in open session at the conclusion of executive session.*

1. Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes of 07/23/24.
2. Purpose 3 [G.L. c. 30A, § 21(a)(3)], to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body

and the chair so declares, i.e.:

- a. Suffolk Superior Court Docket No. 2284CV02606: Richard Corey, Trustee of Twenty-One Commercial Wharf Nominee Trust v. Massachusetts Department of Environmental Protection, Nantucket Islands Land bank, and Nantucket Conservation Commission. (Petrel Landing/17 Commercial Street)
 - b. Land Court Department Action No. 22 MISC 000409: Nantucket Islands Land Bank v. Hunter S. Ziesing and Marcy E. Ziesing, Co-Trustees of the Lampoon Nominee Trust (6 Wesco Place)
 - c. Nantucket Superior Court, C.A. No. 2275CV00024: NILB v. Architectural Access Board – Easy Street Park Variance denial.
3. Purpose 6 [G.L. c. 30A, § 21(a)(6)], to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body

C. ADJOURNMENT



Nantucket Land Bank Commission
Regular Meeting of December 10, 2024 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. PROPERTY MANAGEMENT

a. Environmental Department Quarterly Update

Department of Environmental and Agricultural Resources,
Emily Goldstein Murphy PhD – Department Director

This update covers June – November 2024. The following is a list of topics that I will discuss during the meeting. I am happy to answer any questions on these topics before, during, or after the meeting.

- New staff and Department reorganization
- Summer research/field work update
 - Invasive management
 - Rare species surveys
 - New England Plant Conservation Program
 - Shorebird monitoring
- List of outside research projects on NLB property
- Outreach
- Project updates and next steps for the Department
 - Lily Pond/SNEP grant
 - Invasives treatment
 - Water monitoring
 - Bike Park
 - Habitat map
 - Restart design process
 - Cisco Parking Lot/Falmouth Ave retreat
- Forest Management and Southern Pine Beetle
 - Update of work to date
 - Grants
 - Southern Pine Beetle
 - Plans for 2024/2025 forest management

b. 7 Nobadeer Farm Road – NRSA Design Review

A representative from the NRSA will attend the Land Bank meeting to answer any questions on the estimated project costs or design that was submitted to the HDC. Staff are requesting that the Commission consider the Land Bank paying for all costs associated

with outsourcing the procurement process to CHA, the design and construction management firm that is working on the project. The next steps for this project include the development of construction documents with the goal of beginning construction in late winter or early spring.

c. Approval of On-Call Road Grading Services Contracts

The Land Bank partnered with the Town of Nantucket on a recent Invitation for Bids for road grading. The contract was awarded to Strang LLC and Holgate Partners for the upcoming year and staff are requesting permission for the Interim Executive Director to sign a contract with the successful bidders on behalf of the Land Bank.

d. Formation of Selection Committee for Owner's Project Manager for Maintenance Facility Project

Last week 2 companies attended a site visit as prospective bidders on the Owner's Project Manager (OPM) On Call Services for the 125 Somerset and 166 Hummock Pond Road construction projects. Staff will briefly describe the commitments and needs for the Committee prior to requesting recommendations.

e. 125 Somerset Road – Barn Move to Miacomet Golf Course Discussion

The Miacomet Golf Course is working with the Land Bank to relocate the historic barn at the maintenance facility to their property. Staff are requesting permission to approve a scope for HDC permitting and plans for \$12,000. The cost of the move is not expected to exceed \$100,000 but to date, an exact estimate has not been requested. Staff are recommending that the project costs (permitting and move-off/move-on) be born primarily by the Land Bank and the Miacomet Golf Course pay for and manage the installation of a slab foundation on their property. Staff will come back with an estimate for the moving costs for Commission approval prior to moving forward.

f. 6 Wesco Place Easement – Barn Move Update

The proposed barn move is being submitted to HDC next week and draft plans are available upon request. Staff will continue to prioritize this project.

2. REGULAR BUSINESS

a. Annual "M" Exemption Amount - Adoption

The Land Bank "M" Exemption is currently set at \$1,000,000 and staff are recommending this be raised to \$1,200,000. Please see the meeting packet for "M" exemption statistics from 2024, 2023 and 2022.



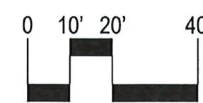
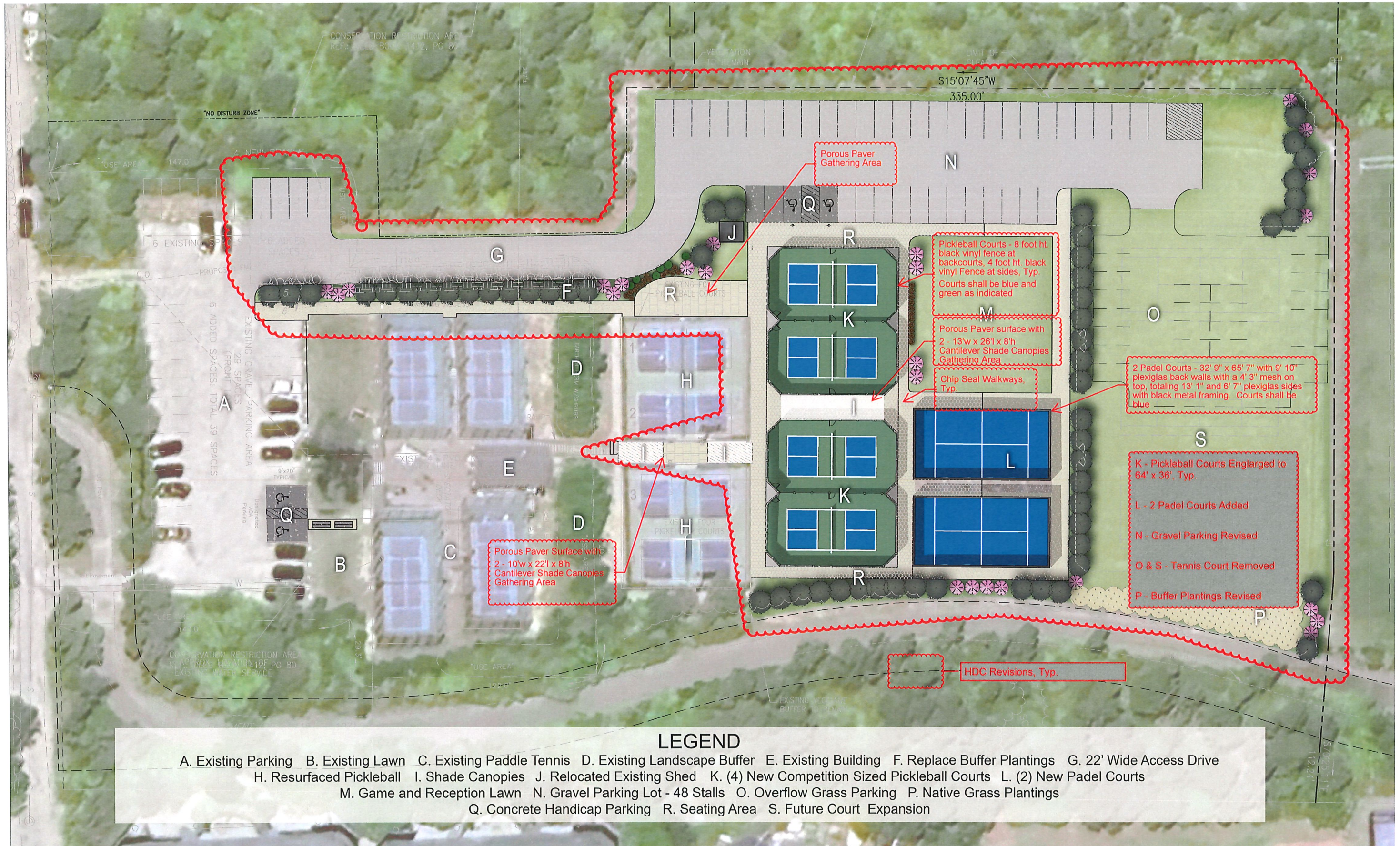
NRSA Pickleball & Padel Courts Expansion - Estimate of Probable Cost

Updated: September 6, 2024

New Courts

Note: All anticipated costs include contractor general conditions, contingency and soft costs

ITEM	DESCRIPTION	ESTIMATED COST
Site Work		
Demolition and Earthwork	Mobilization, Erosion and Sediment Control, Construction Entrance, Demolition, Tree protection fencing	\$ 50,000.00
Site Clearing / Site Prep	Clearing of site for pickleball and padel court expansion - new growth and grubbing roots	\$ 30,000.00
Allowance for Lighting Infrastructure	Conduit runs and hand holes	\$ 80,000.00
Asphalt Parking Lot -ADA only	Asphalt Parking with striping, and handicap signage	\$ 24,000.00
Gravel Parking Lot	Gravel Parking Lot (Entire Parking Area)	\$ 26,400.00
	Total Site Work:	\$ 210,400.00
New Pickleball Courts (4)		
Pickleball Courts(4)	Post tension concrete courts (4)	\$ 600,000.00
Perimeter Fencing (New Pickleball Courts)	8' high coated black chain link perimeter fencing surrounding courts, 4' high between new pickleball courts (4)	\$ 120,000.00
Walks - asphalt, pavers, stone dust/shells	Walks connecting (4) pickleball courts, (2) Padel Courts	\$ 160,000.00
Shade Structures	Two fabric shade shelters, center of courts	\$ 72,000.00
Windscreen	Windscreen for 8' High fence around new pickleball courts	\$ 12,000.00
Lighting	New Musco dark sky LED lighting system, installed, note: some infrastructure included above under site work	\$ 150,000.00
	Total New Pickleball Court Cost:	\$ 1,114,000.00
New Padel Courts (2)		
Padel Courts (2)	Standard club model kit court	\$ 480,000.00
	Total New Padel Court Cost:	\$ 480,000.00
Practice area	Pavement, surfacing, concrete practice wall, can be reduced by about \$10,000 by using Fencing and a fiberglass tennis backboard	\$ 35,000.00
Beach volleyball	Sand beach volleyball court with net	\$ 35,000.00
Landscaping	Seeding disturbed areas, events lawn, overflow parking lawn,planting and general landscape work	\$ 240,000.00
	Total Budgeted Probable Cost:	\$ 2,114,400.00



Court Photos | Pickleball | Padel

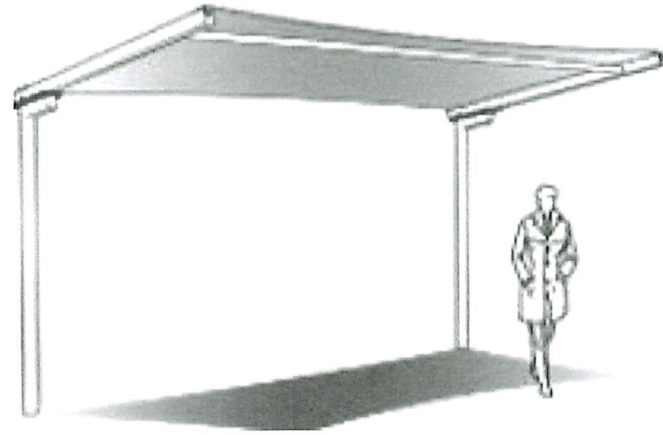


Pickleball Court – Black Vinyl Fencing

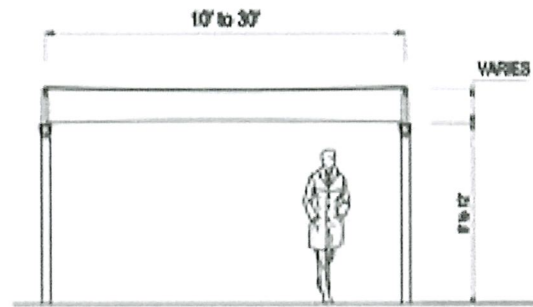
Padel Courts – Plexiglas Sides with Mesh at top



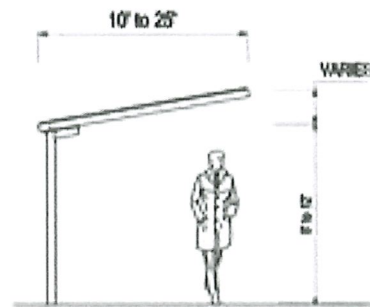
PERSPECTIVE



FRONT



SIDE



Shade Canopy Fabric Color:



Shade Canopy Steel Posts and Frame Color:



Shade Canopies at Porous Paver gathering Area

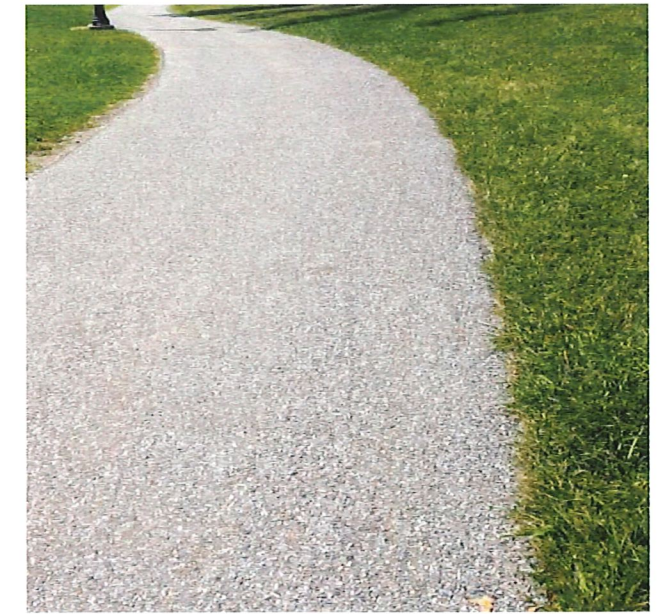
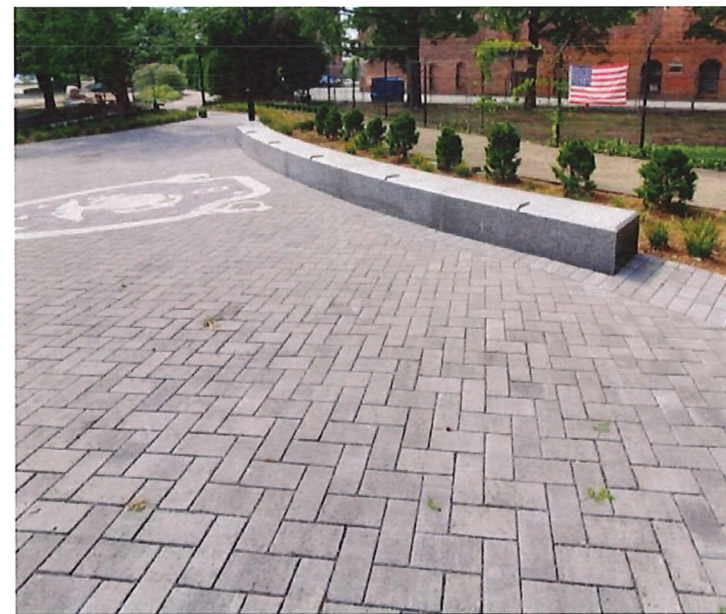
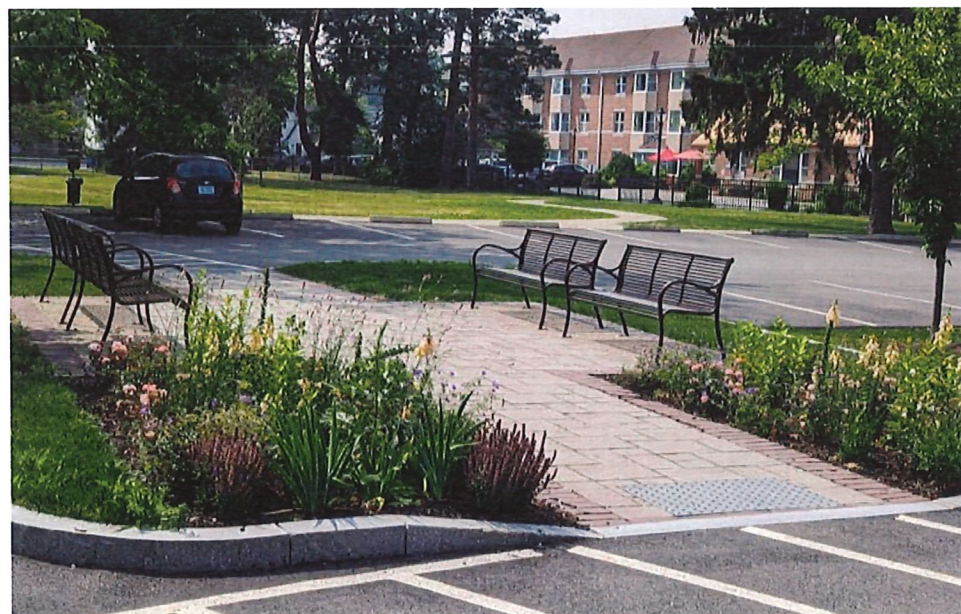
At New Pickleball Courts:

2 - 13'w x 26'l x 8'h Cantilever Shade Canopies

At Existing Pickleball Courts:

2 - 10'w x 22'l x 8'h Cantilever Shade Canopies

Cantilever Shade Canopies at Pickleball Courts

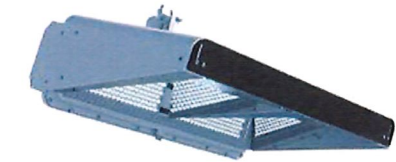
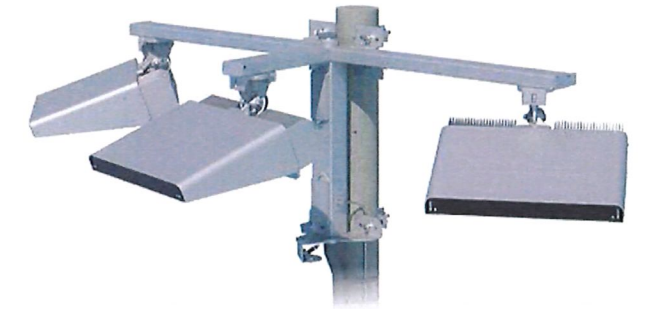


Porous Pavers at Gathering Areas

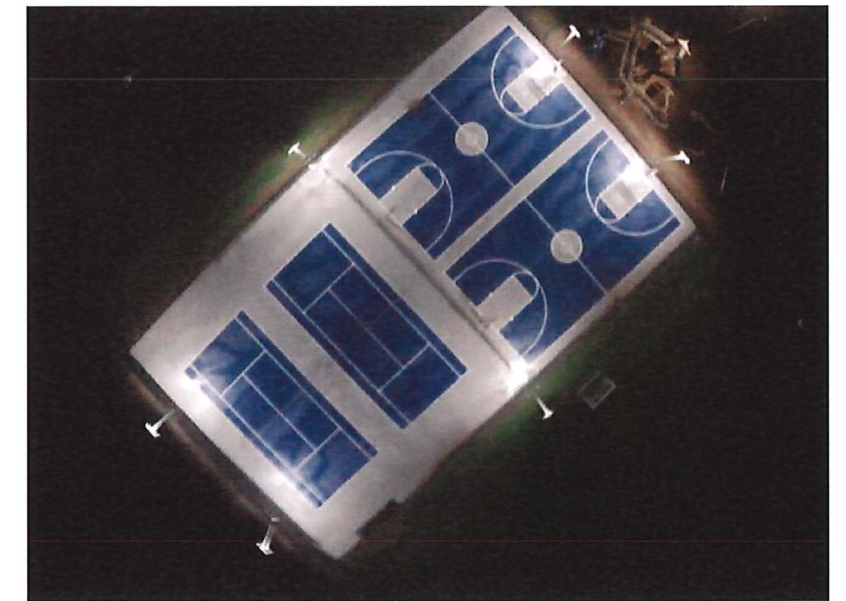
Chip-seal Walkway over Asphalt



Lighting Photos | Court Lighting



TLC for LED
Total Light Control



"M" Exemption Statistics

Purchase Price	Jan-Nov 30, 2024 M Exemptions	2023 M Exemptions	2022 M Exemptions
\$200,000 - 299,999	0	1	2
\$300,000 - 399,999	0	0	1
\$400,000 - 499,999	1	0	1
\$500,000 - 599,999	0	1	0
\$600,000 - 699,999	0	3	2
\$700,000 - 799,999	1	0	1
\$800,000 - 899,999	1	1	2
\$900,000 - 999,999	2	1	1
\$1,000,000 - 1,099,999	2	1	0
\$1,100,000 - 1,199,999	2	0	3
\$1,200,000 - 1,299,999	0	1	1
\$1,300,000 - 1,399,999	0	1	2
\$1,400,000 - 1,499,999	0	3	1
\$1,500,000 - \$1,599,999	1	0	2
\$1,600,000 - \$1,699,999	1	0	1
\$1,700,000 - \$1,799,999	0	0	1
\$1,800,000 - \$1,899,999	1	1	0
\$1,900,000 - \$1,999,999	2	0	2
\$2,000,000 - \$2,999,999	0	2	0
\$3,000,000 - \$3,100,000	1	0	0
Total "M" Exemptions	15	16	23
Total "O" Exemptions	13	12	14
Total Exemptions	28	28	37
Average Price "M"	\$1,341,283.33	\$1,226,962.50	\$1,084,194.14
Median Price "M"	\$1,100,000.00	\$1,131,000.00	\$1,160,000.00

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of December 10, 2024

1. November 2024 Transfers – Record Nos. 46982 through 47081

a. Current “M” Exemptions and Liens:

No. 47012 Carlos Xavier Cardona

No. 47050 Jill Lauren Baez and Glen Ashley Baez

b. Current “O” Exemption and Liens:

No. 47081 Margarita Reynoso Acosta

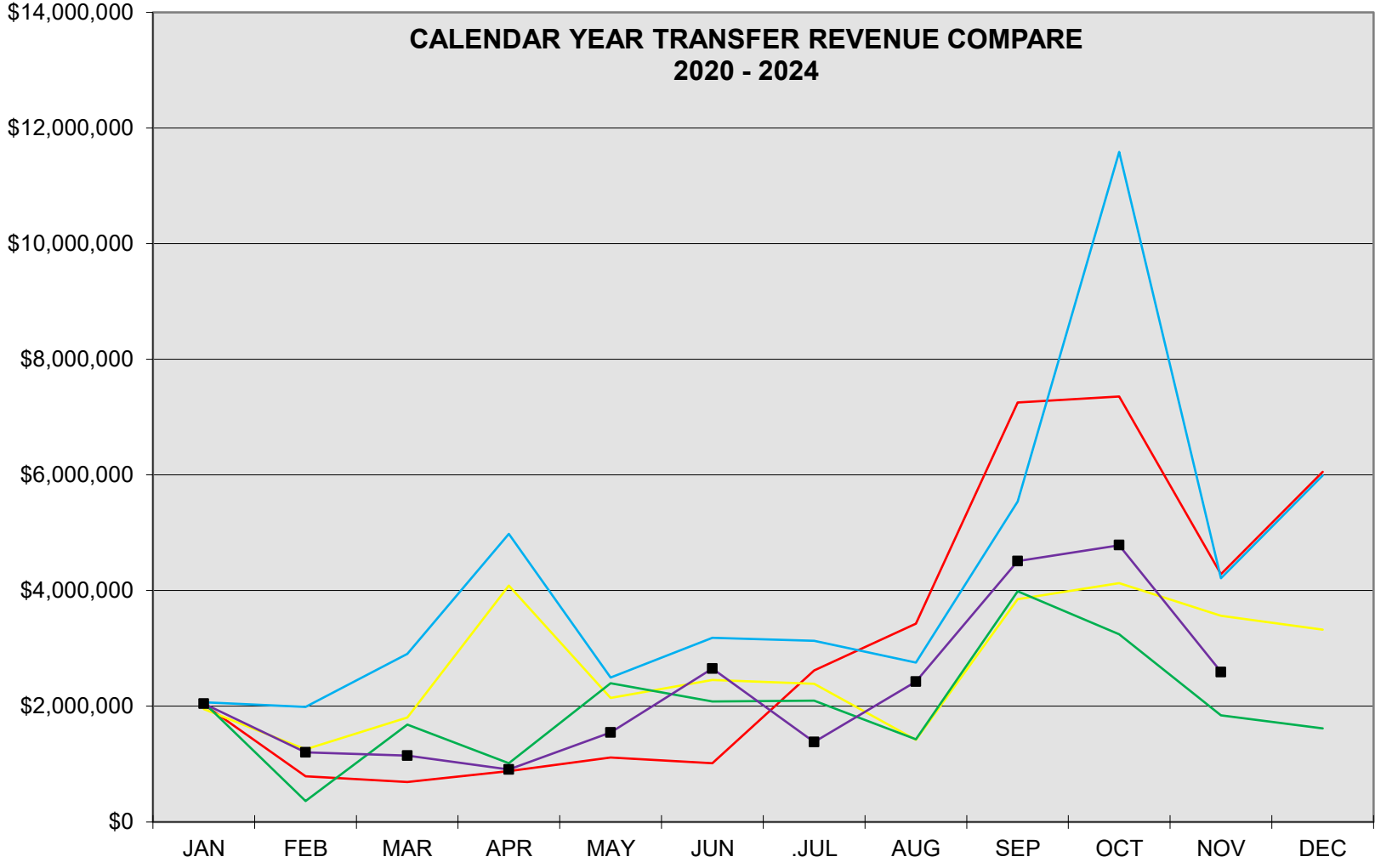
MONTHLY TRANSFER STATISTICS CALENDAR 2023

CAL23 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-23	69	50	19	\$105,949,500	\$103,160,414	\$2,063,208
Feb-23	61	48	13	\$19,474,665	\$17,669,500	\$361,890
Mar-23	72	46	26	\$90,080,762	\$84,013,251	\$1,680,265
Apr-23	50	33	17	\$52,530,610	\$50,810,810	\$1,016,216
May-23	82	46	36	\$123,501,599	\$119,844,099	\$2,396,882
Jun-23	60	36	24	\$110,778,641	\$104,152,130	\$2,083,043
Jul-23	75	49	26	\$110,131,693	\$104,912,515	\$2,098,250
Aug-23	64	32	32	\$78,042,000	\$71,417,000	\$1,428,340
Sep-23	93	46	47	\$199,648,798	\$199,548,798	\$3,990,976
Oct-23	101	56	45	\$170,787,010	\$162,137,010	\$3,242,740
Nov-23	79	51	28	\$92,790,100	\$91,990,100	\$1,840,004
Dec-23	76	50	26	\$87,561,537	\$80,894,700	\$1,617,894
THRU NOV 23	806	493	313	\$1,153,715,376	\$1,109,655,626	\$22,201,814
Average	74	45	28	\$103,439,743	\$99,212,527	\$1,984,976
Low	50	32	13	\$19,474,665	\$17,669,500	\$361,890
High	101	56	47	\$199,648,798	\$199,548,798	\$3,990,976

MONTHLY TRANSFER STATISTICS CALENDAR 2024

CAL24 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-24	72	42	30	\$109,580,517	\$102,178,767	\$2,043,575
Feb-24	46	26	20	\$60,093,759	\$60,093,759	\$1,201,875
Mar-24	87	61	26	\$58,903,942	\$57,203,942	\$1,144,079
Apr-24	76	52	24	\$52,555,750	\$45,355,750	\$907,115
May-24	92	65	27	\$80,726,142	\$76,323,677	\$1,543,474
Jun-24	91	61	31	\$137,002,538	\$132,506,538	\$2,650,131
Jul-24	63	39	24	\$76,415,466	\$68,633,501	\$1,380,660
Aug-24	79	46	33	\$127,025,110	\$121,370,110	\$2,427,402
Sep-24	79	33	46	\$225,879,050	\$225,595,050	\$4,511,901
Oct-24	126	59	67	\$244,351,215	\$239,356,715	\$4,787,134
Nov-24	100	62	38	\$163,279,002	\$129,527,502	\$2,590,550
Dec-24						
THRU NOV 24	911	546	366	\$1,335,812,491	\$1,258,145,311	\$25,187,896
Average	83	50	33	\$121,437,499	\$114,376,846	\$2,289,809
Low	46	26	20	\$52,555,750	\$45,355,750	\$907,115
High	126	65	67	\$244,351,215	\$239,356,715	\$4,787,134

CALENDAR YEAR TRANSFER REVENUE COMPARE 2020 - 2024



- CAL 20
- CAL 21
- CAL 22
- CAL 23
- CAL 24

NANTUCKET LAND BANK COMMISSION

REGULARLY SCHEDULED MEETINGS FOR 2025

All of the following regular meetings will begin at 4 p.m.
Any changes or additions to the following schedule will be posted at least 48 hours
in advance of the meeting, exclusive of weekends and holidays.

January 14, 2025	July 8, 2025
January 28, 2025	July 22, 2025
February 11, 2025	August 12, 2025
February 25, 2025	August 26, 2025
March 11, 2025	September 9, 2025
March 25, 2025	September 23, 2025
April 8, 2025	October 14, 2025
April 22, 2025	October 28, 2025
May 13, 2025	November 10, 2023*
May 27, 2025	November 25, 2025
June 10, 2025	December 9, 2025
June 24, 2025	December 23, 2025**

**November 10, 2023 is a Monday, Tuesday 11/11 is Veterans Day*

***2nd meeting of December is usually not held due to holiday travel*