

AGENDA
Nantucket Land Bank Commission
Regular Meeting of October 8, 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. Falmouth Road Resiliency – Presentation
 - b. 28 Washington Street – Parking Area Discussion
 - c. 160 Orange Street – Well Discussion
 - d. Mizzenmast Trail – Parking Area Improvements
3. PERSONNEL BUSINESS
 - a. Executive Director Search Committee - Update
4. TRANSFER BUSINESS
5. APPROVAL OF MINUTES
 - a. Regular Meeting of September 24, 2024
6. FINANCIAL BUSINESS
 - a. Draft FY25 Operating Budget – Discussion
 - b. Draft FY25 Capital Budget – Discussion
7. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Approval of Cash Disbursements
 - c. 158 Orange Street – Bench Request
 - d. 25 New Lane/Skating Pond – Memorial Bench and Tree Replacement Request
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 Lampooon 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 October 8, 2024 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. PROPERTY MANAGEMENT

a. Falmouth Road Resiliency - Presentation

Staff from the Town of Nantucket Natural Resources Department will attend the Land Bank meeting to discuss their concerns with the proposed move of Falmouth Road to the north. Their presentation will focus on resiliency considerations, such as limiting infrastructure that runs parallel to the coastline.

b. 28 Washington Street – Parking Area Discussion

It has been a month since the last time the parking area at 28 Washington Street was discussed. When thinking through the pros and cons of parking, it is important to keep in mind that property management decisions such as this can be revised if the chosen approach does not have a desirable outcome. Land Bank staff take pride in being both responsive and adaptable.

The considerations are as follows:

- 1) Should the space(s) be designated as handicapped or drop-off only?
- 2) Should there be public parking at this site, or should the parking be designated only for Land Bank maintenance vehicles?
- 3) Should there be no parking at this property.

c. 160 Orange Street – Well Discussion

Land Bank staff are requesting to permit and install a well at 160 Orange Street. This will provide water to the property as it was previously being fed by a meter and water line that was located on private property at 156 Orange Street.

d. Mizzenmast Trail – Parking Area Improvements

The Land Bank's Mizzenmast trailhead is a popular destination for numerous people. The accompanying parking lot has always been dirt and is adjacent to a road that transitions from asphalt to dirt. Both the dirt road and parking area are situated at the top of a rise and stormwater runoff washes sediment from these areas down onto the asphalt road and into the storm drains. Mizzenmast Road significant stormwater issues and additional sediment washing into the storm drains is not helping. Previously, the Land Bank has paid to have a private company clean out the storm drains on a regular basis. At this time, Land Bank staff and the Pine Valley Neighborhood Association are recommending that a long-term solution be implemented by paving the dirt parking lot.

2. CONSENT

a. 158 Orange Street – Bench Request

Please see the meeting packet for additional information about this request.

b. 25 New Lane / Skating Pond – Memorial Bench and Tree Replacement Request

Please see the meeting packet for additional information about this request.

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of October 8, 2024

1. September 2024 Transfers – Record Nos. 46777 through 46855

a. Current “O” Exemption and Liens:

No. 46796 Ashley A. Reuss

2. Transfer Update:

a. Unreported Transfer of Corporate Interest – Request for Waiver of Penalty Fee:

No. 46839 Holdgate Partners LLC

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
46777	9/3/2024	0067	832	BLAZING STAR RD, 1	SAUNDERS	SAUNDERS	-1	0	0	0	0.10	\$0.00	\$0.00	C
46778	9/3/2024	0092	016	WANOMA WY, 62	WEST ASHORED LLC	TRACY B FLANNERY REV	-1	0	0	0	3.05	\$12,795,000.00	\$255,900.00	
46779	9/4/2024	0066	704	GREY LADY LN, 8	MICHAEL WHITE TRUST	WHITE	-1	0	0	0	0.13	\$0.00	\$0.00	D
46780	9/4/2024	7332	071	STONE POST WY, 23	SUMMER HOUSE NOMINEE	HAINES	-1	0	0	0	0.46	\$0.00	\$0.00	E
46781	9/5/2024	4244	063	KITE HILL LN, 1	JOIACK NOMINEE TRUST	MCGRADY	-1	0	0	0	0.05	\$2,925,000.00	\$58,500.00	
46782	9/5/2024	0040	105	MAXEY POND RD, 5	2011 COLLET FAMILY T	MAXEY PAD LLC	-1	0	0	0	2.46	\$6,150,000.00	\$123,000.00	
46783	9/5/2024	0069	083	NOBADEER FARM RD, 19	GREAT HARBOR YACHT C	WALLACE	-1	0	0	0	0.99	\$0.00	\$0.00	B
46784	9/5/2024	7313	092+	FRONT ST, 23	MOUNTAIN AND SEA LLC	ELIZABETH GRIGGS DOR	-1	0	-1	0	0.07	\$2,755,000.00	\$55,100.00	
46785	9/6/2024	0087	143	SURFISDE RD, 163	ABOUT TIME LLC	163 SURFSIDE ROAD RE	0	0	-1	0	0.76	\$2,800,000.00	\$56,000.00	
46786	9/6/2024	6024	661	WASHINGTON AV, 6	GREENWALD FAMILY QUA	ROY F GREENWALD REVO	-1	0	0	0	0.06	\$0.00	\$0.00	D
46787	9/6/2024	0029	082	WALSH ST, 24	HARPOON LLC	24 WALSH LLC	-1	0	0	0	0.11	\$6,350,000.00	\$127,000.00	
46788	9/6/2024	0060	026	STARBUCK RD, 12	PAQUETTE	ARLEEN F PAQUETTE IR	-1	0	0	0	0.55	\$0.00	\$0.00	D
46789	9/9/2024	5514	019	ORANGE ST, 101	BOWKER	WHITLOCK REALTY TRUS	-1	0	0	0	0.19	\$3,150,000.00	\$63,000.00	
46790	9/9/2024	0012	015	CROWS NEST WY, 23	ANNE HARVEY HOWELL F	HOWELL	-1	-1	0	0	1.20	\$0.00	\$0.00	D
46791	9/9/2024	6012	038	OKLAHOMA AV	ANNE HARVEY HOWELL F	HOWELL	0	0	-1	0	0.50	\$0.00	\$0.00	D
46792	9/9/2024	0041	039-	VESTAL ST, 22, PAR A	NANTUCKET 16 QUAKER	NANTUCKET 22 VESTAL	0	0	-1	0	0.01	\$0.00	\$0.00	I
46793	9/9/2024	0041	1761-	QUAKER RD, 16	NANTUCKET 22 VESTAL	NANTUCKET 16 QUAKER	0	0	-1	0	0.01	\$0.00	\$0.00	I
46794	9/9/2024	0067	3031	MAPLE LN, 2	MYRTLE2MAPLE LLC	2 MAPLE LANE PARTNER	-1	0	0	0	0.46	\$6,000,000.00	\$120,000.00	
46795	9/10/2024	0066	273	RACEWAY DR, 8	8 RACEWAY DRIVE NOMI	8 RACEWAY DRIVE LLC	-1	0	0	0	0.38	\$0.00	\$0.00	D
46796	9/10/2024	0068	360	LILAC CT, 3	REUSS	RICHMOND GREAT POINT	-1	0	0	0	0.11	\$284,000.00	\$0.00	O
46797	9/10/2024	7313	102	CENTER ST, 10	SCHMIDT-TOPHOFF/REVI	DELOES-PETTY	-1	0	0	0	0.03	\$1,675,000.00	\$33,500.00	
46798	9/11/2024	4241	041	N BEACH ST, 25	25 NORTH BEACH STREE	COSTA	-1	0	0	0	0.09	\$0.00	\$0.00	I
46799	9/11/2024	0029	049	JEFFERSON AV, 8	PETERSON TRUST	74 NORTH BEACH STREE	-1	0	0	0	0.38	\$8,850,000.00	\$177,000.00	
46800	9/11/2024	5541	1352	ORANGE ST, 62A	62A ORANGE ST LLC	CASSANO	0	0	0	-1	0.00	\$3,000,000.00	\$60,000.00	
46801	9/11/2024	0091	122	WRIGHTS LANDING, 5	LOUIS J BEIERLE III	BEIERLE III	-1	0	0	0	0.46	\$0.00	\$0.00	D
46802	9/12/2024	0073	024	CANNONBURY LN, 32	MAURY	THIRTY-TWO CANNONBUR	0	0	-1	0	0.46	\$1,925,000.00	\$38,500.00	
46803	9/12/2024	4241	381	DOLPHIN CT, 1	ACK DOLPHIN LLC	1 DOLPHIN COURT LLC	-1	0	0	0	0.11	\$5,700,000.00	\$114,000.00	
46804	9/12/2024	0066	010	SOMERSET LN, 26	RH 26 SOMERSET ACK L	TERRY ANNE VIGIL TRU	-1	0	0	0	0.92	\$3,450,000.00	\$69,000.00	
46805	9/12/2024	4244	042	CLIFF RD, 37	THIRD TIME TRUST	37 CLIFF ROAD NOMINE	-1	0	0	0	0.17	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
46806	9/12/2024	0067	1062	SALROS RD, 8B, #2	NCHWU LLC	BUTLER	0	0	0	-1	0.00	\$1,800,000.00	\$36,000.00	
46807	9/12/2024	0068	2505	OLD SOUTH RD, 41E	FORTY ONE E OLD SOUT	HILLTOPPERS HOLDINGS	0	0	0	-1	0.00	\$650,000.00	\$13,000.00	
46808	9/13/2024	4234	089-	LILY ST, 5	1A LILY STREET LLC	5 LILY STREET LLC	0	0	-1	0	0.00	\$0.00	\$0.00	C
46809	9/16/2024	0068	630	KITTIWAKE LN, 18	UMBACH	SUSAN L DUPREE REVOC	-1	0	0	0	0.15	\$1,995,000.00	\$39,900.00	
46810	9/16/2024	0080	190	NAUSHON WY, 26	AWAY GAME NOMINEE TR	AF12 LLC	-1	0	0	0	0.70	\$5,972,500.00	\$119,450.00	
46811	9/16/2024	0073	037	WESTERWICK DR, 3	NIKEAS	DE PALMA	-1	0	0	0	0.46	\$7,000,000.00	\$140,000.00	
46812	9/16/2024	0087	125	CACONICUS ST, 5	OLD SURFSIDE LLC	HARTY	-1	0	0	0	0.13	\$4,450,000.00	\$89,000.00	
46813	9/16/2024	0041	453	N LIBERTY ST, 27	27 NORTH LIBERTY STR	KOLB	-1	0	0	0	0.24	\$0.00	\$0.00	I
46814	9/16/2024	0030	254	CABOT LN, 2	2 CABOT LANE LLC	KOLB	-1	0	0	0	0.17	\$0.00	\$0.00	I
46815	9/16/2024	4241	079	SWAIN ST, 7	VITO PETRUZZELLA REV	NAVILILYLUNA LLC	-1	0	0	0	0.11	\$0.00	\$0.00	D
46816	9/16/2024	0027	042	SHAWKEMO HILLS LN, 1	NANTUCKET BEY LLC	MAUER	-1	0	0	0	1.27	\$8,175,000.00	\$163,500.00	
46817	9/16/2024	4231	152	MAIN ST, 72	SEVENTY TWO MAIN NO	72 MAIN STREET TRUST	-1	0	0	0	0.27	\$24,800,000.00	\$496,000.00	
46818	9/16/2024	4244	005	CLIFF RD, 33	33 CLIFF RD LLC	33 CLIFF NOMINEE TRU	-1	0	0	0	0.62	\$13,950,000.00	\$279,000.00	
46819	9/16/2024	0029	033	WILLARD ST, 25	MUL 25 LLC	O SPRAY LLC	-1	0	0	0	0.46	\$5,650,000.00	\$113,000.00	
46820	9/17/2024	5541	156	PLEASANT ST, 35	SANSONE	BARNES/QUIRK	-1	0	0	0	0.23	\$3,735,000.00	\$74,700.00	
46821	9/17/2024	4244	013	N BEACH ST, 27	GRENNAN	27 NORTH BEACH STREE	-1	0	0	0	0.20	\$3,900,000.00	\$78,000.00	
46822	9/18/2024	0079	016	IRVING ST, 11	MEIA PRAIA LLC	KENYON	-1	0	0	0	1.38	\$0.00	\$0.00	I
46823	9/18/2024	0041	216	PILGRIM RD, 7	PILGRIM ACK LLC	SEA HERO LLC	-1	0	0	0	0.40	\$10,500,000.00	\$210,000.00	
46824	9/18/2024	0068	975	FAWN LN, 15	ROBERT L GRIGGS REVO	TIC T'ACK TOE LLC	-1	0	0	0	0.18	\$3,400,000.00	\$68,000.00	
46825	9/18/2024	0080	249	SURFSIDE RD, 133	133 SURFSIDE REALTY	COTTO	-1	0	0	0	0.63	\$3,200,000.00	\$64,000.00	
46826	9/18/2024	0087	111	NONANTUM AV, 5	SHACK VIEW LLC	JEMISON	0	0	-1	0	0.51	\$1,250,000.00	\$25,000.00	I
46827	9/20/2024	0068	668	KILLDEER LN, 24	TERESA R MINKE TRUST	VELSMID, EST, JOAN M	-1	0	0	0	0.15	\$1,900,000.00	\$38,000.00	
46828	9/23/2024	0021	059	QUIDNET RD, 52	52 QUIDNET LLC	DENNINGER	-1	0	0	0	1.98	\$0.00	\$0.00	I
46829	9/23/2024	0015	003	POCOMO RD, 81	4 THE KIDS REALTY TR	POCOMO POINT LLC	-1	0	0	0	4.93	\$0.00	\$0.00	C
46830	9/23/2024	0076	028	LYONS LN, 7	7 LYONS LANE LLC	SNYDER	-1	0	0	0	0.78	\$3,825,000.00	\$76,500.00	
46831	9/23/2024	0063	032	SHEEP POND RD, 24	14328 MISTY MEADOW L	SLOVIK	-1	0	0	0	0.78	\$1,375,000.00	\$27,500.00	
46832	9/24/2024	0594	115	LONG POND RD, 40	TELLEPSEN	MONTES	-1	0	0	0	0.47	\$3,088,000.00	\$61,760.00	
46833	9/24/2024	0055	3786	BEAR ST, 15	15 BEAR STREET LLC	JOYNT	-1	0	0	0	0.12	\$1,640,000.00	\$32,800.00	
46834	9/24/2024	0593	2705	S CAMBRIDGE ST, 34	FORD	PARKVIEW AUTO SALES	0	0	0	-1	0.00	\$8,500.00	\$170.00	
46835	9/24/2024	0012	021	CROWS NEST WY, 7	CAPSTAN NOMINEE TRUS	CAPSTAN NOMINEE TRUS	-1	0	0	0	1.49	\$0.00	\$0.00	C
46836	9/25/2024	4234	090	LILY ST, 1A	HENDRICKSON	1A LILY STREET LLC	-1	0	0	0	0.06	\$2,400,000.00	\$48,000.00	
46837	9/25/2024	0080	265	MASAQUET AV, 24	24 MASAQUET LLC	ROCHE	-1	0	0	0	1.21	\$6,750,000.00	\$135,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
46838	9/25/2024	4244	049	CLIFF RD, 24	24 CLIFF ROAD LLC	WEBSTER	-1	0	0	0	0.19	\$0.00	\$0.00	I
46839	9/25/2024	0053	025	BARNARD VALLEY RD, 1	HOLDGATE PARTNERS LL	HOLDGATE PARTNERS LL	0	-1	0	0	10.41	\$1,201,050.00	\$24,021.00	
46840	9/26/2024	0054	008	CATHCART RD, 4	4 CATHCART ROAD LLC	GOLDENEYE LLC	0	0	-1	0	7.15	\$8,000,000.00	\$160,000.00	
46841	9/26/2024	4232	893	UNION ST, 40D	40D UNION LLC	WELCH, IV	0	0	0	-1	0.00	\$0.00	\$0.00	I
46842	9/26/2024	0029	910	STONE BARN WY, 10	ARCHSTONE PROPERTIES	WATSON	-1	0	0	0	0.13	\$0.00	\$0.00	I
46843	9/26/2024	0079	077	CLIFFORD ST, PAR A	FAWCETT	TOWN OF NANTUCKET	0	0	-1	0	0.27	\$5,000.00	\$100.00	
46844	9/26/2024	0021	762	SESACHACHA RD, 36C	SHEEHAN	36C SESACHACHA ROAD	0	0	0	-1	0.00	\$3,600,000.00	\$72,000.00	
46845	9/26/2024	0040	104	MAXEY POND RD, 7	GRECO	STAR MAGNOLIA TRUST	-1	0	0	0	2.37	\$0.00	\$0.00	D
46846	9/26/2024	0074	007	CANNONBURY LN, 6	B&D REALTY TRUST	6/8 CL TRUST	0	0	-1	0	0.46	\$2,500,000.00	\$50,000.00	
46847	9/26/2024	0593	145	ARKANSAS AV, 84	STURGES	STURGES	0	0	0	-1	0.00	\$0.00	\$0.00	C
46848	9/26/2024	0593	145	ARKANSAS AV, 84	STURGES	KAPPUS	0	0	0	-1	0.00	\$0.00	\$0.00	C
46849	9/27/2024	0079	106	SKYLINE DR, 61	ELIZABETH DAVIDSON R	DAVIDSON	-1	0	0	0	2.76	\$0.00	\$0.00	D
46850	9/27/2024	4244	431	CLIFF RD, 40	EBERTH	FORTY CLIFF ROAD TRU	-1	0	0	0	0.03	\$2,100,000.00	\$42,000.00	
46851	9/27/2024	0054	016	BREWSTER RD, 47	BLATT	BLATT	-1	0	0	0	1.21	\$0.00	\$0.00	C
46852	9/27/2024	0054	016	BREWSTER RD, 47	LISA SCHIAVO BLATT M	BLATT	-1	0	0	0	1.21	\$0.00	\$0.00	D
46853	9/30/2024	0089	013	MADEQUECHAM VLY, 14	14 MVR NOMINEE TRUST	14 MVR LLC	-1	0	0	0	1.74	\$8,250,000.00	\$165,000.00	
46854	9/30/2024	0068	022	TAWPOOT RD, 12	12 TAWPOOT LLC	MITTELBUSHER	-1	0	0	0	0.69	\$4,000,000.00	\$80,000.00	
46855	9/30/2024	4234	129	INDIA ST, 35	35 INDIA STREET LLC	MACKENZIE	-1	0	0	0	0.19	\$7,000,000.00	\$140,000.00	
GRAND TOTALS							-60	-11				\$225,879,050.00		
							-2	-8			63.161	\$4,511,901.00		

FY25 Budget Narrative

Below are line items I thought needed explanation. Please note the line item corresponds to the line # on the left column in the budget.

PERSONNEL EXPENSES

Personnel expenses for FY25 reflect changes in job titles and descriptions, as well as new positions associated with a draft Organizational Chart that was developed by staff. This is still under review, but we expect it will be finalized within the upcoming month. Please note that most of the budgeted salaries are based on pay increases already received. Also, please note that paid time off was cashed out, which can skew the actual from the budget for the prior year.

EXPENSES

#37 & 38 Heat & Electricity – The cost of fuel and electricity increased this year, plus we had additional buildings and according to our housing policy we will be covering utilities for NLB employee housing.

#42 Property Management Equipment Maintenance – There were unanticipated repairs last year. We hope these expenditures will be lower when we hire a fleet/equipment coordinator.

#44 Property Maintenance – These are property maintenance expenses related to specific properties which do not warrant capitalization. This budget number reflects a full year of maintenance costs for parks like Creeks Preserve*, Dog Park, Easy Street, Garden by the Sea. Including landscaping, gardening, painting, supplies, cleaning, repairs, appliance replacements, etc.

#47 Professional Services (Misc) – Increased to cover mentoring from retired Executive Director, Leadership Training for Staff, Executive Director Search Consultant, Training for Cloud Based Computer system.

#49 Legal General – This covers transfer issues, licenses, procurements, etc. We anticipate some of these matters can be handled by staff in the future.

#50 Legal Litigation – Increased based on last year and in anticipation of Petrel Landing ramping back up.

#51 Legal Acquisition – Increased based on prior year's expenditures.

#52 Acquisition Expenses – The prior year's expenditures were mostly due to the feasibility study for the Miacomet Road parcels in collaboration with the Affordable Housing Trust. Budget line decreased as there is nothing indicating such expenses in FY25

#55 NLB Book – This was not included in the budget. This should cover the remainder of the project.

#59 Telephone – This increase in budget is due to the transition from the town IT services, phone services.

#66 Encroachment Expenses – Increased this budget amount to cover the move of the barn from the easement area at Wesco Place.

#70 Spec Project – Forest Management – This was not in the budget last year but approved on the task list for the next ten years at \$100,000 per year. We have moved this to the operating budget since this is maintenance. Another thing to note is the FY24 actual was offset by a grant received for \$74,700. We are applying for this grant again.

#76 Office Supplies– More employees, more supplies needed.

#73 Licenses/Property Taxes/Fees/Permits – We had significant increases in permitting work this last fiscal year and that is expected to continue with recently acquired properties that need substantial work to make them fit for public use.

#78 Office Furniture and Equipment – More employees and upgrades for computers, Ipads, etc. These items generally fall below the threshold for capitalization.

#81 Books/Subscriptions/Web Site/Software – Increased this budget in anticipation of moving from the town IT and needing to purchase software licenses, etc.

#81 IT Services – We will be paying the town IT department through June but also doubling up with a new service to transition us from the town to cloud based system.

#85 Insurance General/Liability/Vehicle – This has been a volatile number that we have no control over. I was told it would stabilize, but we have additional vehicles and houses, so I increased the budget for FY25.

NANTUCKET LAND BANK COMMISSION
Draft FY25 Operating Budget

			2024 Budget	2024 Actual	Variance	2025 Budget
57	6322	Advertising	10,000.00	4,410.66	5,589.34	10,000.00
58	6323	Printing	1,750.00	0.00	1,750.00	1,750.00
59	6341	Telephone/Fax/Cell Phones	8,000.00	7,346.28	653.72	25,000.00
60	6342	Postage and Meter Rental	4,000.00	4,185.86	(185.86)	4,400.00
61	6350	Water Quality Monitoring	50,000.00	38,390.26	11,609.74	50,000.00
62	6351	Invasive Species Work	50,000.00	9,753.40	40,246.60	50,000.00
63	6352	Environmental Consultants	50,000.00	0.00	50,000.00	50,000.00
64	6355	Environmental - Supplies/Equipment	6,000.00	3,486.72	2,513.28	5,000.00
65	6356	Agricultural Consultants	10,000.00	23,165.41	(13,165.41)	10,000.00
66	6360	Encroachment Expenses	20,000.00	13,013.50	6,986.50	270,000.00
67	6365	Conservation Restriction Expense	75,000.00	58,476.65	16,523.35	50,000.00
68	6377	Special Projects-Restoration/Environmental	5,000.00	0.00	5,000.00	5,000.00
69	6378	Special Projects-Property Improvements	100,000.00	32,937.00	67,063.00	100,000.00
70	6378-03	Spec Project - Forest Management	0.00	100,898.22	(100,898.22)	100,000.00
71	6379	Road Maintenance	200,000.00	140,062.28	59,937.72	200,000.00
72	6380	Burn Program General (Labor & Non-Capital E	12,000.00	1,301.00	10,699.00	12,000.00
73	6381	General Property Maintenance	70,000.00	48,655.83	21,344.17	70,000.00
74	6383	Licenses/Property Taxes/Fees/Permits	22,000.00	5,815.17	16,184.83	20,000.00
75	6385	Registry Recordings/Copies	10,000.00	3,665.00	6,335.00	7,500.00
76	6421	Office Supplies	3,500.00	5,193.27	(1,693.27)	6,000.00
77	6422	Meeting Expenses	2,000.00	2,717.40	(717.40)	3,000.00
78	6426	Office Furniture and Equipment	10,000.00	10,241.28	(241.28)	20,000.00
79	6427	Vehicle Fuel - Diesel and Gas	15,000.00	16,674.38	(1,674.38)	18,000.00
80	6428	Vehicles Maintenance	15,000.00	9,461.75	5,538.25	15,000.00
81	6511	Books/Subscriptions/Web Site/Software	20,000.00	15,373.98	4,626.02	35,000.00
82	6512	IT Services	15,000.00	17,360.30	(2,360.30)	75,000.00
83	6711	Travel	6,500.00	5,826.39	673.61	6,500.00
84	6713	Seminars/Conferences/Education/Employee R	8,000.00	6,623.26	1,376.74	8,000.00
85	6731	Dues - Professional	1,500.00	780.00	720.00	1,500.00
86	6744	Insurance General/Liability/Vehicle	85,000.00	92,992.86	(7,992.86)	107,000.00
		EXPENSES	2,036,750.00	1,977,480.74	59,269.26	2,759,950.00
		TOTAL OPERATING EXPENSES (A and	4,454,009.00	4,280,524.31	173,484.69	5,454,057.00
		C. MITIGATION OUTLAY				
		TOTAL MITIGATION OUTLAY				
87	6885	Smooth Hummocks Mitigation Expenses	10,000.00	0.00		10,000.00
88	6887	Industrial Park Mitigation Expenses	6,000.00	0.00		6,000.00
89	6888	Nobadeer Farm Road Mitigation Expenses	1,000.00	0.00		1,000.00
		D. DEBT SERVICE INTEREST EXPENSE	17,000.00	0.00		17,000.00
90	6927	Note #19 Marble Interest	103,074.40	103,074.40	0.00	103,074.40
91	6942	2012 Series A Bond Interest	81,393.14	75,851.86	5,541.28	68,677.56
92	6947	2016 Bond Interest	135,213.11	130,886.89	4,326.22	102,978.68
		E. PRINCIPAL PAYABLE REDUCTION	319,680.65	309,813.15	9,867.50	274,730.64
93	2623	2012 Series A Bond Principal Payable	350,000.00	350,000.00	0.00	360,000.00
94	2638	2016 Series A Bond Principal Payable	910,000.00	910,000.00	0.00	945,000.00
95	2751	Note # 39 Owen	1,000,000.00	1,000,000.00	0.00	0.00
			2,260,000.00	2,260,000.00	0.00	1,305,000.00
		TOTAL OPERATING, MITIGATION, DEBT SERVICE	7,050,689.65	6,850,337.46	200,352.19	7,050,787.64

NANTUCKET LAND BANK COMMISSION
Draft FY25 Capital Budget

A. BUILDING IMPROVEMENTS			FY24 Actuals	2025 Budget
	6880-05	SOMERSET FARMHOUSE - BASEMENT APT	\$27,535	\$0
	6880-14	SOMERSET POLE BARN/GARAGE MOVE, ETC	\$0	\$500,000
	6880-14	SHOP ROOF REPLACEMENT		\$225,000
	6880-16	30 MIZZENMAST EXT - RENOVATIONS	\$533,397	
	6880-17	22 BROAD STREET - ADDITION	\$30,704	
	6880-17	22 BROAD STREET - AIR CONDITIONING	\$0	
	6880-17	22 BROAD STREET - RENOVATIONS		\$100,000
	6880-26	RENOVATION/GREENHOUSE	\$161,114	\$200,000
	6880-27	PEASE HOUSE - RENOVATION	\$32,481	
	6880-28	14 CATHCART - RENOVATION	\$943,431	\$50,000
	6880-29	22 HAWTHORNE - RENOVATION	\$148,015	
		TOTAL BUILDING IMPROVEMENTS	\$1,876,677	\$1,075,000
B. PROPERTY IMPROVEMENTS			FY24 Spent	2025 Budget
	6882-02	WALKER PETREL LANDING PERMITTING	\$30,184	\$50,000
	6881-04	NOBADEER FARM - PICKLE/TENNIS EXPANSION	\$15,020	
	6881-06	BAMBOO FOREST - PARKING LOT EXPANSION	\$56,825	Done
	6881-07	HOLDGATE - COMMUNITY GARDEN AT HINSDALE PARK	\$472,634	\$100,000
	6881-10	CISCO BEACH PARKING & ROAD RELOCATION	\$33,938	\$200,000
	6881-13	DOG PARK IMPROVEMENTS AND LIGHTING	\$111,763	Done
	6881-21	LILY POND RESTORATION	\$113,464	\$500,000
	6881-23	MIACOMET BRIDGE	\$0	
	6881-24	CONSUE SPRINGS RESTORATION	\$875	\$50,000
	6881-25	OTTISON - MASTERPLAN/MERGER WITH BACHMAN/BOATHS MOVE/MERGET	\$69,841	\$50,000
	6881-26	MAXCY POND	\$14,260	\$75,000
	6881-29	19 EAST CREEK	\$167,516	\$500,000
	6881-30	PETERSON- POLPIS (property cleanup, etc)	\$49,399	
	6881-31	65/67 EASTON ST - LANDSCAPING	\$812,351	\$80,000
	6881-32	AURORA WAY - BOARDWALK	\$420	\$50,000
	6881-34	EAT FIRE SPRING - LANDSCAPING/FARM STRUCTURES	\$195,050	\$500,000
	6881-35	HOLLY FARM (CRAIG) PARKING LOT REPAIRS	\$750	\$50,000
	6881-36	76 MILLBROOK HOUSE REMOVAL/PROPERTY IMPROVEMENTS (NOT THIS YEAR)	\$0	
	6881-37	32 WESTERN AVE (APTHORPE) BOARDWALK/STAIRS (NOT THIS YEAR)	\$0	\$150,000
	6881-38	WEST END OVERLOOK (WOOD)	\$10,880	
	6881-38	WEST END OVERLOOK (WOOD) PIPE REMOVAL/BULKHEAD	\$0	
	6881-39	MILL HILL PARK - PROPERTY IMPROVEMENTS	\$6,166	\$100,000
	6881-40	SESACHACHA BOARDWALK	\$4,667	Done
	6881-41	WASHINGTON/FRANCIS STREET - FRAMEWORK/PARK	\$23,722	\$250,000
	6881-43	COMMUNITY GARDEN GREENHOUSE AT PEASE	\$124,192	\$10,000
	6881-44	BIKE PARK	\$22,455	\$230,000
	6881-46	WIGGLES WAY OPEN SPACE	\$0	\$128,500

NANTUCKET LAND BANK COMMISSION
Draft FY25 Capital Budget

		FY24 Spent	2025 Budget
6881-45	MT VERNON FARM - FARM INFRASTRUCTURE	\$14,439	\$400,000
	MIACOMET POND - DREDGING*		\$69,300
	PEASE HOUSE & BARN		\$500,000
	15 COMMERCIAL ST		\$50,000
	106 MAIN STREET		\$25,000
	NRSA*		
	OTHER		\$500,000
	TOTAL PROPERTY IMPROVEMENTS	\$2,350,810	\$4,617,800
<i>*There may be requests for additional capital for these items from the Town and NRSA respectively.</i>			
		FY24 Spent	2025 Budget
C. VEHICLES AND EQUIPMENT			
6882-00	2024 GIANT G1500 MINI LOADER	\$58,282	
6882-00	RAMP FOR TRASH SHED (FOR UTV)	\$5,730	
6882-00	JOHN DEERE WESTERN TORNADO UTV SPREADER	\$4,830	
6882-00	KEYSTONE MAVIC 3 DRONE	\$7,199	
6882-00	JOHN DEERE WESTERN 72 STRAIGHT BLADE	\$4,490	
6882-00	JOHN DEERE COMMERCIAL QUIKTRAK 52" 7-FLOATING DECK	\$13,414	
6882-00	JOHN DEERE COMMERCIAL QUIKTRAK 61" 7-FLOATING DECK	\$14,232	
6882-00	less trade in of alamo	-\$11,140	
6882-00	BOBCAT - TWO MOWERS		\$9,847
6882-00	JOHN DEERE 2024 TRACTOR		\$99,881
6882-00	FORD F650 W/FLATBED & DUMPSTERS		\$158,815
6882-00	MORBARK - BRUSH CHIPPER		\$159,650
6882-00	UTILITY TRAILER		\$5,500
6882-00	FORD F150-BUILDING/FACILITIES		\$50,000
6882-00	FORD LIGHTNING OR MAVERICK-RESOURCE		\$60,000
6852-00	PHONE SYSTEM		\$15,000
6852-00	NEW SERVER		\$15,000
6852-00	YSI UNIT		\$4,500
6852-00	OFFICE FURNITURE		\$10,000
	TOTAL EQUIPMENT AND VEHICLES	\$97,037	\$588,193
	TOTAL CAPITAL	\$4,324,523	\$6,280,993

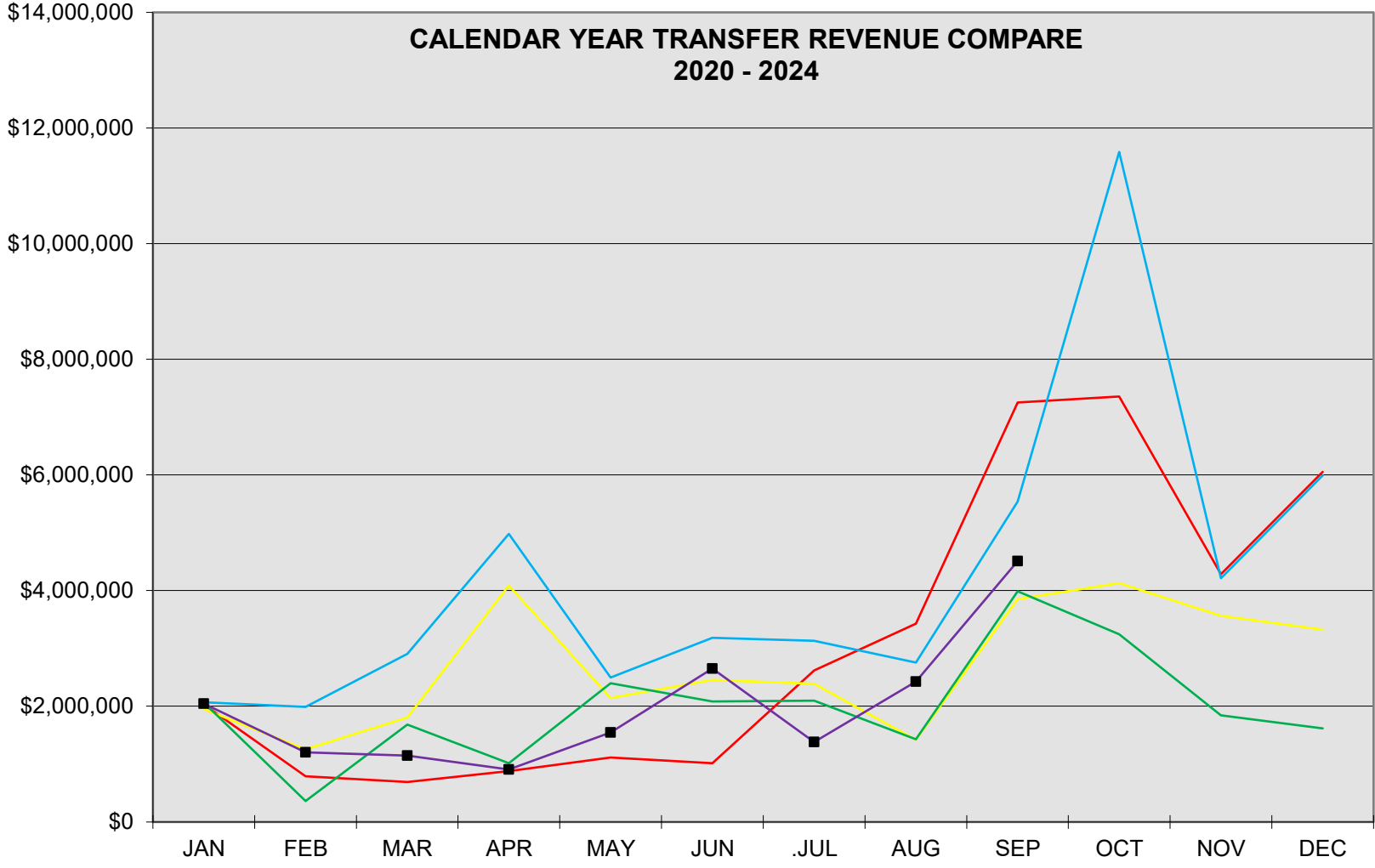
MONTHLY TRANSFER STATISTICS CALENDAR 2023

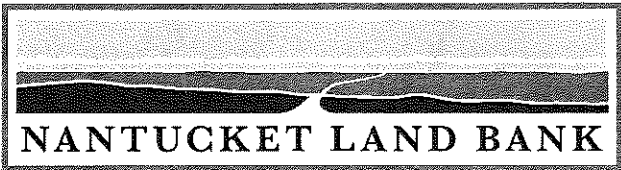
CAL23 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-23	69	50	19	\$105,949,500	\$103,160,414	\$2,063,208
Feb-23	61	48	13	\$19,474,665	\$17,669,500	\$361,890
Mar-23	72	46	26	\$90,080,762	\$84,013,251	\$1,680,265
Apr-23	50	33	17	\$52,530,610	\$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 SEP 23	626	386	240	\$890,138,266	\$855,528,516	\$17,119,070
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						
Nov-24						
Dec-24						
THRU SEP 24	685	425	261	\$928,182,274	\$889,261,094	\$17,810,212
Average	76	47	29	\$103,131,364	\$98,806,788	\$1,978,912
Low	46	26	20	\$52,555,750	\$45,355,750	\$907,115
High	92	65	46	\$225,879,050	\$225,595,050	\$4,511,901

CALENDAR YEAR TRANSFER REVENUE COMPARE 2020 - 2024





**APPLICATION FOR THE INSTALLATION OF COMMEMORATIVE PLAQUES,
BENCHES, ROCKS, & TREES ON NANTUCKET LAND BANK PROPERTIES**

APPLICANT NAME: Ken & Louise Goldberg
MAILING ADDRESS: 53 Falmouth Rd Wellesley, MA 02481
NANTUCKET ADDRESS: 156 Orange St Nantucket 02554
TELEPHONE: (617) 448-7440 ()- - - home ()- - - work
E-MAIL: kenmgoldberg@gmail.com

Name of Person(s) on Plaque: Mike & Patti Bachman

Please describe the connection of the person(s) to the preferred location:
Previously owned & lived at 158 Orange St
To be located at 158 Orange St. facing
the cracks - bench & plaque to
match existing bench/plaque

- Please check type of plaque' etc... :**
- Plaque on existing bench
 - New bench with plaque
 - Engraved rock
 - Plaque on existing tree
 - Plaque on new tree
 - OTHER: _____

Wording on plaque: Mike & Patti Bachman
lived their happiest days right here
1986 - 2005

Approved/Denied: _____ **Date:** _____
Executive Director

Comments: _____

¹ Land Bank Staff will advise as to type of plaque, bench, rock, and tree to ensure compatibility with the environment of the appropriate location.



**APPLICATION FOR THE INSTALLATION OF COMMEMORATIVE PLAQUES,
BENCHES, ROCKS, & TREES ON NANTUCKET LAND BANK PROPERTIES**

APPLICANT NAME: Maryjane Mojca
MAILING ADDRESS: 13 Dennis Drive Nantucket, MA 02551
NANTUCKET ADDRESS: Same
TELEPHONE: (508)-292-2926 cell (508)-228-1794 home ()- - work
E-MAIL: mjmojca@gmail.com

A We would like to do this next June when my daughter & her crew are here to join in.
Name of Person(s) on Plaque: Madelyne Gardner Perry
Please describe the connection of the person(s) to the preferred location:

my mom, Madelyne, was a strong supporter of kids & their activities. The mill pond was a special place for her. When it would get filled & frozen each winter, she would make gallons of hot chocolate & bake cookies, and take them to the pond for the kids to enjoy.

Please check type of plaque¹ etc...:
 Plaque on existing bench New bench with plaque Engraved rock
 Plaque on existing tree Plaque on new tree
 OTHER: Our family would also like to replace the tree that was cut down by the bend

Wording on plaque:

Approved/Denied: _____ Date: _____
Executive Director

Comments:

¹ Land Bank Staff will advise as to type of plaque, bench, rock, and tree to ensure compatibility with the environment of the appropriate location.

Many thanks for your consideration