

1988
ANNUAL REPORT
Nantucket Land Bank Commission

The Nantucket Land Bank Commission was established by the Massachusetts Legislature in 1983 for the purpose of acquiring, holding, and managing land important to the future open space and recreation needs of Nantucket.

Since then, the Land Bank Commission has carried out its mandate and the wishes of the People of Nantucket by increasing public access to the ocean and ponds, ensuring the continued integrity of the central moors, and providing open space resources necessary for balanced passive recreational uses island-wide.

The Commission has emphasized the importance of resource areas through outright acquisition and also through increasing public awareness of sensitive landscapes significant to the Island, from environmental, recreational, and aesthetic perspectives.

The report which follows summarizes the activities of the Land Bank during 1988.

MEMBERSHIP AND MEETINGS

The Land Bank is administered by a five-member Commission. Commissioners are elected by ballot to staggered five year terms of office and serve without compensation.

At the April 11, 1988 Annual Town Election one Land Bank seat was voted upon. Donald T. Visco was re-elected to the five year seat.

The present Land Bank Commissioners and their terms of office are as follows:

<u>Name and Office</u>	<u>Expiration of Term</u>
Wayne J. Viera, Chairman	April, 1991
Kenneth W. Holdgate, Jr., Vice Chairman	April, 1989
Carl F. Borchert, Secretary	April, 1992
Philip D. Bartlett, Treasurer	April, 1990
Donald T. Visco, Vice Secretary/Treasurer	April, 1993

Regular Land Bank Commission meetings are held on the second and fourth Tuesday of each month, with additional special meetings as needed. In 1988, 27 meetings were called to order, involving 50 hours of service administering Land Bank activities, including: formulating strategies for future financing needs, establishing policy, monitoring real estate transfers and fee collection, acquiring property, overseeing the management and maintenance of property, reviewing financial records, paying bills, responding to public inquiry, and otherwise overseeing all aspects of Land Bank operations.

REVENUES

Land Bank income is derived from the collection of a two percent transfer fee which is levied against real estate transactions, subject to certain exemptions. During 1988, 1066 real estate transfers were processed by the Land Bank, of which 449 (42 percent) were exempt from the fee. Twenty-eight transfers were exempt on the basis of purchasers being first-time buyers of real estate. Revenues from fee collection totalled \$3,774,001, a weekly average of \$72,577. Gross real estate sales for the year totalled \$204 million.

The Land Bank also receives income from additional sources including interest earned on bank accounts and investments, interest and penalties assessed against delinquent fees, private cash contributions, leasing of the Lily Pond Cottage and the Miacomet Golf Course, the sale of Land Bank information packets, and reimbursements for copies. The total income derived from interest earned in 1988 was \$334,352. Private contributions and all other miscellaneous income totalled \$242,005.

The chart which follows provides an annual summary of real estate transfers and Land Bank income from 1984 to 1988.

	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>
Number of Transfers	973	1464	1541	1152	1066
Exemptions	39.7%(567)	38.3%(561)	28.4%(437)	39.6%(456)	42%(449)
Gross Sales of Real Estate	\$86 million	\$153 million	\$274 million	\$181 million	\$204 million
Revenues Collected, 2% Transfer Fee	\$1.6 million	\$2.7 million	\$5.1 million	\$3.4 million	\$3.8 million
Mean Income per Week	\$31,836	\$52,813	\$98,858	\$65,148	\$72,577
Private Contributions, Misc.	\$238,733	\$476,057	\$4,856	\$488,679	\$242,005
Interest Earned	\$39,462	\$258,385	\$306,820	\$192,883	\$334,352
Total Income	\$1.9 million	\$3.5 million	\$5.5 million	\$4 million	\$4.4 million

OUTSTANDING DEBT

The Land Bank Commission continued to meet its debt obligations by making monthly transfers of funds in repayment of the \$11.05 million Land Acquisition Bonds. Bond debt payments in 1988 included \$335,000 paid toward outstanding principal and \$680,000 as interest. Annual payments were also made on two Land Purchase Notes previously issued.

Three new Land Purchase Notes were issued to finance 1988 acquisitions. The outstanding balances on Notes are as follows:

<u>Note</u>	<u>Issuance Date</u>	<u>Maturity Date</u>	<u>Amount</u>	<u>Rate</u>
# 9	December 20, 1985	October 1, 1989	\$ 50,000	6.00%
#10	January 6, 1986	January 8, 1990	\$ 360,000	6.25%
#12	December 28, 1988	June 28, 1989	\$5,000,000	7.25%
#13	December 30, 1988	January 20, 1989	\$2,000,000	0.00%
#14	December 30, 1988	January 20, 1992	\$ 500,000	6.25%

ADMINISTRATIVE OFFICE, STAFF, AND OPERATING EXPENSES

Administrative headquarters of the Land Bank are located at 4 North Water Street.

Administrative staff support continued to be provided by Dawn B. Darbey as Director. The position of Secretary was held by Virginia Kinney. Planning Director, William R. Klein, remained actively involved with the Land Bank serving as Advisor to the Commission.

Salaries and wages for two full-time staffers and part-time advisor totalled \$53,383. General operating expenses of the Land Bank including costs related to legal services, appraisals, surveying, printing, office supplies, auditing, property maintenance, travel, postage, and telephone were \$137,593.21, or 3.2 percent of the total 1988 income. Real estate taxes paid to the Town were an additional \$34,435.82.

AMENDMENTS TO THE LAND BANK ACT

In 1988 the Town voted two articles seeking amendments to the Land Bank Act. If approved by the State Legislature, the amendments will incorporate the following: 1) designate the Land Bank Commission as a county instrumentality and 2) make the Land Bank eligible to receive state and federal grants.

PROPERTY USE, MANAGEMENT, AND MAINTENANCE

The Commission monitors public use of all Land Bank property, develops management strategies, and contracts landscape and maintenance services on an as needed, parcel by parcel basis.

In order to increase public awareness and encourage use of Land Bank property, the Commission has designed property identification markers which will be placed at the corners of key properties. The Land Bank logo of green and gray stripes will be used on the markers. Placement of markers is expected to begin during 1989.

During 1988, the Commission conducted inventories on several of its properties, to identify and locate rare and endangered plants and to evaluate the suitability of increasing public access to specific resource areas. Using the research data, the Commission has carefully planned a network of walking paths for the 64 acre Long Pond (Munson) Property, which is expected to be laid out during early 1989.

To assist in overseeing and monitoring public use of Lily Pond, the Commission annually retains a live-in caretaker for the property. During 1988, the position was held by Geddes Perkins. Upon expiration of his term the position was awarded to Joyce Capper.

The Maria Mitchell Association continued to serve as caretaker for the 64 acre Long Pond Property, while the Miacomet Golf Club continued to operate and maintain the Miacomet Golf Course under its long term lease with the Commission. Due to the Club's financial hardship in 1988, the first annual lease payment of \$20,000 was waived by the Commission.

ACQUISITIONS

The Land Bank Commission continued a very aggressive land acquisition program during 1988. Acquisitions for the year totalled 179.23 acres, including one gift of land from Patricia Elliott and Katherine Margerum and 17 negotiated purchases, bringing the Land Bank's holdings to 978 acres. A gift of an access easement to Lily Pond from North Liberty Street was made by Robert and Erna Blair during the early part of the year. Land purchases during 1988 totalled \$7.6 million. An additional \$192,500 was paid under a lease agreement for 110 acres in the central moors (slated for purchase in 1995).

The Land Bank focused most of its acquisition effort on site assembly work at key waterfront locations along the south shore and the central moors. Several very significant purchases were added to the Land Bank's Smooth Hummocks Coastal Preserve which now totals approximately 272 acres. (The Elliott/Margerum gift is located within this fragile heathland area.) Important additions were also made to both the Low Beach Coastal Preserve at 'Sconset and the North Pasture Conservation Area.

The following is a summary of 1988 Land Bank acquisitions in chronological order.

1. Madeguecham/Surfside Realty Trust: 7.14 acres of oceanfront land at Madeguecham, abutting 31 acres of Land Bank property to the west and adjoining another 21 acres of oceanfront property to the east which is slated for acquisition by the Land Bank over the next two years. The parcel adds 175 linear feet of oceanfrontage to Land Bank holdings.

Price: \$225,000

Date Acquired: January 7, 1988

Financing: Out-of-Pocket Payment on Land Purchase Note #10

2. Sanford Farm: 87.76 acres of unspoiled heathland south of the Madaket Road. The purchase is the remaining portion of a large 300 acre property which was acquired in cooperation with the Nantucket Conservation Foundation over a four year period. This property abuts a 77.76 acre Land Bank property on the west and Foundation property on the east.

Price: \$1,200,000

Date Acquired: February 18, 1988

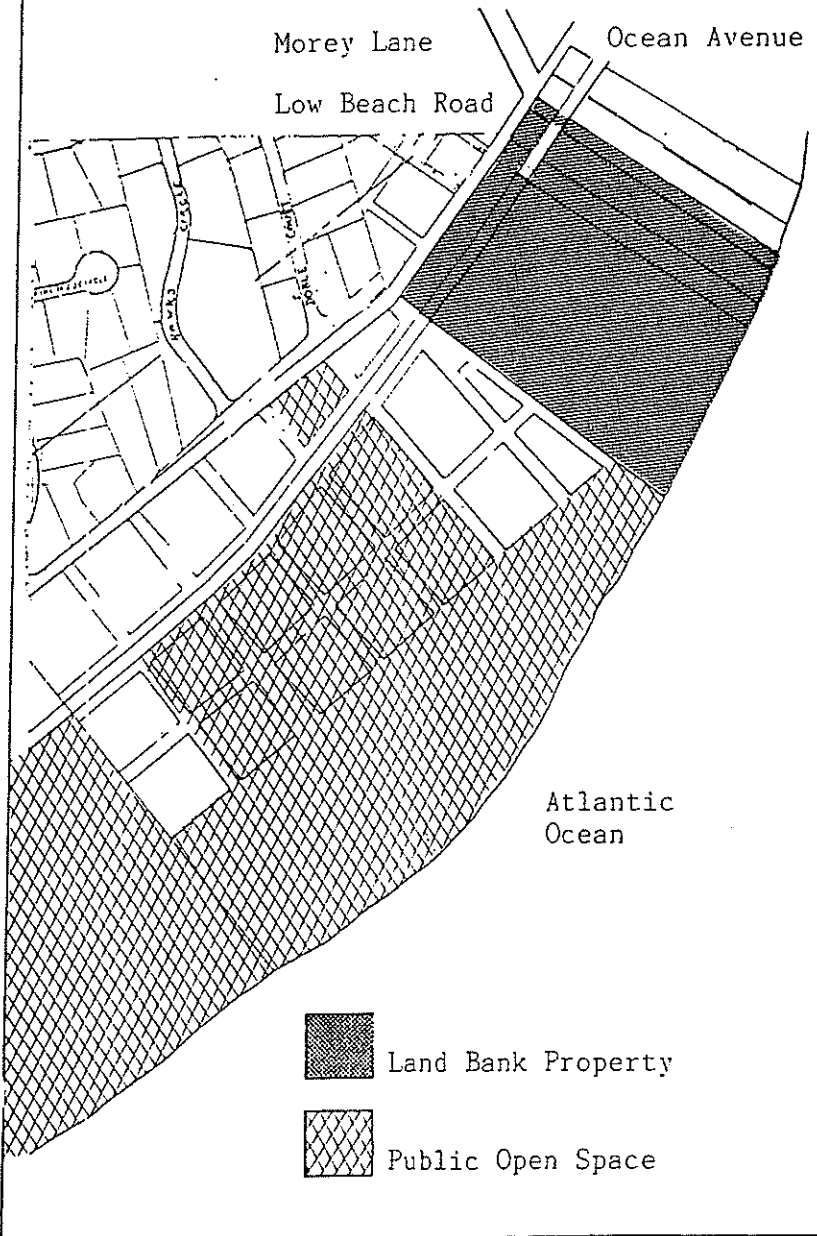
Financing: Out-of-Pocket

Low Beach Coastal Preserve (south) at 'Sconset



Morey Lane

Ocean Avenue

Low Beach Road



Atlantic Ocean

-  Land Bank Property
-  Public Open Space

3. Head of the Plains: 2.63 acres of coastal heathland at Head of the Plains, surrounded on all sides by public and private conservation land. The acquisition was made possible through the joint efforts of the Land Bank, The Nature Conservancy, and State Division of Fisheries and Wildlife. An adjoining 2 acre tract was protected by The Conservancy on behalf of the Division in a simultaneous transaction.

Price: \$225,000

Date Acquired: March 1, 1988

Financing: Out-of-Pocket

4. Sachem Road: 2 acres located at Sachem Road, in the vicinity of Reedy Pond. The parcel includes a wetland area which drains into Reedy Pond. The acquisition was begun in 1987 with funding from a group of concerned area residents and completed in 1988.

Price: \$228,000 (Second one-half undivided interest)

Date Acquired: April 14, 1988

Financing: Contributions from Area Residents

5. 15 North Liberty Street: .31 acres of land and small unwinterized cottage abutting the Land Bank's Lily Pond Property. The purchase was made to provide additional access to the park/sanctuary. Simultaneously, the Land Bank was gifted a pedestrian access easement to Lily Pond over the abutting property of Robert and Erna Blair.

Price: \$190,000

Date Acquired: May 24, 1988

Financing: Out-of-Pocket

6. McCreary: 1.6 acres of oceanfront land at the Low Beach Coastal Preserve (south) at 'Sconset, abutting 12 acres of Land Bank land at that location (shown on the preceding map). The parcel provides 100 linear feet of frontage on the Atlantic Ocean. This acquisition represents the remaining one-half undivided interest in the property. The first one-half undivided interest was purchased by the Land Bank in 1987.

Price: \$74,000 (One-half undivided interest)

Date Acquired: May 24, 1988

Financing: Out-of-Pocket

7. Anderson: .73 acres of wetland and bog located at Galen Avenue.

Price: \$2,500

Date Acquired: July 1, 1988

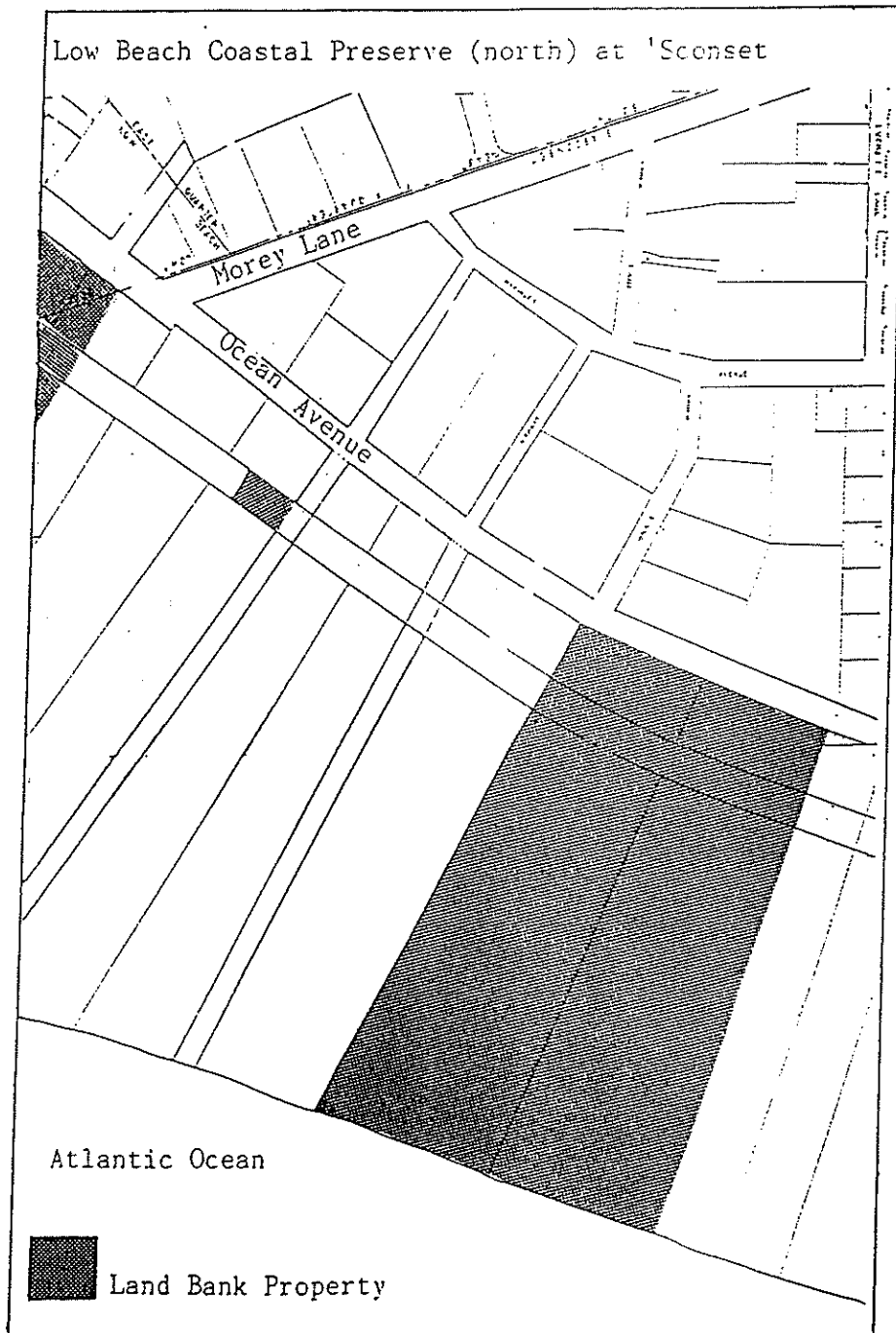
Financing: Out-of-Pocket

8. Lacouture: 2.01 acres of oceanfront land at Low Beach Coastal Preserve (north) at 'Sconset, abutting 2.95 acres of Land Bank land at that location. The parcel provides approximately 200 linear feet on the Atlantic Ocean (shown on the map which follows).

Price: \$165,000

Date Acquired: July 1, 1988

Financing: Out-of-Pocket



9. Sterling: 3.85 acres of vacant pond front land on the west side of Miacomet Pond within the Smooth Hummocks Coastal Preserve. The property abuts the Land Bank's 21.3 acre Kreisler Property to the west and provides 571 linear feet of frontage on Miacomet Pond to the east.

Price: \$350,175

Date Acquired: August 25, 1988

Financing: Out-of-Pocket

10. Eaglebrook School: Three small portions of the old railroad right-of-way at Low Beach Coastal Preserve, 'Sconset. The larger of the three parcels dissects the Land Bank's Vorys and Lacouture Properties at that location (shown on the preceding map).

Price: \$10,000

Date Acquired: August 31, 1988

Financing: Out-of-Pocket

11. Miacomet Farm/Burchell: 12.6 acres of pond front land and wetlands located at the head of Miacomet Pond. The property abuts the Land Bank's Miacomet Golf Course to the west and provides over 700 linear feet of frontage on the pond. The purchase included three existing structures which the sellers have retained the use of for the next fifteen years. Access is provided by easement over existing foot paths which run along the property's western boundary. The acquisition represents the first of five purchases to be made by the Land Bank over the next four years. The remaining four purchases will add another 13 acres to this tract by 1992.

Price: \$800,000

Date Acquired: December 15, 1988

Financing: Out-of-Pocket

12. Skating Pond/Anderson: 2.01 acres of vacant land in two separate adjoining parcels at the corner of Grove and New Lanes. Traditionally, the property is flooded during the cold months of the year and remains the site of winter skating on the Island.

Price: \$325,000

Date Acquired: December 19, 1988

Financing: Out-of-Pocket

13. Elliott/Margerum: .39 acre gift of pond front land at the Smooth Hummocks Coastal Preserve from Patricia Elliott and Katherine Margerum. The property includes approximately 500 linear feet of frontage on the west side of Miacomet Pond.

Price: None

Date Acquired: December 22, 1988

Financing: Gift

14. Barnard Valley: 30.6 acres of vacant land at North Pasture, north of Milestone Road. The property abuts vacant land of the Airport Commission to the east, land slated for acquisition by the Nantucket Conservation Foundation to the north and land slated for acquisition by the Land Bank to the west. The purchase was part of a larger transaction which involved a Foundation purchase of an adjoining 44.4 acre tract for \$1 million. Under a separate agreement with the Land Bank, the Foundation will deed approximately 10.2 acres of the tract to the Land Bank in 1989. The protection of both of these important moorland tracts was made possible by The Nature Conservancy, which stepped in and purchased the property on behalf of the Land Bank in December of 1986 to allow time to arrange financing.

Price: 1,198,087

Date Acquired: December 30, 1988

Financing: Proceeds from Land Purchase Note #12

15. Smooth Hummocks Coastal Preserve/Bewkes: 30.6 acres of oceanfront land, providing 275 linear feet of frontage on the Atlantic Ocean. The property includes beach and dune environments, wetlands, and fragile coastal heathland which is habitat to endangered wildlife including the short-eared owl. Purple Cudweed is also known to be growing on the property. The acquisition increases Land Bank holdings at Smooth Hummocks to 272 acres (shown on the preceding map). The property was acquired at a below market price, with the seller retaining approximately 10 acres of abutting land (5 house lots) for development.

Price: \$2,500,000

Date Acquired: December 30, 1988

Financing: Issuance of Land Purchase Note #13 for \$2,000,000 (to be re-financed with proceeds from Land Purchase Note #12 in January 1989) and Issuance of Note #14 for \$500,000

16. Miacomet Park: The Land Bank has continued to negotiate with known Miacomet Park property owners. During 1988, four parcels were purchased from three separate owners totalling .52 acres. Land Bank holdings in Miacomet Park now amount to 7.05 acres.

Price: \$113,500

Dates Acquired: July 1st, August 25th, and October 7th, 1988

Financing: Out-of-Pocket