

NANTUCKET LAND BANK COMMISSION

1990 ANNUAL REPORT

Since 1984, Nantucket Islands Land Bank Commission has been acquiring and conserving invaluable open space and recreation resources of Nantucket. Created as a public tax-exempt conservation organization by a special act of the Massachusetts Legislature, the Land Bank has dedicated nearly 1,000 acres of prime open space to the public as a living legacy for future generations.

The Commission began a new decade of land protection and management on the island in a changing local and regional economy which made its challenge greater than ever. The support and backing by the people of Nantucket became an essential element in the successful adjustment of Land Bank activities to new economic conditions. Individual supporters continued to demonstrate their dedication to open space protection through numerous gifts of land, stock, and cash contributions.

The Commission remains grateful for all of the support and contributions received during 1990. The year was concluded with momentum and a renewed commitment to resource conservation on Nantucket.

COMMISSIONERS, MEETINGS, ADMINISTRATIVE OFFICES, AND STAFF

Administration of Nantucket Islands Land Bank is carried out by a five-member elected Commission. Each Commissioner serves for a five year term of office.

<i>Commissioners</i>	<i>Expiration of Term</i>
Carl F. Borchert, Chairman	April, 1992
Donald T. Visco, Vice Chairman	April, 1993
John D. Brock, Secretary	April, 1994
Philip D. Bartlett, Treasurer	April, 1995
Wayne J. Viera, Vice Secretary/Vice Treasurer	April, 1991

Regular meetings of the Commission are held on the second and fourth Tuesday of each month with additional special meetings as required. During 1990 the Commission held 24 meetings, serving more than 50 hours without compensation.

The Land Bank's administrative offices are located at 18 Broad Street, Nantucket, Massachusetts. The Commission retains a full-time staff of three members as follows: Dawn B. Darbey, Director; Craig Hunter, Office Administrator; Andrea Stevens, Resource Planner.

FINANCES

Changing economic trends on the island during the year compelled the Commission to re-assess its financial condition. The Commission retained Michael J. Guard of KRC Resources, Inc., New York to advise on a proposed long-term plan of finance. During 1990 a new plan of finance was put into motion which among other aspects included refinancing all of the Land Bank's existing debt in order to take advantage of lower interest rates and better terms of payment. Endorsement of the plan was provided by the Town of Nantucket during the November 13, 1990 Special Town Meeting when it was voted to pledge the Town's full faith and credit behind \$14.5 million of the refinancing. Plan implementation was well underway by year end and expected to be completed by January 1991.

A general downturn of the local economy and decrease in growth was accompanied by a similar decrease in the level of real estate activity on the island and a corresponding decrease in Land Bank transfer fee revenues. The charts which follow provide a summary of real estate transfer activity on the island from 1984 through 1990.

REAL ESTATE TRANSFER SUMMARY 1984 THROUGH 1990

	1984	1985	1986	1987	1988	1989	1990	1984-1990
Number of Transfers	973	1464	1541	1152	1066	920	987	8103
Number Taxable	590	909	1105	696	617	377	347	4641
Percent Taxable	61%	62%	72%	60%	58%	41%	35%	57%
Gross Sales of Real Estate	\$86,438,554	\$153,204,546	\$274,230,864	\$180,562,381	\$204,183,833	\$134,448,502	\$107,178,018	\$1,140,246,698
Gross Value Taxable	\$83,234,696	\$137,046,546	\$257,584,595	\$168,611,723	\$185,835,088	\$123,492,262	\$98,555,333	\$1,054,360,243
Revenues Collected (2% fee)	\$1,656,394	\$2,746,251	\$5,140,620	\$3,387,716	\$3,774,001	\$2,515,210	\$1,979,571	\$21,199,763
Avg. Weekly Transfer Income	\$34,508	\$52,813	\$98,858	\$65,148	\$72,577	\$48,369	\$38,069	\$58,888

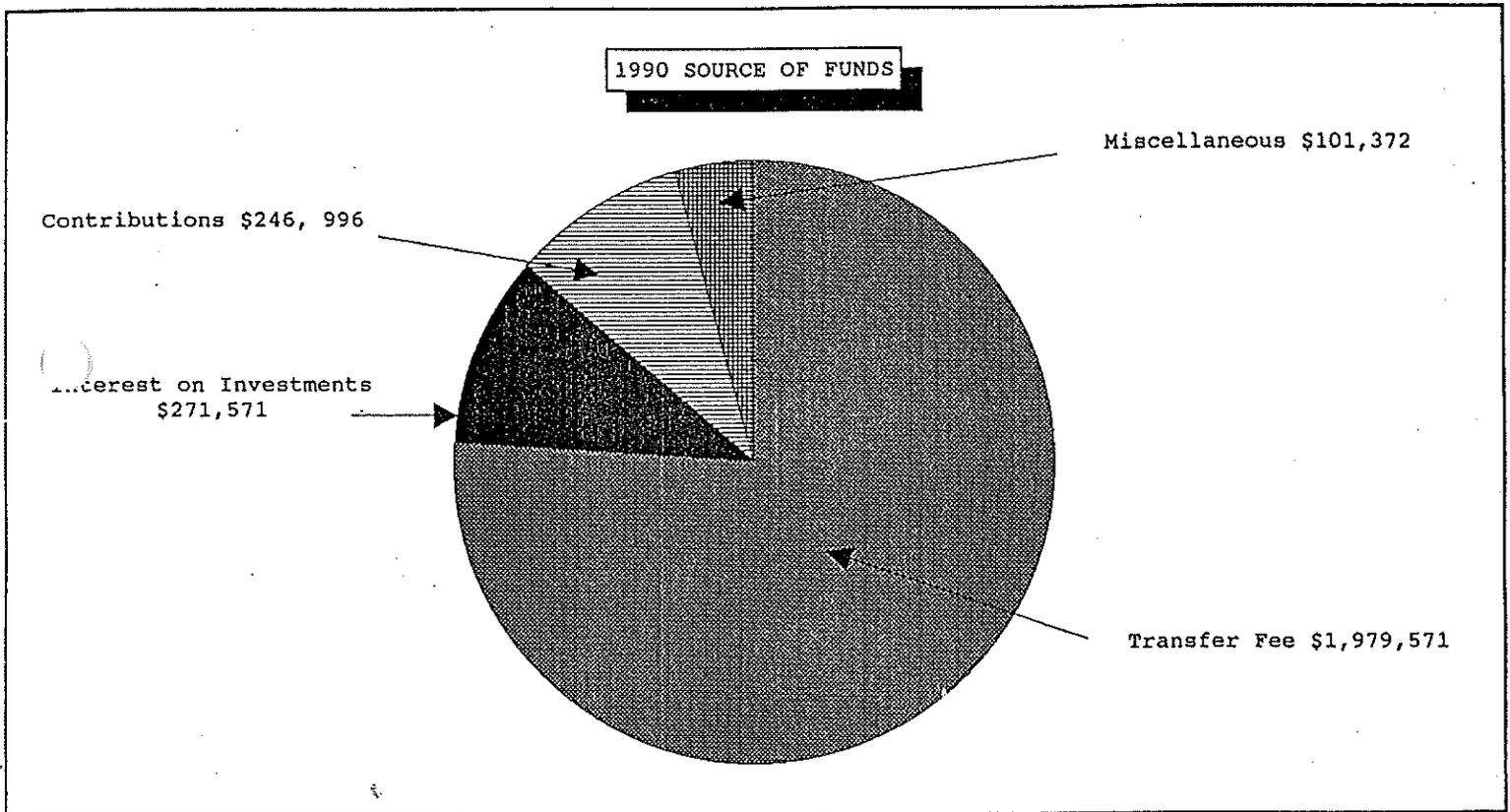
The information on the chart below was compiled from real estate transfers for consideration of \$100 or more. Therefore, totals may vary slightly from those indicated on the transfer summary of the preceding page.

REAL ESTATE TRANSACTIONS BY USE: 1984 THRU 1990				
	RESIDENTIAL	COMMERCIAL	VACANT	OTHER
1984*				
Value	\$52,469,395	\$4,177,899	\$27,960,502	\$1,801,370
Average Price	\$217,715	\$261,119	\$83,965	\$31,603
Number	241	16	333	57
% Total Value	60.72%	4.84%	32.36%	2.08%
% Total Number	37.25%	2.47%	51.47%	8.81%
1985				
Value	\$82,251,764	\$12,774,571	\$52,321,681	\$5,856,340
Average Price	\$250,768	\$510,983	\$108,103	\$46,851
Number	328	25	484	125
% Total Value	53.69%	8.34%	34.15%	3.82%
% Total Number	34.10%	2.60%	50.31%	12.99%
1986				
Value	\$147,849,122	\$35,742,666	\$80,379,374	\$10,259,701
Average Price	\$331,500	\$260,895	\$164,712	\$89,997
Number	446	137	488	114
% Total Value	53.91%	13.03%	29.31%	3.74%
% Total Number	37.64%	11.56%	41.18%	9.62%
1987				
Value	\$101,347,229	\$4,530,000	\$53,189,883	\$21,495,759
Average Price	\$358,117	\$906,000	\$165,186	\$148,247
Number	283	5	322	145
% Total Value	56.13%	2.51%	29.46%	11.90%
% Total Number	37.48%	0.66%	42.65%	19.21%
1988				
Value	\$110,604,984	\$19,669,751	\$62,023,128	\$11,598,233
Average Price	\$414,251	\$894,080	\$218,391	\$150,626
Number	267	22	284	77
% Total Value	54.25%	9.65%	30.42%	5.69%
% Total Number	41.08%	3.38%	43.69%	11.85%
1989				
Value	\$85,341,654	\$1,075,000	\$36,591,909	\$10,142,990
Average Price	\$476,769	\$268,750	\$230,138	\$151,388
Number	179	4	159	67
% Total Value	64.09%	0.81%	27.48%	7.62%
% Total Number	43.77%	0.98%	38.88%	16.38%
1990				
Value	\$68,006,077	\$4,273,200	\$24,022,350	\$6,613,382
Average Price	\$409,675	\$427,320	\$166,822	\$132,268
Number	166	10	144	50
% Total Value	66.08%	4.15%	23.34%	6.43%
% Total Number	44.86%	2.70%	38.92%	13.51%
<i>*Does not include January 1984</i>				

Source of Funds

Sources of Land Bank income during 1990 included transfer fee revenues, interest earned on investments, tax-exempt contributions, and certain miscellaneous income (including interest and penalties assessed against delinquent fees, charges for copies, rental income, sales of information packets, and the like).

During 1990, the Land Bank's total income from all sources was \$2,599,509.77. The charts which follow present a breakdown of 1990 income by source and a summary of annual Land Bank income from 1984 through 1990.



INCOME SUMMARY 1984 THROUGH 1990								
Type of Income	1984	1985	1986	1987	1988	1989	1990	TOTALS
Revenues Collected (2% fee)	\$1,656,394	\$2,746,251	\$5,140,620	\$3,387,716	\$3,774,001	\$2,515,210	\$1,979,571	\$21,199,763
Private Contributions, Misc.	\$238,733	\$476,057	\$4,856	\$488,679	\$242,005	\$55,780	\$348,368	\$1,854,478
Interest Earned	\$39,462	\$258,385	\$306,820	\$192,883	\$334,352	\$394,819	\$271,571	\$1,798,292
L INCOME	\$1,934,589	\$3,480,693	\$5,452,296	\$4,069,278	\$4,350,358	\$2,965,809	\$2,599,510	\$24,852,533

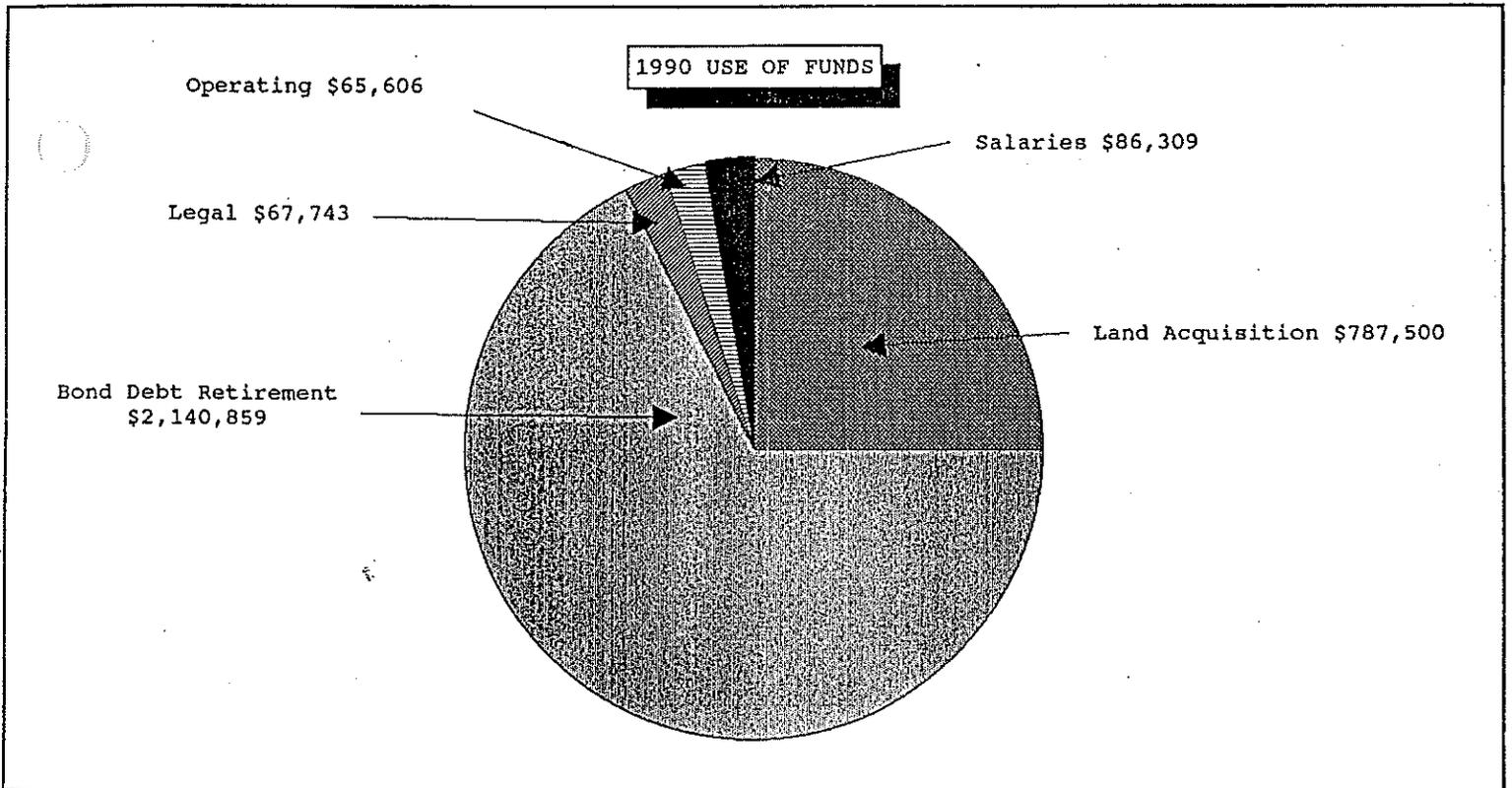
Use of Funds

Repayment of land acquisition bond debt marked the single largest expense to the Land Bank in 1990 at a cost of \$2,140,859. (See Bonds and Notes following for details.)

Land purchases marked the second largest expense of the Land Bank in 1990, at a total cost of \$787,500. Of this total, \$240,000 was received as tax-exempt contributions toward specified land acquisitions.

General operating expenses, including costs related to appraisals, surveying, printing, office space rental, office supplies, auditing, property management, postage, taxes, telephone, etc. were \$65,606, or 2.5 percent of the total 1990 income. Legal expenses totalled \$67,743, while salaries for three full-time staff members totalled \$86,309.

The chart which follows provides a breakdown of the use of Land Bank funds by type of expenditure.



BONDS AND NOTES

The Commission made regular monthly payments on its 1985 Land Acquisition Bonds Series A and B and 1989 Land Acquisition Bonds Series C. As of January 1, 1990, the total principal outstanding on land acquisition bonds was \$16,760,109. Principal retired during 1990 was \$855,000. Interest payments totalled \$1,285,859.24.

On January 8, 1990, the Commission retired Land Acquisition Note #10 (Date Issued: January 6, 1986) by making the final principal payment of \$157,500 together with interest in the amount of \$9,843.75. The note had been issued in the purchase of ocean front land at Madequecham from Surfside Realty Trust. (See Land Acquisition for details.)

One new short-term land acquisition note was issued in March of 1990 (Note No. #15), in the amount of \$220,000, bearing no interest. The final maturity date of this note is March 27, 1992. The note was issued in the purchase of the Madaket Ditch Property. (See Land Acquisition for details.)

In addition, Land Acquisition Note #14, issued December 30, 1988 in the principal amount of \$500,000, remains outstanding and is payable January 20, 1992. The note bears interest at 6.25 percent, compounded monthly.

RULES AND REGULATIONS AND LAND BANK ACT AMENDMENTS

In February of 1990, the Nantucket Islands Land Bank Commission adopted Rules and Regulations governing the conduct of Commission proceedings and the application of the transfer fee to the transfer of real property on Nantucket. The Rules and Regulations were initiated by the Commission in order to clarify its interpretation of the Land Bank Act in a variety of areas for the public, most notably the applicability of exemptions and the filing requirements of the Commission.

In conjunction with this, and at the request of members of the legal community, the Commission sought and received the support of the November 13, 1990 Special Town Meeting to amend the Act by bringing certain materials filed with the Land Bank under the "Privacy Act" in order to protect individual privacy.

PROPERTY MANAGEMENT

During 1990, the Land Bank Commission continued to maintain certain properties for public access and use and to monitor other holdings for the protection of natural and scenic resources. Several small management projects were undertaken this year, while long-term planning was initiated for properties managed for multiple uses.

Improvements were made to the Land Bank's Miacomet Golf Course during the year. Eight new ladies' tees were designed and constructed and three of the existing mens' tees were remodelled in the spring of 1990. Additional maintenance equipment was purchased during the year to keep the entire course, and particularly the new tees, in top playing condition. With the increased use of the public course in the past several years, the Commission is considering expansion of the playing area onto adjacent Land Bank holdings.

After several months of planning and design, a 3/4-mile walking path was cut through the Sanford Farm Property just prior to the Memorial Day weekend. The path traverses an upland slope and offers expansive views of forested wetlands and former pasturelands of the Sanford Farm.

The Commission continued to maintain the walking path through the Long Pond Property which leads to the site of the 1989 controlled burn. The natural revegetation of this site was monitored during the growing season and many positive effects of the burn were observed. A second controlled burn was conducted on 6 acres of sandplain grasslands and heathlands on the Bewkes Property in Smooth Hummocks for the purpose of controlling brush succession into these rare habitats and to observe the effects of the charred areas on the feeding behavior of certain birds. The Commission extends its appreciation to the Nantucket Fire Department, Peter Dunwiddie, the Massachusetts Audubon Society, The Nature Conservancy, and the many volunteers who assisted in this management project.

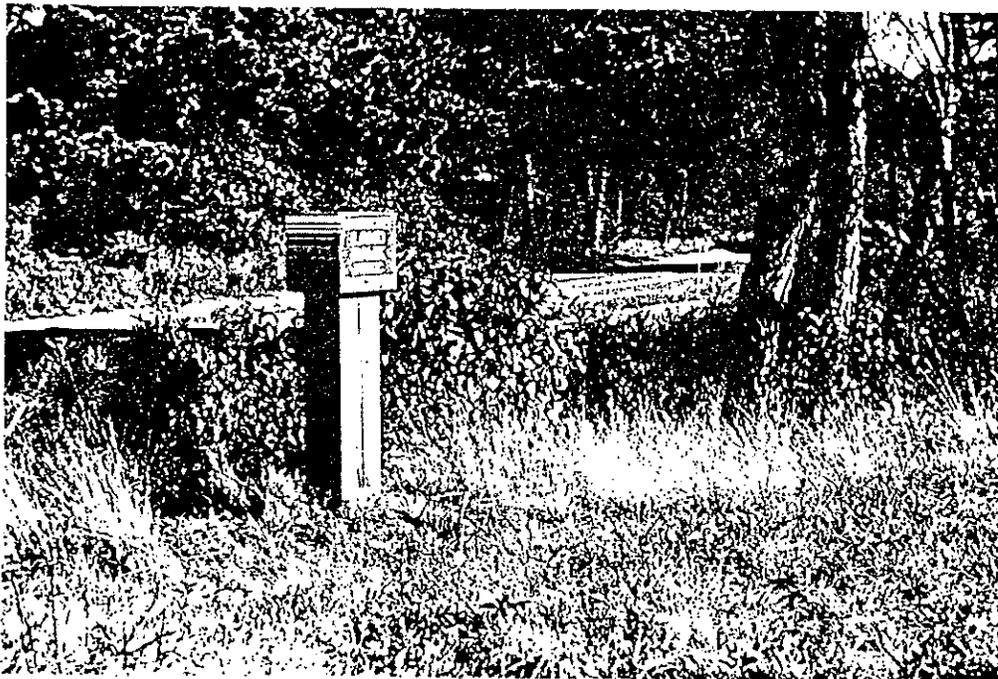
Management plans for both the Long Pond Property and the Land Bank's Smooth Hummocks holdings were drafted with objectives focusing on both public access and the protection of natural and scenic resources.

The Lily Pond Property was maintained throughout the year as an in-town public sanctuary. The 5-acre property was mowed on a weekly basis during the spring and summer, and many walkers, picnickers, and birdwatchers took advantage of the quiet surroundings close to the center of town.

LAND ACQUISITIONS

The island's publicly held assets were enriched by the addition of 30.76 acres of new Land Bank holdings. Eight separate land acquisitions took place during the year. Of those, 5 were direct gifts of land or acquisitions made possible by private contributions.

The Land Bank now owns 954.5 acres of land, holds a permanent conservation restriction on 18.47 acres, and controls by lease agreement another 100 acres. Of Nantucket's total area, the acres owned and controlled by the Land Bank represent 3.4 percent of the island.



Besides the Land Bank's direct protection of island resources through outright acquisition, the Commission contributed further to the island's open space integrity throughout the year by providing detailed reviews of 11 proposed permanent conservation restrictions under consideration by the Board of Selectmen.

The 1990 land acquisitions are listed below in chronological order and followed by a map which illustrates the locations of all Land Bank holdings.

1. *Surfside Realty Trust/Madequecham*: 12.78 acres of ocean front land on the south shore of the island at Madequecham; bringing the total Land Bank holding at this location to 59.29 acres. The acquisition marks the final purchase of a series of purchases at Madequecham which took place over a period of five years. With this final acquisition the Land Bank now provides the public with 600 linear feet of frontage on the Atlantic Ocean at this site.

Price: \$175,000 (Final payment on Note #10, together with cash on deposit).
Date Acquired: January 19, 1990

2. *Madaket Ditch Property*: 11.31 acres of upland and wetland area adjacent to the Madaket Ditch at "Second Bridge" on Madaket Road. The property represents an important scenic and wetland resource consisting of two separate parcels of land directly across the Madaket Road from the Land Bank's Head of Long Pond Property.

Price: \$330,000 (Issuance of Note #15 in the amount of \$220,000 together with \$110,000 of Land Bank revenues).
Date Acquired: March 28, 1990

3. *Folger/Weweeder Pond*: 1.04 acres of pond front land at Weweeder Pond, Surfside. The property came to the Land Bank as a very generous gift from Marion Allen Folger. It provides a dazzling view and over 250 linear feet of frontage on Weweeder Pond.

Price: Gift
Date Acquired: April 2, 1990

4. **Willcox/Eel Point:** Approximately 1 acre of harbor front land on Madaket Harbor at Eel Point, Madaket. The property came to the Land Bank as a gift from Christine L. Willcox and provides over 200 linear feet of frontage on the harbor. The Commission extends its appreciation to Mr. and Mrs. Arnold A. Willcox for their generosity.

Price: Gift

Date Acquired: August 2, 1990

5. **"Cobblestone Hill":** .32 acres of vacant land located along the cobblestone road off Jefferson Avenue near Jetties Beach. This acquisition was made possible by a generous contribution of stock from Frederick N. Levinger. The property is significant to the scenic integrity of "Cobblestone Hill".

Price: \$225,000 (Sale of donated stock)

Date Acquired: November 1, 1990

6. **Burchell/Miacomet Farm:** 3.25 acres of vacant land north of Miacomet Pond abutting 15.84 acres of Land Bank holdings to the south and the Miacomet Golf Course to the west. The acquisition represents the third of five purchases to be made over a five year period. The two remaining purchases are scheduled for December 1991 and December 1992.

Price: \$175,000 (Land Bank revenues)

Date Acquired: December 14, 1990

7. **Witherbee/Surfside:** .75 acres of ocean front land, including beach and dune, at Surfside. The property comes to the Land Bank as a generous gift from John H. Witherbee and provides the public with approximately 200 linear feet of frontage on the Atlantic Ocean at Surfside.

Price: Gift

Date Acquired: December 20, 1990

8. *Andrews/Madaket Ditch*: .33 acres of pond front land located adjacent to "Second Bridge" and other Land Bank holdings at Madaket Ditch. The property came to the Land Bank as a generous gift from J. Clinton and Edith F. Andrews. A portion of the Madaket Bike Path traverses the property.

Price: Gift

Date Acquired: December 31, 1990

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