

2006 ANNUAL REPORT - NANTUCKET ISLANDS LAND BANK

Nantucket Islands Land Bank was established by the voters of Nantucket in 1984 for the purpose of acquiring, holding, and managing important open space resources of the Island for the use and enjoyment of the general public. Funding for the program is derived primarily from a 2 percent transfer fee levied against most real property transfers within Nantucket County. Fiscal year 2006 yielded \$22,147,963 in transfer fee revenues compared to last years \$23,082,799. The Land Bank acquired 22.19 acres of land at a cost of \$27,718,212. The Land Bank now owns 2,458 acres with an additional 105 acres permanently protected by conservation restrictions. Since its inception the Land Bank has expended \$155,527,244 on land purchases on the Island.

COMMISSIONERS, ADMINISTRATION, AND STAFF

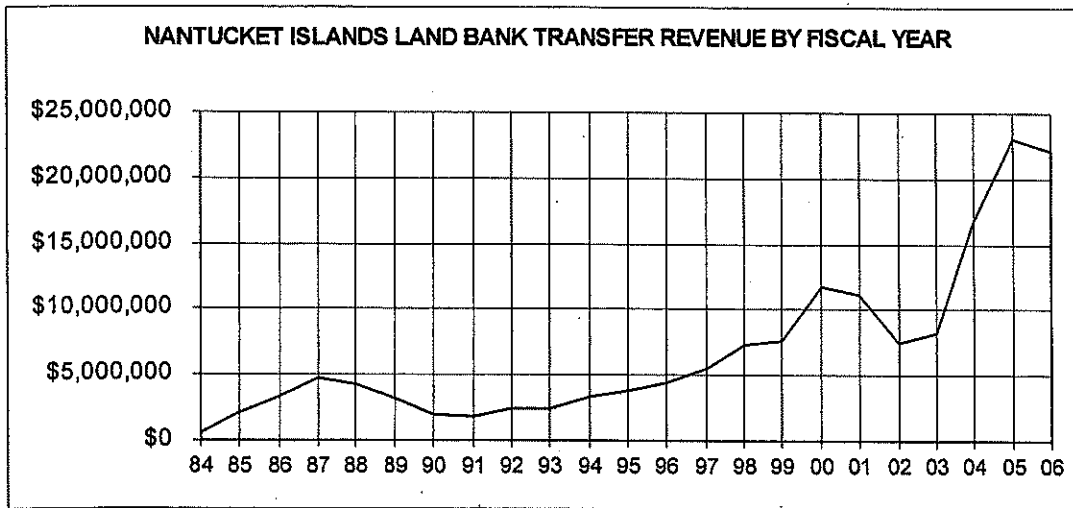
Five elected Land Bank Commissioners serve without compensation administering the Nantucket Islands Land Bank Act (Chapter 669 of the Acts of 1983, as amended).

Kenneth W. Holdgate, Jr.	April 2007
Allen B. Reinhard	April 2008
John J. Stackpole	April 2009
Philip D. Bartlett	April 2010
Leslie B. Johnson	April 2011

The Commission received full time staff support from Director Eric Savetsky (since 1997), Office Administrator Craig D. Hunter (since 1989), Resource Planner/Ecologist Bruce W. Perry (since 1997), Assistant Property Manager Robert W. Earley (since 1997), Property Supervisor Jeffery W. Pollock (since 2003) and Assistant Property Manager Edward Boynton (since 2005). Part time office staffing was provided by Kathryn Hunter (since 2002).

REAL PROPERTY TRANSFERS AND FEE COLLECTION

During the year the Land Bank processed 1,215 real property transfers having a total gross value of \$1,150,497,694 compared to last years \$1,193,626,433. The following graph shows transfer fee revenues since the Land Bank's inception in 1984:



SOURCE AND USE OF LAND BANK FUNDS

Sources of Land Bank revenue include transfer fee income, interest earned on investments, proceeds from the issuance of land acquisition bonds and notes, and charitable contributions. All funds received by the Land Bank are deposited into a revolving account which the Commission uses to administer land acquisition and property management programs, and to retire debt issued for land acquisitions. The fiscal year 2006 financial summary is shown below:

Nantucket Land Bank Financial Summary at June 30, 2006

Assets:

Undesignated Cash and Equivalents	\$19,116,903
Designated Cash and Equivalents	5,790,367
Receivables	118,274
Inventory and Prepaid Expenses	340,375
Land	161,700,005
Buildings and Equipment	<u>9,699,893</u>
	\$196,765,817

Liabilities:

Notes Payable	\$16,671,159
Bonds Payable	10,068,312
Other Payables and Liabilities	<u>598,098</u>
	\$27,337,569

Net Assets **\$ 169,428,248**

Revenues:

Land Bank Transfer Fee	\$22,147,963
Golf Operating	4,138,053
Other Income	128,276

Interest Income	<u>795,987</u>
	\$27, 210, 279
Expenses:	
Land Bank Operating	\$1,428,825
Golf Operating	2,840,864
Land Bank Interest	819,177
Golf Interest	<u>246,108</u>
	\$5,334,974
Net Income	<u>\$ 21,875,305</u>

LAND ACQUISITIONS - FISCAL YEAR 2006

The Land Bank purchased new properties adding a total of 22.19 acres during fiscal year 2006. A brief description of each new acquisition and its purchase price is listed in chronological order as follows:

Ottison Property – Orange Street (\$12,400,000)

Approximately 8 acres of land located near the Milestone Rotary. This unique property has a small boat ramp, bulkhead and pilings on a deepwater channel in the Creeks and will one day be a beautiful park. The sellers have exclusive rights to use the property for the next 15 years at which time a small parking area and trail access to the Creeks will be created. After 25 years the Land Bank will have full use of the large Creeks portion of the property and the sellers will continue to occupy the houses close to Orange Street. The acquisition of this property protects the Creeks wetland resource area and provides public access and scenic views across the marsh out onto Nantucket Harbor.

Farrell Property – Western Avenue, Surfside (\$4,325,000)

8.6 acres of ocean front land with two houses that will be removed from the property. This large oceanfront property in Surfside at the end of Western Avenue directly abuts extensive Town owned oceanfront property to the west of it. With the removal of the houses this property will become a beautiful spot to enjoy the views out across the dunes to the ocean and provide additional beach access and parking.

Washing Pond Beach Property – Washing Pond Road (\$8,000,000)

2.82 acres of vacant land on Nantucket Sound. The purchase of this property will forever protect the beautiful quiet secluded beach experience this spot is known for. Washing Pond Beach is a very popular destination for families with kids due to the calm shallow water there.

Gaillard – 86 Union Street (\$1,375,000)

One half acre of land with a house abutting Land Bank property at the corner of Union and Orange Streets. The property also abuts the Town owned Creeks Reservation wetlands/marsh. As part of this acquisition the Land Bank had the sellers to grant a 10

foot wide road/sidewalk easement along Union Street to the Town for future transportation needs along this very busy stretch of road. The Land Bank hopes to remove all the additions to the structure on the property, restore it to its original small barn form and create a park like setting with views out onto the marsh and Creeks.

Burchell/Papale – Mizzenmast Road Extension (\$1,000,000)

2 acres of vacant land. The acquisition of this property will protect and enhance the gateway to our Burchell Property trail system and create addition trail access out to Appleton Road. The property directly abuts other Land Bank property purchased from the Burchell family.

In addition to these property acquisitions the Land Bank acquired significant partial title interests in other properties from 7 different owners at a total cost of \$561,426.

PROPERTY MANAGEMENT

Property management activities this year included annual projects such as the creation and maintenance of walking trails, annual grassland restoration mowing and burning, brushcutting of heavily overgrown areas to promote grassland restoration, rare plant monitoring, beach clean-up, beach access management, installation of split-rail fence to delineate property lines, maintenance and improvement of roadways and parking areas which provide public access to Land Bank and other public properties. In addition to annual activities the following projects were completed:

Apthorpe Property – 32 Western Ave: installed beach stairs and created a path to the beach

Sanguinetti/Holmes Property – Alamanac Pond Road: created new trails that connect with existing trails on Nantucket Conservation Foundation property

Burchell Property: created a new trail which connects with existing trails making a large looped trail system

Walker Property – Commercial Street: removed shed, cleaned up rubble, and installed picnic benches

Rodt Property – Polpis Road: created a small offstreet parking area for trail users

Smooth Hummocks & Miacomet Park: performed ongoing grassland restoration including controlled burns, mowing, and research and monitoring

Stone Property - Surfside: replaced old beach stairs and enhanced vegetation for erosion control

Respectfully submitted,

Kenneth W. Holdgate, Jr.
Chairman