

AGENDA
Nantucket Land Bank Commission
Regular Meeting of March 26, 2024
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. GOLF BUSINESS
 - a. Sconset Golf Course – Manager’s Monthly Review (February)
 - b. Miacomet Golf Course – Manager’s Monthly Review (February)
 - c. Warrant Authorization – Golf Capital Funds Transfer Request
3. AGRICULTURAL MANAGEMENT
 - a. Willow Farm Flower Truck at Bamboo Forest/154 Madaket Road – Request
 - b. Mt. Vernon Farm/160/168 Hummock Pond Road – Irrigation Wells Proposal
 - c. American Farmland Trust – Agricultural Direction/Scope Discussion
4. PROPERTY MANAGEMENT
 - a. 19 East Creek Road – Design/Scope Discussion
 - b. 70 Washington Street - Planning
 - c. 6 Low Beach Road – Abutters Proposal
 - d. 4 Polpis Harbor Road – Watercraft Sticker Program Proposal
 - e. 7 Nobadeer Farm Road – NRSA Designer Selection and Contract Award
 - f. Capital Projects Change Order Thresholds – Policy Discussion
5. TRANSFER BUSINESS
 - a. “M” Exemption Update – Release of Liens
6. APPROVAL OF MINUTES
 - a. Regular Meeting of March 12, 2024
7. CONSENT ITEMS
 - a. Warrant Authorization – Cash Disbursement
 - b. Monthly Financial Report – February
 - c. Smooth Hummocks – Run for Recovery (9/29/24)
 - d. Garden of the Sea – Garden Club Amended Request (8/7/24)
8. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

B. EXECUTIVE SESSION: *The Executive Session is for Purpose 6 [G.L. c. 30A, 21(a)(6)]. The particular transactions and parcels of real estate are not identified since disclosure of the property information may have a detrimental impact on the Land Bank's negotiating position with one or more third parties; and for Purpose 3 [G.L. c. 30A, 21(a)(3)], discussions concerning strategy with respect to ongoing litigation. The Commission will not reconvene in open session at the conclusion of executive session.*

1. Approval of Executive Session Minutes
2. Ongoing Litigation Matters:

- 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. Real Estate Acquisition

C. ADJOURNMENT



Nantucket Land Bank Commission
Regular Meeting of March 26, 2024 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF MEMO ON AGENDA ITEMS

Mt Vernon Farm Irrigation Wells

Additional irrigation capacity is needed to service three of the four new farmers that will be licensing space on the Mt Vernon Farm property at 160 & 168 Hummock Pond Road. A quote for two wells from Paul Jenkins & Sons for \$56,000 is included in the meeting packet. The exact location of each 50 gallon per minute well will be selected by Land Bank staff but one well will be located on the parcel at 160 Hummock Pond Road while the other will be on 168 Hummock Pond Road. Staff are supportive of moving forward with this proposal as an amenity in support of local agriculture on the Land Bank's Mt Vernon Farm property.

American Farmland Trust – Agricultural Direction / Scope Discussion

The information below is included in this meeting packet for review only and to provide an opportunity to ask questions at the upcoming meeting on 3/26/24.

Defining and prioritizing what facets of agriculture the Land Bank Commission would like to support is important as the options are quite diverse. Our goal is for staff to understand the Commission's objectives such that projects and time can be allocated in a way that the Commission supports. **To facilitate a conversation about the Land Bank's agricultural objectives, we are proposing a discussion of the 9 Critical Tasks recommended by the American Farmland Trust in their PowerPoint presentation (starting on page 35) at the Land Bank meeting on 4/9/24.**

Summary of Available Information and Proposed Next Steps:

The previous Land Bank meeting on 3/12/24 included a discussion about amending the current American Farmland Trust (AFT) contract. Since the initiation of the original AFT contract in 2021, the Land Bank has paid the organization just over \$30,000. The current amendment requests that the total allowable expenditures be increased to \$55,000, which would provide approval for staff to contract with the American Farmland Trust for an additional **\$25,000**. This money would be used to help staff further define the Land Bank's role in agriculture on Nantucket.

Prior to developing a more detailed scope for an AFT contract amendment, the Commission requested additional information on the work that has been performed to date. The meeting packet contains the following documents:

1. A 25-page draft report entitled "Strengthening the Nantucket Land Bank's Agricultural Program: A

Preliminary Roadmap”. This document is a “summary of findings and recommendations from the Nantucket agricultural stakeholder interviews” that took place in 2022.

2. The PowerPoint presentation that Jamie Potters presented to the Commission during her visit to the island in October 2023.

These documents provide information that was gathered from Commissioners and agricultural stakeholders on the island as well as a list of recommendations for the Land Bank to consider moving forward.

Willow Hill Farm Flower Truck Farm Stand Proposal

Ms. Webb is proposing to seasonally park a truck, which functions as a farm stand, on the Land Bank’s Bamboo Forest property. The flower truck dimensions are 4’ 5” wide, 6’ 8” tall, 10’ 3” long. A picture is included in the revised request to the Commission, which is included in the meeting packet.

After conferring with Land Bank staff, the truck will be parked on the gravel to one side of the parking area. Starting in April, the farm truck would be present only on Saturdays, and this would gradually increase to Thursday through Sunday during the height of the growing season. The proposed hours of operation are from early morning to sunset.

Staff are in favor of allowing this use from April through October in 2024 and assessing whether it is additive to the property prior to renewing the approval for 2025.

19 East Creek – Design/Scope Discussion

Description of Project:

The redesign of a residential property in an environmentally mindful way to allow for public interaction with the waterfront. The project goals are as follows:

- Establish an accessible and inclusive waterfront experience for people
- Foster intergenerational waterfront opportunities
- Support and expand healthy coastal habitats
- Shape spaces that are resilient and adaptable to sea level rise

Project Status and Considerations:

The pre-design and schematic design contract is complete, which has provided the Land Bank with a 30% construction design plan and associated cost estimate.

Considerations for this project include the fact that Our Island Home is moving but the timing of this Town project is unknown as is the move of the Saltmarsh Center. This design has substantial community benefits and is a good project to permit as it is relatively straightforward (single ownership and limited permitting scope) and could help with understanding potential challenges on other projects.

Timeframe and Cost Estimates:

To date, the Land Bank has spent **\$376,944.37** on the project at 16 & 19 East Creek Road. SCAPE has completed their work under the pre-design and schematic design scopes. Before proceeding with additional design phases, acknowledging that the Commission would like to reduce the project costs, SCAPE is looking for feedback on ways to reduce the scope.

Included in the meeting packet is an annotated version of the “Construction Cost Opinion” spreadsheet provided by Fuss & O’Neill in August 2023. Adjacent to the itemized costs are staff notes on potential cost-cutting measures and areas of consideration.

Also included in the meeting packet is the PowerPoint (Design and Costing Discussion – The Creeks Overlook) SCAPE presented at the Land Bank meeting on 1/23/24. Interestingly, the Commission's comments from the Land Bank meeting and staff concerns are quite similar. Specific staff comments are listed below and implementing these in the next plan revision would also address the Commission's desire to explore merging components of Options 1 (Prioritizing Water Access and Water Dependent Use) and Option 3 (Prioritize the Planting and Restoration) shown in the figure below.

- The parking and park design are not well matched. For a park this large, there should be more parking, or the size of the park should decrease. Parking lot materials could be simplified (steel edging vs granite) but the proposed increase in the number of spaces should be maintained.
- The cost of restoration plantings is excessive. This could be greatly reduced, and the restoration could be phased.
- There are too many benches, bump outs and custom furnishings that are driving up the costs. We could scale back or eliminate custom furnishings and bump outs to simplify.
- The size of the main deck platform should be reduced to the footprint of the upper level.
- The best dock design would be a wooden pier to a gangplank that ends in a floating platform. People like to touch the water and we do not have any opportunities like this downtown (at this time).
- Helical piers are acceptable when/where it is possible to replace greenheart piles with helicals.
- The OIH connection is important.
- Staff could review materials to ensure that efficient and effective choices are being made throughout that match the low-key aesthetic we should be striving for.

Our goal is to incorporate staff and Commission feedback into a table of the cost reductions that were selected that can then be used to revise the design. We look forward to hearing each Commissioners feedback.

**PRIORITIZE WATER ACCESS
AND WATER DEPENDENT USE**



TOTAL COST: \$3,410,000
COST REDUCTION: \$934,000

**PRIORITIZE THE
VIEWING DECK**



TOTAL COST: \$3,290,000
COST REDUCTION: \$1,054,000

**PRIORITIZE THE PLANTING
AND RESTORATION**



TOTAL COST: \$3,050,000
COST REDUCTION: \$1,294,000

70 Washington Street – Planning

After the structure was removed, Land Bank staff met on the site at 70 Washington Street in early March to generate ideas for the property. A depiction of the staff recommendations for the property and accompanying notes from the site visit is included in the meeting packet. The design is relatively simple and builds on the beach aesthetic on the adjacent Land Bank property at 72 Washington Street. In summary, staff is proposing to extend the split rail fence with a 5-foot gap for pedestrian access, add compatible material to level the site and revegetate with beach grass in early April. There is an opportunity to make a parking space on this site if the Commission feels it is necessary, but staff have concerns about a parked vehicle backing out into the Washington Street traffic.

6 Low Beach Road – Abutters Request

On behalf of their client, WingWorks Landscaping has requested to remove invasive plant species and restore native species on the Land Bank property at 6 Low Beach Road. The meeting packet includes a written request from WingWorks on behalf of their client, who owns the property at 1 Low Beach Road.

The Land Bank property management staff maintain the viewshed along Ocean Ave and Low Beach Road by trimming during the winter. Unfortunately, this remains an area where viewshed cutting on Land Bank property is common and encroachment letters are issued frequently and repeatedly in some instances. Furthermore, across the island there have been negative outcomes from abutters performing work on Land Bank property and therefore these types of requests are frequently denied.

That said, this situation is slightly different in that an abutter is offering to fund restoration work across from their home. These types of requests are handled on a case-by-case basis and staff elected to bring this to the Commission for discussion and a vote as there was no strong consensus as to the proper way to proceed. Major considerations include:

- the potential for setting a precedent along Ocean Ave/Low Beach Road where most abutters would prefer to have lower vegetation across from their house.

- the public benefit of a better viewshed for all who live near, walk on, and drive these roads.

Pine Valley Civic Association Membership – Request

Commissioner Donato was approached by members of the Pine Valley Civic Association with a request for the Land Bank to join. The Land Bank is one of very few landowners in the Mizzenmast area that does not belong to the Pine Valley Civic Association. The cost is approximately \$50/year.

Capital Projects Change Order Thresholds

The Easton Street Raingarden project recently required a change order (\$30,707) that needed a response within a few days of receipt. The nature of change orders is such that contractors who are working on site do not want to stop work to wait for a response because they are often on tight timeframes for substantial completion and potentially can be fined for any delays. Due to the rapid response time, staff are recommending that the Commission allow for change orders up to 10% of the project cost without needing a vote at a Land Bank meeting. In addition, change orders over 5% of the project cost would be brought to the Commissioners attention by email and change orders for less than 5% of the project cost could be approved solely by staff.

Siasconset Golf
Balance Sheet
February 2024

Assets

	<u>Current YTD</u>	<u>Prior YTD</u>
CE Payments - Funds in Transit	\$20,317.20	\$0.00
Total CE Payments - Funds in Transit	\$20,317.20	\$0.00
SGC Savings Account	\$50,365.76	\$0.00
NGM - SGC Operating Account	\$318,135.18	\$490,189.42
Golf Shop Cash	\$500.00	\$500.00
Change Bank	\$500.00	\$500.00
CC Transactions Pro Shop	(\$43,020.42)	\$0.00
Management Contract escrow	\$4,000.08	\$2,333.38
Total Cash	\$330,480.60	\$493,522.80
Accounts Receivable-Miacomet Golf	(\$6,219.42)	(\$133,791.04)
Total Accounts Receivable	(\$6,219.42)	(\$133,791.04)
Inventory - Non-Alcoholic	\$1,211.19	\$0.00
Inventory Golf Shop	\$26,020.43	\$20,034.87
Rental Club Inventory	\$0.40	\$0.40
Inventory Food	\$636.22	\$0.00
Inventory Bar	\$2,449.35	\$0.00
Inventory Pesticides	\$21,101.02	\$0.00
Inventory - Wine	\$300.28	\$0.00
Total Inventory	\$51,718.89	\$20,035.27
Prepaid Expenses- Administration	\$5,985.69	\$9,025.69
Total Prepaid Expenses	\$5,985.69	\$9,025.69
Total Current Assets	\$402,282.96	\$388,792.72
Accumulated Amortization	(\$732.65)	(\$607.07)
Total Accumulated Amortization	(\$732.65)	(\$607.07)
Logo	\$3,768.00	\$3,768.00
Golf Course Equipment	\$337,104.78	\$321,016.00
Accum Depreciation	(\$869,720.98)	(\$813,497.71)
Club House Renovations	\$174,600.00	\$174,600.00
Land Improvements	\$8,544,221.91	\$8,544,221.91
Leasehold Improvements	\$2,888,454.26	\$2,783,280.50
Vehicle & Dump Trailer	\$2,149.00	\$2,149.00
Unspecified- (Equipment)	\$114,637.91	\$5,185.23
Total Fixed Assets	\$11,195,214.88	\$11,020,722.93
Total Fixed Assets	\$11,194,482.23	\$11,020,115.86
Total Assets	\$11,596,765.19	\$11,408,908.58

**Siasconset Golf
Balance Sheet
February 2024**

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	\$8,323.44	(\$320.00)
Total Accounts Payable	\$8,323.44	(\$320.00)
Total Accounts Payable	\$8,323.44	(\$320.00)
Gift Certificate Issued	\$3,383.25	\$1,793.25
Total Gift Certificate	\$3,383.25	\$1,793.25
Land Bank Advance on Operations	\$10,745,307.77	\$10,916,358.81
Total Note Payable	\$10,745,307.77	\$10,916,358.81
Accrued Payroll	\$3,583.37	\$0.00
Total Payroll	\$3,583.37	\$0.00
MA Sales Tax Payables Golf	\$411.44	\$0.00
MA Meals Tax Payable	(\$411.48)	\$0.00
Total Tax	(\$0.04)	\$0.00
Total Current Liabilities	\$10,752,274.35	\$10,918,152.06
Total Liabilities	\$10,760,597.79	\$10,917,832.06
Retained Earnings	\$857,508.52	\$509,702.12
Total Retained Earnings	\$857,508.52	\$509,702.12
Total Current Year P&L	(\$21,341.12)	(\$18,625.60)
Total Equity	\$836,167.40	\$491,076.52
Total Liabilities and Equity	\$11,596,765.19	\$11,408,908.58

Siasconset
February, 2024
Summary

	Month To Date						Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Covers	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Revenue												
Golf Shop Revenue	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Food & Beverage	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Membership Dues	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Finance Charges	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Miscellaneous	0	30	(30)	0	0	-100%	0	60	(60)	0	0	-100%
Total Revenue	0	30	(30)	0	0	-100%	0	60	(60)	0	0	-100%
Cost of Goods Sold												
Golf Shop	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Food & Beverage	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Total Cost of Sales	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Gross Profit	0	30	(30)	0	0	-100%	0	60	(60)	0	0	-100%
Payroll Expense												
Golf Shop	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Food & Beverage	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
General & Administrative	2,390	2,500	(110)	2,278	112	-4%	4,893	5,000	(107)	4,374	519	-2%
Grounds	4,779	4,999	(220)	3,538	1,241	-4%	10,849	9,998	851	7,456	3,393	9%
Total Payroll	7,169	7,499	(330)	5,816	1,353	-4%	15,742	14,998	744	11,830	3,913	5%
Operating Expenses												
Golf Shop	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Food & Beverage	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Membership	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Maintenance	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
General & Administrative	1,157	1,300	(143)	2,561	(1,404)	-11%	2,282	2,600	(318)	3,538	(1,257)	-12%
Grounds	10	0	10	10	0	#DIV/0!	20	0	20	21	(1)	#DIV/0!
Total Operating Expenses	1,167	1,300	(133)	2,571	(1,404)	-10%	2,302	2,600	(298)	3,559	(1,257)	-11%
Total Expense	8,336	8,799	(463)	8,387	(51)	-5%	18,044	17,598	446	15,389	1	3%
Income/(Loss) from Operations	(8,336)	(8,769)	433	(8,387)	51	-5%	(18,044)	(17,538)	(506)	(15,389)	(2,655)	3%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net After Depreciation	(8,336)	(8,769)	433	(8,387)	51	-5%	(18,044)	(17,538)	(506)	(15,389)	(2,655)	3%

Siasconset
February, 2024
Departmental Summary

	Month To Date						Year To Date						Key
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %	
Rounds	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Covers	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Golf Shop													
Revenue	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Cost of Goods	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	6
Food & Beverage													
Revenue	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Cost of Goods	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	7
Membership													
Dues	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Member Finance Charges	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Grounds													
Payroll Expense	4,779	4,999	(220)	3,538	1,241	-4%	10,849	9,998	851	7,456	3,393	9%	
Operating Expense	10	0	10	10	0	#DIV/0!	20	0	20	21	(1)	#DIV/0!	
Net Profit / (Loss)	(4,789)	(4,999)	210	(3,548)	(1,241)	-4%	(10,870)	(9,998)	(872)	(7,477)	(3,392)	9%	8
General & Administrative													
Revenue	0	30	(30)	0	0	-100%	0	60	(60)	0	0	-100%	
Payroll Expense	2,390	2,500	(110)	2,278	112	-4%	4,893	5,000	(107)	4,374	519	-2%	
Operating Expense	1,157	1,300	(143)	2,561	(1,404)	-11%	2,282	2,600	(318)	3,538	(1,257)	-12%	
Net Profit / (Loss)	(3,547)	(3,770)	223	(4,838)	1,292	-6%	(7,175)	(7,540)	365	(7,912)	737	-5%	
Maintenance													
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	9
Net Profit / (Loss)	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Income/(Loss) from Operations	(8,336)	(8,769)	433	(8,387)	51	-5%	(18,044)	(17,538)	(506)	(15,389)	(2,655)	3%	10
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Net After Depreciation	(8,336)	(8,769)	433	(8,387)	51	-5%	(18,044)	(17,538)	(506)	(15,389)	(2,655)	3%	

Siasconset
February, 2024
Grounds

	Month To Date							Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Payroll Expense														
Golf Course Superintendent Gross	3,186	3,333	(147)	2,308	878	-4%	46	6,592	6,666	(74)	4,863	1,730	-1%	
Assistant Superintendent	1,593	1,666	(73)	1,231	363	-4%	47	3,297	3,332	(35)	2,593	703	-1%	
Asst. Superintendent #2	0	0	0	0	0	#DIV/0!	48	0	0	0	0	0	#DIV/0!	
Mechanic Gross	0	833	(833)	1,357	(1,357)	-100%	49	0	1,666	(1,666)	2,000	(2,000)	-100%	
Hourly Labor Gross	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!	
Seasonal Labor	0	0	0	0	0	#DIV/0!	51	960	0	960	0	960	#DIV/0!	
Total Payroll	4,779	5,832	(1,053)	4,896	(116)	-18%		10,849	11,664	(815)	9,456	1,393	-7%	
Operating Expenses														
Water	0	0	0	0	0	#DIV/0!	52	0	0	0	0	0	#DIV/0!	
Golf Course Supplies	0	0	0	0	0	#DIV/0!	53	0	0	0	0	0	#DIV/0!	
Fertilizer	0	0	0	0	0	#DIV/0!	54	0	0	0	0	0	#DIV/0!	
Chemicals/Weed Control	0	0	0	0	0	#DIV/0!	55	0	0	0	0	0	#DIV/0!	
Surfactants	0	0	0	0	0	#DIV/0!	56	0	0	0	0	0	#DIV/0!	
Tools	0	0	0	0	0	#DIV/0!	57	0	0	0	0	0	#DIV/0!	
Shop Supplies	0	0	0	0	0	#DIV/0!	58	0	0	0	0	0	#DIV/0!	
Electric - Pump House & Irrigation	0	0	0	0	0	#DIV/0!	59	0	0	0	0	0	#DIV/0!	
Electric - Maintenance Building	10	0	10	10	0	#DIV/0!	60	20	0	20	21	(1)	#DIV/0!	
Raw Materials & Topdressing	0	0	0	0	0	#DIV/0!	61	0	0	0	0	0	#DIV/0!	
Seed	0	0	0	0	0	#DIV/0!	62	0	0	0	0	0	#DIV/0!	
Gas, Oil & Diesel	0	0	0	0	0	#DIV/0!	63	0	0	0	0	0	#DIV/0!	
Debris Disposal Removal	0	0	0	0	0	#DIV/0!	64	0	0	0	0	0	#DIV/0!	
Golf Course Repairs & Main	0	0	0	0	0	#DIV/0!	65	0	0	0	0	0	#DIV/0!	
Equipment - Repairs & Main	0	0	0	0	0	#DIV/0!	66	0	0	0	0	0	#DIV/0!	
Irrigation - Repair & Main	0	0	0	0	0	#DIV/0!	67	0	0	0	0	0	#DIV/0!	
Roads / Fences - Repair & Main	0	0	0	0	0	#DIV/0!	68	0	0	0	0	0	#DIV/0!	
Contract Services	0	0	0	0	0	#DIV/0!	69	0	0	0	0	0	#DIV/0!	
Small Equipment Rental	0	0	0	0	0	#DIV/0!	70	0	0	0	0	0	#DIV/0!	
Consultants	0	0	0	0	0	#DIV/0!	71	0	0	0	0	0	#DIV/0!	
Uniforms	0	0	0	0	0	#DIV/0!	72	0	0	0	0	0	#DIV/0!	
Freight	0	0	0	0	0	#DIV/0!	73	0	0	0	0	0	#DIV/0!	
Clubhouse Grounds	0	0	0	0	0	#DIV/0!	74	0	0	0	0	0	#DIV/0!	
Total Operating Expenses	10	0	10	10	0	#DIV/0!		20	0	20	21	(1)	#DIV/0!	
Income/(Loss) from Operations	(4,789)	(5,832)	1,043	(4,906)	116	-18%		(10,870)	(11,664)	795	(9,477)	(1,392)	-7%	

Siasconset
February, 2024
General & Administrative

	Month To Date							Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Revenue														
Other Income	0	0	0	0	0	#DIV/0!	86	0	0	0	0	0	0	#DIV/0!
Interest Income	0	30	(30)	0	0	-100%	87	0	60	(60)	0	0	0	-100%
Winter Memberships	0	0	0	0	0	#DIV/0!	88	0	0	0	0	0	0	#DIV/0!
House Rental Income	0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	0	#DIV/0!
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	0	#DIV/0!
Total Revenue	0	30	0	0	0	-100%		0	60	0	0	0	0	-100%
Payroll Expense														#DIV/0!
Management Payment	2,390	2,500	(110)	2,278	112	-4%	90	4,893	5,000	(107)	4,374	519		-2%
Total Payroll	2,390	2,500	(110)	2,278	112	-4%		4,893	5,000	(107)	4,374	519		-2%
Operating Expenses														
Office Supplies	0	0	0	0	0	#DIV/0!	91	0	0	0	0	0	0	#DIV/0!
Bank & Finance Charges	0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	0	#DIV/0!
Credit Card Merchant Services	190	0	190	100	90	#DIV/0!	93	356	0	356	201	156		#DIV/0!
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	94	0	0	0	0	0	0	#DIV/0!
Travel and Education	0	0	0	0	0	#DIV/0!	95	0	0	0	0	0	0	#DIV/0!
POS Support/Computer Support	0	0	0	0	0	#DIV/0!	96	0	0	0	0	0	0	#DIV/0!
Legal Fees	0	0	0	0	0	#DIV/0!	97	0	0	0	0	0	0	#DIV/0!
Professional Accounting	0	0	0	0	0	#DIV/0!	98	0	0	0	0	0	0	#DIV/0!
Cell Phones	0	0	0	0	0	#DIV/0!	99	0	0	0	0	0	0	#DIV/0!
Payroll Service	348	0	348	344	4	#DIV/0!	100	666	0	666	723	(57)		#DIV/0!
Trash Removal	0	0	0	0	0	#DIV/0!	101	0	0	0	0	0	0	#DIV/0!
License & Fees	0	1,300	(1,300)	50	(50)	-100%	102	0	2,600	(2,600)	50	(50)		-100%
Electricity	37	0	37	1,594	(1,557)	#DIV/0!	103	81	0	81	1,594	(1,512)		#DIV/0!
Telephone	0	0	0	0	0	#DIV/0!	104	0	0	0	0	0	0	#DIV/0!
Water	35	0	35	35	0	#DIV/0!	105	70	0	70	70	0	0	#DIV/0!
Cable TV & Internet	207	0	207	199	8	#DIV/0!	106	415	0	415	398	16		#DIV/0!
Web Site	0	0	0	0	0	#DIV/0!	107	0	0	0	0	0	0	#DIV/0!
EPLI Insurance	0	0	0	0	0	#DIV/0!	108	0	0	0	0	0	0	#DIV/0!
Insurance - Property/Liability	0	0	0	0	0	#DIV/0!	109	0	0	0	0	0	0	#DIV/0!
Insurance - Workers Comp	0	0	0	0	0	#DIV/0!	110	0	0	0	0	0	0	#DIV/0!
Retirement Plan	0	0	0	0	0	#DIV/0!	111	0	0	0	0	0	0	#DIV/0!
Payroll Taxes - Mgmt. & Empl. Exp.	338	0	338	238	100	#DIV/0!	112	693	0	693	502	191		#DIV/0!
Clubhouse cleaning labor	0	0	0	0	0	#DIV/0!	113	0	0	0	0	0	0	#DIV/0!
Interest Expense	0	0	0	0	0	#DIV/0!	114	0	0	0	0	0	0	#DIV/0!
Suspense	0	0	0	0	0	#DIV/0!	115	0	0	0	0	0	0	#DIV/0!
Total Operating Expenses	1,157	1,300	(143)	2,561	(1,404)	-11%		2,282	2,600	(318)	3,538	(1,257)		-12%
Income/(Loss) from Operations	(3,547)	(3,770)	253	(4,838)	1,292	-6%		(7,175)	(7,540)	425	(7,912)	737		-5%
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	-	0	-	0		#DIV/0!
Income/(Loss) After Depreciation	(3,547)	(3,770)	223	(4,838)	1,292	-6%		(7,175)	(7,540)	365	(7,912)	737		-5%

**Miacomet
Balance Sheet
February 2024**

Assets

	<u>Current YTD</u>	<u>Prior YTD</u>
NGM - MIA Operating Account	\$367,113.68	\$1,136,127.31
Golf Shop Cash	\$600.00	\$600.00
Restaurant Cash	\$1,800.00	\$1,800.00
Change Bank	\$1,000.00	\$1,000.00
Petty Cash	\$567.03	\$567.03
Credit Cards Pro Shop	\$21,931.09	(\$9,129.15)
Credit Cards F&B	\$0.00	\$4,522.24
ACH Payment Admin	\$132,925.82	\$3,150.00
MGC Savings Account	\$833,263.45	\$0.00
Total Cash	<u>\$1,359,201.07</u>	<u>\$1,138,637.43</u>
Accounts Receivable	\$297,386.41	\$335,540.36
Accounts Receivable-Siasconset Golf	\$13,019.56	\$133,791.44
Total Accounts Receivable	<u>\$310,405.97</u>	<u>\$469,331.80</u>
Inventory Golf Shop	\$207,119.24	\$123,756.73
Inventory Food	\$22,319.00	\$11,215.42
Inventory Bar	\$21,281.28	\$21,816.15
Inventory Wine	\$6,036.07	\$8,177.55
Inventory Pesticides	\$128,166.94	\$54,856.34
Total Inventory	<u>\$384,922.53</u>	<u>\$219,822.19</u>
Prepaid Expenses- Administration	\$110,125.67	\$133,165.26
Total Prepaid Expenses	<u>\$110,125.67</u>	<u>\$133,165.26</u>
House Rental Security Deposit	\$21,100.00	\$17,600.00
Management Contract Escrow	\$46,067.13	\$26,863.42
Total Other Assets	<u>\$67,167.13</u>	<u>\$44,463.42</u>
CE Payments - Funds in Transit	\$6,941.70	\$0.00
Total CE Payments - Funds in Transit	<u>\$6,941.70</u>	<u>\$0.00</u>
Due from NGM	\$0.00	\$0.00
Total Due from NGM	<u>\$0.00</u>	<u>\$0.00</u>
Total Current Assets	<u>\$2,238,764.07</u>	<u>\$2,005,420.10</u>
Right of Use Asset - Operating Leases	\$390,678.56	\$0.00
Total Right of Use Asset - Operating Leases	<u>\$390,678.56</u>	<u>\$0.00</u>
Website	\$3,850.00	\$0.00
Total Website	<u>\$3,850.00</u>	<u>\$0.00</u>
Clubhouse	\$11,731,670.52	\$11,731,670.52
Clubhouse Grounds	\$39,899.96	\$39,899.96
Ric-shaw Push/Pull Carts	\$1,666.07	\$1,666.07
Golf Course Equipment	\$534,948.35	\$726,830.55
Accum Depr/Amort	(\$11,551,835.18)	(\$11,675,388.95)
10 Year assets for expansion	\$0.00	\$349,835.00
20 Year assets for expansion	\$3,740.00	\$3,740.00
7 Year assets for expansion	\$0.00	\$971.00
Club House Renovations	\$38,389.38	\$0.00
Clubhouse Furn & Fix	\$35,139.04	\$35,139.04

**Miacomet
Balance Sheet
February 2024**

Computer System	\$116,159.89	\$157,727.40
Golf Course Expansion (GC Exp-3 Yr)	\$803,986.00	\$803,986.00
Furniture & Fixtures	\$1,169,138.75	\$1,169,698.34
Golf Cart Storage	\$27,677.56	\$27,677.56
Golf Course Renov 2	\$4,160,642.20	\$3,821,614.01
House Renovations	\$11,009.00	\$11,009.00
Land Improvements	\$2,933,440.00	\$2,924,115.00
Leasehold Improvements	\$4,638,654.74	\$4,350,358.13
Surveillance System	\$17,682.52	\$17,682.52
Vehicle & Dump Trailer	\$21,008.74	\$13,123.76
Unspecified- (Equipment)	\$260,759.61	\$160,913.00
Kitchen Equipment	\$38,763.66	\$36,113.66
Phone System	\$4,803.36	\$4,803.36
Dormitory	\$2,322,026.40	\$2,322,026.40
Logo	\$4,082.00	\$4,082.00
Right of Use Asset - Finance Leases	\$266,201.23	\$252,581.00
Total Fixed Assets	<u>\$17,629,653.80</u>	<u>\$17,291,874.33</u>
Accumulated Amortization	<u>(\$793.59)</u>	<u>(\$657.59)</u>
Total Accumulated Amortization	<u>(\$793.59)</u>	<u>(\$657.59)</u>
Total Fixed Assets	<u>\$18,023,388.77</u>	<u>\$17,291,216.74</u>
Total Assets	<u><u>\$20,262,152.84</u></u>	<u><u>\$19,296,636.84</u></u>

**Miacomet
Balance Sheet
February 2024**

Liabilities and Equity

	<u>Current YTD</u>	<u>Prior YTD</u>
Accounts Payable	(\$43,596.65)	\$8,105.12
Total Accounts Payable	(\$43,596.65)	\$8,105.12
Total Accounts Payable	(\$43,596.65)	\$8,105.12
Lease Liability - GPS - 2023 Visage Displays (64)	\$154,494.71	\$0.00
Total Lease Liability - GPS - 2023 Visage Displays (64)	\$154,494.71	\$0.00
Golf Schools	\$2,325.00	\$0.00
MA Sales Tax Payables Golf	\$924.71	\$220.48
MA Meals Tax Payable	\$14,526.59	\$5,397.86
Lease payable TCF - 008-0717174-301	\$0.00	\$3,768.01
Total Accounts Payable	\$17,776.30	\$9,386.35
Accrued Payroll & Related Expenses	\$52,210.99	\$45,727.33
Employee Bonus Fund	(\$800.00)	(\$75.00)
Total Payroll	\$51,410.99	\$45,652.33
Chit CR Book (Tourn. Gift Cert.)	\$1,788.86	\$0.00
Gift Certificate Issued	\$128,341.84	\$100,196.16
Total Gift Certificate	\$130,130.70	\$100,196.16
Deferred Revenue	(\$11,564.13)	\$0.00
Total Deferred Revenue	(\$11,564.13)	\$0.00
Gratuity Liability Bar	\$1,198.69	\$319.63
Total Gratuity	\$1,198.69	\$319.63
Lease Payable- PNC #1188236-1	\$39,991.22	\$67,654.81
Lease Liability - 2019 Club Cars	\$0.00	(\$0.21)
Lease Liability - 2017 Cafe Express	\$0.00	(\$0.21)
Lease Liability - 2022 Cafe Express	\$14,359.44	\$15,335.00
Lease Liability - 2020 Visage Club	(\$3,135.55)	\$135,408.00
Total Lease Payable	\$51,215.11	\$218,397.39
Land Bank Advance on Operations	\$19,945,580.56	\$19,895,929.53
Total Other Funds	\$19,945,580.56	\$19,895,929.53
Note Payable- Nantucket Land Bank	\$4,329,733.00	\$4,329,733.00
Total Note Payable	\$4,329,733.00	\$4,329,733.00
Lease Liability - DLL - 101-0576193-000	\$76,074.43	\$0.00
Total Lease Liability - DLL - 101-0576193-000	\$76,074.43	\$0.00
Lease Liability - DLL - 101-0568608-000	\$75,458.60	\$0.00
Total Lease Liability - DLL - 101-0568608-000	\$75,458.60	\$0.00
Lease Liability - DLL - 101-0570758-000	\$26,496.96	\$0.00
Total Lease Liability - DLL - 101-0570758-000	\$26,496.96	\$0.00
Lease Liability - Wells Fargo - 603-0273367-000	\$9,097.57	\$0.00
Total Lease Liability - Wells Fargo - 603-0273367-000	\$9,097.57	\$0.00
Lease Liability - Wells Fargo - 603-0141374-005	\$225,810.95	\$0.00
Total Lease Liability - Wells Fargo - 603-0141374-005	\$225,810.95	\$0.00
Total Current Liabilities	\$25,082,914.44	\$24,599,614.39
Total Liabilities	\$25,039,317.79	\$24,607,719.51
Retained Earnings	(\$5,712,263.51)	(\$6,270,052.35)
Total Retained Earnings	(\$5,712,263.51)	(\$6,270,052.35)

**Miacomet
Balance Sheet
February 2024**

Prior Period Adjustment	(\$59,762.00)	(\$59,762.00)
Total Prior Period Adjustment	<u>(\$59,762.00)</u>	<u>(\$59,762.00)</u>
Total Current Year P&L	<u>\$994,860.56</u>	<u>\$1,018,731.68</u>
Total Equity	<u>(\$4,777,164.95)</u>	<u>(\$5,311,082.67)</u>
Total Liabilities and Equity	<u><u>\$20,262,152.84</u></u>	<u><u>\$19,296,636.84</u></u>

**Miacomet
February, 2024
Summary**

	Month To Date						Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	421	600	(179)	636	(215)	-30%	682	1,000	(318)	1,372	(690)	-32%
Covers	2,638	2,500	138	2,165	473	6%	3,290	3,214	76	3,138	152	2%
Revenue												
Golf Shop Revenue	18,491	17,850	641	16,790	1,702	4%	37,349	61,660	(24,311)	51,128	(13,779)	-39%
Food & Beverage	103,992	94,140	9,852	77,066	26,927	10%	129,268	111,640	17,628	114,425	14,842	16%
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Membership Dues	(7,054)	0	(7,054)	(27,524)	20,470	#DIV/0!	1,490,068	1,486,119	3,949	1,495,743	(5,675)	0%
Member Finance Charges	0	0	0	(37)	37	#DIV/0!	0	0	0	(37)	37	#DIV/0!
Miscellaneous	11,178	9,283	1,895	6,805	4,372	20%	18,331	18,566	(235)	12,307	6,024	-1%
Total Revenue	126,607	121,273	5,334	73,100	53,507	4%	1,675,015	1,677,985	(2,970)	1,673,566	1,449	0%
Cost of Goods Sold												
Golf Shop	8,610	2,500	6,110	4,218	4,391	244%	3,465	5,600	(2,135)	9,311	(5,846)	-38%
Food & Beverage	32,833	30,900	1,933	29,298	3,535	6%	50,704	36,950	13,754	33,757	16,948	37%
Total Cost of Goods Sold	41,443	33,400	8,043	33,517	7,926	24%	54,169	42,550	11,619	43,067	11,102	27%
Gross Profit	85,164	87,873	(2,709)	39,583	45,581	-3%	1,620,846	1,635,435	(14,589)	1,630,499	(9,653)	-1%
Payroll Expense												
Golf Shop	25,877	24,769	1,108	23,070	2,807	4%	52,725	48,538	4,187	47,481	5,244	9%
Food & Beverage	48,684	48,316	368	40,787	7,896	1%	86,446	82,532	3,914	76,077	10,369	5%
General & Administrative	45,954	51,216	(5,262)	47,358	(1,404)	-10%	98,525	102,432	(3,907)	97,941	584	-4%
Grounds	32,202	48,910	(16,708)	40,951	(8,749)	-34%	72,027	79,370	(7,343)	81,640	(9,613)	-9%
Total Payroll	152,716	173,211	(20,495)	152,166	550	-12%	309,723	312,872	(3,149)	303,139	6,584	-1%
Operating Expenses												
Golf Shop	5,235	18,071	(12,836)	5,902	(667)	-71%	12,354	31,115	(18,761)	11,923	431	-60%
Food & Beverage	1,864	9,365	(7,501)	5,559	(3,695)	-80%	4,045	21,915	(17,870)	17,443	(13,398)	-82%
Membership	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Maintenance	5,382	7,850	(2,468)	8,531	(3,149)	-31%	19,768	15,450	4,318	17,326	2,443	28%
General & Administrative	107,821	127,806	(19,985)	112,088	(4,268)	-16%	246,136	253,499	(7,363)	217,174	28,962	-3%
Grounds	12,815	29,570	(16,755)	30,118	(17,303)	-57%	33,959	53,140	(19,181)	44,762	(10,803)	-36%
Total Operating Expenses	133,117	192,662	(59,545)	162,199	(29,081)	-31%	316,262	375,119	(58,857)	308,628	7,634	-16%
Total Expense	285,833	365,873	(80,040)	314,365	(28,531)	-22%	625,986	687,991	(62,005)	611,767	27,751	-9%
Income/(Loss) from Operations	(200,669)	(278,000)	77,331	(274,782)	74,113	-28%	994,861	947,444	47,417	1,018,732	(23,871)	5%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net After Depreciation	(200,669)	(278,000)	77,331	(274,782)	74,113	-28%	994,861	947,444	47,417	1,018,732	(23,871)	5%

**Miacomet
February, 2024
Departmental Summary**

	Month To Date						Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	421	600	(179)	636	(215)	-30%	682	1,000	(318)	1,372	(690)	-32%
Covers	2,638	2,500	138	2,165	473	6%	3,290	3,214	76	3,138	152	2%
Golf Shop												
Revenue	18,491	17,850	641	16,790	1,702	4%	37,349	61,660	(24,311)	51,128	(13,779)	-39%
Cost of Goods Sold	8,610	2,500	6,110	4,218	4,391	244%	3,465	5,600	(2,135)	9,311	(5,846)	-38%
Payroll Expense	25,877	24,769	1,108	23,070	2,807	4%	52,725	48,538	4,187	47,481	5,244	9%
Operating Expense	5,235	18,071	(12,836)	5,902	(667)	-71%	12,354	31,115	(18,761)	11,923	431	-60%
Net Profit / (Loss)	(21,231)	(27,490)	6,259	(16,401)	(4,830)	-23%	(31,194)	(23,593)	(7,601)	(17,586)	(13,608)	32%
Food & Beverage												
Revenue	103,992	94,140	9,852	77,066	26,927	10%	129,268	111,640	17,628	114,425	14,842	16%
Cost of Goods Sold	32,833	30,900	1,933	29,298	3,535	6%	50,704	36,950	13,754	33,757	16,948	37%
Payroll Expense	48,684	48,316	368	40,787	7,896	1%	86,446	82,532	3,914	76,077	10,369	5%
Operating Expense	1,864	9,365	(7,501)	5,559	(3,695)	-80%	4,045	21,915	(17,870)	17,443	(13,398)	-82%
Net Profit / (Loss)	20,611	5,559	15,052	1,421	19,191	271%	(11,927)	(29,757)	17,830	(12,851)	924	-60%
Membership												
Dues	(7,054)	0	(7,054)	(27,524)	20,470	#DIV/0!	1,490,068	1,486,119	3,949	1,495,743	(5,675)	0%
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Finance Charges	0	0	0	(37)	37	#DIV/0!	0	0	0	(37)	37	#DIV/0!
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net Profit / (Loss)	(7,054)	0	(7,054)	(27,561)	20,507	#DIV/0!	1,490,068	1,486,119	3,949	1,495,706	(5,638)	0%
Grounds												
Payroll Expense	32,202	48,910	(16,708)	40,951	(8,749)	-34%	72,027	79,370	(7,343)	81,640	(9,613)	-9%
Operating Expense	12,815	29,570	(16,755)	30,118	(17,303)	-57%	33,959	53,140	(19,181)	44,762	(10,803)	-36%
Net Profit / (Loss)	(45,017)	(78,480)	33,463	(71,068)	26,052	-43%	(105,987)	(132,510)	26,523	(126,403)	20,416	-20%
General & Administrative												
Revenue	11,178	9,283	1,895	6,805	4,372	20%	30,331	18,566	11,765	12,307	18,024	63%
Payroll Expense	45,954	51,216	(5,262)	47,358	(1,404)	-10%	98,525	102,432	(3,907)	97,941	584	-4%
Operating Expense	107,821	127,806	(19,985)	112,088	(4,268)	-16%	246,136	253,499	(7,363)	217,174	28,962	-3%
Net Profit / (Loss)	(142,597)	(169,739)	27,142	(152,641)	10,044	-16%	(314,331)	(337,365)	23,034	(302,809)	(11,522)	-7%
Maintenance												
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense	5,382	7,850	(2,468)	8,531	(3,149)	-31%	19,768	15,450	4,318	17,326	2,443	28%
Net Profit / (Loss)	(5,382)	(7,850)	2,468	(8,531)	3,149	-31%	(19,768)	(15,450)	(4,318)	(17,326)	(2,443)	28%
Income/(Loss) from Operations	(200,669)	(278,000)	77,331	(274,782)	74,113	-28%	1,006,861	947,444	59,417	1,018,732	(11,871)	6%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net After Depreciation	(200,669)	(278,000)	77,331	(274,782)	74,113	-28%	1,006,861	947,444	59,417	1,018,732	(11,871)	6%

Miacomet
February, 2024
Golf Shop

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Play Cards	0	0	0	0	0	#DIV/0!	1	0	0	0	0	0	#DIV/0!
Winter Membership	850	1,700	(850)	1,600	(750)	-50%	2	5,950	3,400	2,550	6,400	(450)	75%
Resident Discount Cards	0	0	0	0	0	#DIV/0!	3	0	0	0	0	0	#DIV/0!
Handicap (Non-Members)	0	0	0	0	0	#DIV/0!	4	0	0	0	0	0	#DIV/0!
Greens Fees	2,380	1,200	1,180	1,855	525	98%	5	3,710	1,800	1,910	4,455	(745)	106%
Tee Time No Show Charge	0	0	0	0	0	#DIV/0!	6	0	0	0	0	0	#DIV/0!
Cart Fees	2,913	2,400	513	3,173	(261)	21%	7	3,120	3,360	(240)	4,830	(1,710)	-7%
Golf Club Repair	14	50	(36)	0	14	-72%	8	59	100	(41)	0	59	-41%
Range Ball Sales	1,144	1,000	144	926	217	14%	9	1,665	1,500	165	2,237	(572)	11%
Club Rental Sets	0	0	0	104	(104)	#DIV/0!	10	0	0	0	104	(104)	#DIV/0!
Walking Trolley Rental	38	0	38	56	(19)	#DIV/0!	11	52	0	52	113	(61)	#DIV/0!
Club/Cart Storage	188	0	188	(282)	471	#DIV/0!	12	706	30,000	(29,294)	18,776	(18,071)	-98%
Lessons	450	0	450	600	(150)	#DIV/0!	13	450	0	450	1,090	(640)	#DIV/0!
Golf Clinics	0	0	0	0	0	#DIV/0!	14	0	0	0	0	0	#DIV/0!
Tournaments	570	0	570	0	570	#DIV/0!	15	3,420	0	3,420	0	3,420	#DIV/0!
League Income	0	0	0	0	0	#DIV/0!	16	0	0	0	0	0	#DIV/0!
Merchandise	5,565	3,000	2,565	3,592	1,972	85%	17	9,492	5,000	4,492	5,803	3,689	90%
Over/Under	(60)	0	(60)	0	(60)	#DIV/0!		(61)	0	(61)	0	(61)	#DIV/0!
Total Revenue	14,051	9,350	4,701	11,625	2,427	50%		28,563	45,160	(16,597)	43,808	(15,246)	-37%
Cost of Goods Sold													
Golf Shop	7,993	2,400	5,593	4,130	3,864	233%	18	2,675	5,400	(2,725)	9,219	(6,544)	-50%
Member 10% Shop Discounts	616	100	516	89	528	516%		789	200	589	92	698	295%
Total Cost of Goods Sold	8,610	2,500	6,110	4,218	4,391	244%		3,465	5,600	(2,135)	9,311	(5,846)	-38%
Gross Profit	5,441	6,850	(1,409)	7,406	(1,965)	-21%		25,098	39,560	(14,462)	34,498	(9,400)	-37%
Payroll Expense													
Golf Lessons	236	0	236	600	(364)	#DIV/0!	19	450	0	450	1,283	(833)	#DIV/0!
Gripping	26	0	26	0	26	#DIV/0!	20	60	0	60	0	60	#DIV/0!
Golf Clinic	0	0	0	0	0	#DIV/0!	21	0	0	0	0	0	#DIV/0!
Director of Golf Gross	11,154	11,666	(512)	10,385	769	-4%	22	23,077	23,332	(255)	21,456	1,621	-1%
Head Golf Pro	4,879	5,103	(224)	4,480	399	-4%	23	10,094	10,206	(112)	9,440	654	-1%
Golf Professional Subs	0	0	0	0	0	#DIV/0!	24	0	0	0	0	0	#DIV/0!
Golf Shop Manager	0	0	0	0	0	#DIV/0!	25	0	0	0	0	0	#DIV/0!
Outside Service Mgr	0	0	0	0	0	#DIV/0!	26	0	0	0	0	0	#DIV/0!
Shop Clerks Gross	8,377	5,000	3,377	4,597	3,780	68%	27	16,687	9,500	7,187	9,556	7,130	76%
Outside Services Payroll	1,206	3,000	(1,794)	3,009	(1,802)	-60%	28	2,357	5,500	(3,143)	5,746	(3,388)	-57%
Commissions PR Equipment Sales Off	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Payroll	25,877	24,769	1,108	23,070	2,807	4%		52,725	48,538	4,187	47,481	5,244	9%
Operating Expenses													
Advertising	0	1,250	(1,250)	0	0	-100%	29	0	1,250	(1,250)	0	0	-100%
Dues and Subscriptions	150	1,000	(850)	150	0	-85%	30	400	2,000	(1,600)	1,670	(1,270)	-80%

Travel and Education	0	1,000	(1,000)	198	(198)	-100%	31	1,226	4,000	(2,774)	1,764	(538)	-69%
Electricity - Cart Barn	1,375	750	625	2,155	(780)	83%		2,486	1,500	986	3,607	(1,122)	66%
Club Car/Golf Car Lease	0	0	0	0	0	#DIV/0!	32	0	0	0	0	0	#DIV/0!
Visage GPS	3,136	3,136	0	2,752	384	0%	33	6,272	6,272	0	2,752	3,520	0%
Range Supplies	0	5,000	(5,000)	0	0	-100%	34	0	7,000	(7,000)	0	0	-100%
Golf Cart Repairs & Maintenance	0	0	0	0	0	#DIV/0!	35	0	0	0	0	0	#DIV/0!
Range Picker Repair & Maintenance	0	0	0	0	0	#DIV/0!	36	0	0	0	0	0	#DIV/0!
Range Balls	0	0	0	0	0	#DIV/0!	37	0	0	0	0	0	#DIV/0!
Tees, Markers, Etc.	0	0	0	0	0	#DIV/0!	38	0	0	0	0	0	#DIV/0!
Score Cards	0	0	0	0	0	#DIV/0!	39	0	0	0	0	0	#DIV/0!
Uniforms / Clothing Allowance	0	1,000	(1,000)	0	0	-100%	40	0	1,000	(1,000)	242	(242)	-100%
Bag Tags	0	0	0	0	0	#DIV/0!	41	0	1,750	(1,750)	0	0	-100%
Shipping (ups/fedex)	387	185	202	446	(58)	109%	42	220	1,385	(1,165)	1,746	(1,525)	-84%
Office/Shop Supplies	115	250	(135)	76	39	-54%	43	115	458	(343)	16	99	-75%
Cell Phones	0	0	0	0	0	#DIV/0!	44	0	0	0	0	0	#DIV/0!
Handicaps	0	0	0	0	0	#DIV/0!	45	0	0	0	0	0	#DIV/0!
Golf Course Water Supplies	0	0	0	0	0	#DIV/0!	46	0	0	0	0	0	#DIV/0!
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	47	0	0	0	0	0	#DIV/0!
Rental Clubs	0	0	0	0	0	#DIV/0!	48	0	0	0	0	0	#DIV/0!
Golf Clinic Equipment	0	0	0	0	0	#DIV/0!	49	0	0	0	0	0	#DIV/0!
Golf Shop Small Equipment	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!
League Expense	0	0	0	0	0	#DIV/0!	51	0	0	0	0	0	#DIV/0!
Tournament Expenses	0	0	0	0	0	#DIV/0!	52	0	0	0	0	0	#DIV/0!
Tournament Supplies	0	0	0	126	(126)	#DIV/0!	53	1,563	0	1,563	126	1,437	#DIV/0!
Simulator Expense	72	4,500	(4,428)	0	72	-98%		72	4,500	(4,428)	0	72	
Supplies	0	0	0	0	0	#DIV/0!	54	0	0	0	0	0	#DIV/0!
Total Operating Expenses	5,235	18,071	(12,836)	5,902	(667)	-71%		12,354	31,115	(18,761)	11,923	431	-60%
Income/(Loss) from Operations	(25,671)	(35,990)	10,319	(21,566)	(4,105)	-29%		(39,980)	(40,093)	113	(24,906)	(15,074)	0%

**Miacomet
February, 2024
Food & Beverage**

	Month To Date						Variance Code	Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Revenue														
Food Sales	63,156	55,000	8,156	43,194	19,962	15%	55	78,930	67,500	11,430	65,898	13,031	17%	
Bar Sales	40,872	39,140	1,732	33,872	7,001	4%	56	50,374	44,140	6,234	48,527	1,847	14%	
Clubhouse Usage Fees (Rental)	0	0	0	0	0	#DIV/0!	57	0	0	0	0	0	#DIV/0!	
Over/Under	(36)	0	(36)	0	(36)	#DIV/0!		(36)	0	(36)	0	(36)	#DIV/0!	
Total Revenue	103,992	94,140	9,852	77,066	26,927	10%		129,268	111,640	17,628	114,425	14,842	16%	
Cost of Goods Sold														
Food	20,183	23,800	(3,617)	19,708	475	-15%	58	29,833	28,800	1,033	23,391	6,442	4%	
Beer	3,411	7,000	(3,589)	1,669	1,742	-51%	59	6,491	8,000	(1,509)	2,085	4,406	-19%	
Wine	3,001	0	3,001	3,525	(525)	#DIV/0!	60	5,483	0	5,483	3,525	1,957	#DIV/0!	
Bar Paper/Supply Cost	0	0	0	72	(72)	#DIV/0!	61	0	0	0	72	(72)	#DIV/0!	
Non- Alcoholic Beverage	1,164	0	1,164	643	521	#DIV/0!	62	1,445	0	1,445	1,002	442	#DIV/0!	
Bar Snacks	80	0	80	0	80	#DIV/0!	63	80	0	80	0	80	#DIV/0!	
Liquor	4,995	0	4,995	3,681	1,314	#DIV/0!	64	7,372	0	7,372	3,681	3,691	#DIV/0!	
Member Food 10% Discount	0	100	(100)	0	0	-100%		0	150	(150)	0	0	-100%	
Total Cost of Goods Sold	32,833	30,900	1,933	29,298	3,535	6%		50,704	36,950	13,754	33,757	16,948	37%	
Gross Profit	71,159	63,240	7,919	47,767	23,392	13%		78,563	74,690	3,873	80,669	(2,105)	5%	
Payroll Expense														
Food & Beverage Manager	6612.64	6916	(303)	6461.54	151	-4%	65	13,681	13,832	(151)	13,615	66	-1%	
Restaurant Manager	4915	3600	1,315	5400	(485)	37%	66	8,515	6,200	2,315	5,400	3,115	37%	
Chef Gross	10038	10500	(462)	9230.76	808	-4%	67	20,769	21,000	(231)	19,451	1,319	-1%	
Payroll Bar/Wait Staff	10100	8000	2,100	12527.64	(2,428)	26%	68	14,677	12,500	2,177	22,226	(7,549)	17%	
Cook Gross	6214	6500	(286)	5384.61	830	-4%	69	12,857	13,000	(143)	11,044	1,813	-1%	
Kitchen Staff/Dishwashers Gross	10,804	12,800	(1,996)	1,783	9,021	-16%	70	15,946	16,000	(54)	4,341	11,605	0%	
Total Payroll	48,684	48,316	368	40,787	7,896	1%		86,446	82,532	3,914	76,077	10,369	5%	
Operating Expenses														
Advertising	0	0	0	0	0	#DIV/0!	71	0	0	0	0	0	#DIV/0!	
Dues and Subscriptions	283.74	265	19	615	(331)	7%	72	897	4,065	(3,168)	4,975	(4,078)	-78%	
Travel and Education	393.73	1000	(606)	841	(447)	-61%	73	394	1,500	(1,106)	841	(447)	-74%	
Uniforms / Clothing Allowance	0	1000	(1,000)	0	0	-100%	74	0	1,000	(1,000)	0	0	-100%	
Clubhouse Cleaning Labor	0	4,000	(4,000)	2,124	(2,124)	-100%	75	0	10,000	(10,000)	7,532	(7,532)	-100%	
Clubhouse Floor Supplies	421	750	(329)	59	362	-44%	76	1,340	2,250	(910)	1,836	(496)	-40%	
China, Glass & Silver	0	500	(500)	0	0	-100%	77	0	500	(500)	0	0	-100%	
Kitchen Cleaning & Dishwasher Supplies	0	300	(300)	201	(201)	-100%	78	0	450	(450)	266	(266)	-100%	
Kitchen Equipment Lease	0	0	0	0	0	#DIV/0!	79	0	0	0	0	0	#DIV/0!	
Kitchen Equipment Repair & Maint	106	500	(394)	0	106	-79%	80	106	500	(394)	0	106	-79%	
Bar Repair & Maintenance	0	0	0	0	0	#DIV/0!	81	0	0	0	0	0	#DIV/0!	
Bar Small Equipment	0	0	0	0	0	#DIV/0!	82	0	0	0	0	0	#DIV/0!	
Kitchen Small Equipment	106	0	106	0	106	#DIV/0!	83	106	0	106	0	106	#DIV/0!	
Clubhouse Small Equipment	0	0	0	0	0	#DIV/0!	84	0	0	0	0	0	#DIV/0!	
Kitchen Laundry	24	50	(27)	0	24	-53%	85	24	100	(77)	0	24	-77%	
Kitchen Paper & Supplies	295	500	(205)	1,460	(1,165)	-41%	86	514	1,000	(486)	1,341	(828)	-49%	
Clubhouse Cleaning & Supplies	235	500	(265)	260	(25)	-53%	87	665	550	115	651	14	21%	
Flowers/Decorations	0	0	0	0	0	#DIV/0!	88	0	0	0	0	0	#DIV/0!	
Total Operating Expenses	1,864	9,365	(7,501)	5,559	(3,695)	-80%		4,045	21,915	(17,870)	17,443	(13,398)	-82%	
Income/(Loss) from Operations	20,611	5,559	15,052	1,421	19,191	271%		(11,927)	(29,757)	17,830	(12,851)	924	-60%	

Miacomet
February, 2024
Membership

Revenue
Initiation Fees
Member Dues
Member Finance Charges
Total Revenue

Operating Expenses
Capital Fund from Init. Fees
Member Relations
Total Operating Expenses

Income/(Loss) from Operations

Month To Date							Variance Code	YearTo Date					
Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual		Budget	Variance	Prior Year	Variance	Variance %	
0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	#DIV/0!	
(7,054)	0	(7,054)	(27,524)	20,470	#DIV/0!	90	1,490,068	1,486,119	3,949	1,495,743	(5,675)	0%	
0	0	0	(37)	37	#DIV/0!	91	0	0	0	(37)	37	#DIV/0!	
(7,054)	0	(7,054)	(27,561)	20,507	#DIV/0!		1,490,068	1,486,119	3,949	1,495,706	(5,638)	0%	
0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	#DIV/0!	
0	0	0	0	0	#DIV/0!	93	0	0	0	0	0	#DIV/0!	
0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
(7,054)	0	(7,054)	(27,561)	20,507	#DIV/0!		1,490,068	1,486,119	3,949	1,495,706	(5,638)	0%	

Miacomet
February, 2024
Grounds

	Month To Date						Variance Code	Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Payroll Expense														
Golf Course Superintendent Gross	11,951	12,500	(549)	9,615	2,335	-4%	94	24,725	25,000	(275)	20,687	4,038	-1%	
Assistant Superintendent	7,610	7,960	(350)	6,866	744	-4%	95	15,745	15,920	(175)	14,467	1,278	-1%	
Asst. Superintendent #2	2,593	7,200	(4,607)	4,846	(2,253)	-64%	96	9,900	7,200	2,700	10,212	(312)	38%	
Mechanic Gross	0	6,250	(6,250)	6,731	(6,731)	-100%	97	5,057	11,250	(6,193)	14,184	(9,127)	-55%	
Hourly Labor Gross	6,533	7,500	(967)	1,973	4,560	-13%	98	13,084	12,500	584	4,108	8,976	5%	
Seasonal Labor	3,516	7,500	(3,984)	10,919	(7,404)	-53%	99	3,516	7,500	(3,984)	17,983	(14,467)	-53%	
Total Payroll	32,202	48,910	(16,708)	40,951	(8,749)	-34%		72,027	79,370	(7,343)	81,640	(9,613)	-9%	
Operating Expenses														
Water	90	100	(10)	98	(8)	-10%	100	188	200	(12)	220	(32)	-6%	
Golf Course Supplies	0	2,500	(2,500)	433	(433)	-100%	101	0	5,000	(5,000)	433	(433)	-100%	
Fertilizer	0	0	0	0	0	#DIV/0!	102	0	0	0	0	0	#DIV/0!	
Chemicals/Weed Control	0	0	0	0	0	#DIV/0!	103	0	0	0	0	0	#DIV/0!	
Surfactants	0	0	0	0	0	#DIV/0!	104	0	0	0	0	0	#DIV/0!	
Tools	190	2,500	(2,310)	514	(324)	-92%	105	190	5,000	(4,810)	872	(682)	-96%	
Shop Supplies	1,165	2,000	(835)	2,835	(1,670)	-42%	106	3,727	4,000	(273)	2,789	939	-7%	
Electric - Pump House & Irrigation	22	900	(878)	1,024	(1,002)	-98%	107	147	1,800	(1,653)	1,742	(1,595)	-92%	
Electric - Maintenance Building	179	700	(521)	1,173	(995)	-74%	108	497	1,300	(803)	1,744	(1,248)	-62%	
Electric - Dorm	1,297	500	797	265	1,032	159%	109	2,428	1,000	1,428	956	1,471	143%	
Liquid Propane	0	1,600	(1,600)	0	0	-100%	110	5,190	3,200	1,990	1,287	3,903	62%	
Cell Phones	300	220	80	457	(157)	36%	111	536	440	96	967	(431)	22%	
Raw Materials & Topdressing	0	0	0	2,238	(2,238)	#DIV/0!	112	0	0	0	2,238	(2,238)	#DIV/0!	
Seed	0	0	0	0	0	#DIV/0!	113	0	0	0	0	0	#DIV/0!	
Gas, Oil & Diesel	0	500	(500)	695	(695)	-100%	114	3,820	1,000	2,820	2,143	1,677	282%	
Debris Disposal Removal	0	500	(500)	0	0	-100%	115	1,377	1,000	377	0	1,377	38%	
Golf Course Repairs & Main	0	0	0	0	0	#DIV/0!	116	0	0	0	0	0	#DIV/0!	
Equipment - Repairs & Main	0	4,000	(4,000)	9,962	(9,962)	-100%	117	228	9,000	(8,772)	12,727	(12,498)	-97%	
Irrigation - Repair & Main	0	0	0	0	0	#DIV/0!	118	0	0	0	0	0	#DIV/0!	
Roads / Fences - Repair & Main	150	3,000	(2,850)	0	150	-95%	119	150	3,000	(2,850)	0	150	-95%	
Contract Services	0	0	0	4,599	(4,599)	#DIV/0!	120	965	0	965	4,599	(3,634)	#DIV/0!	
Cleaning Dorm	0	1,250	(1,250)	0	0	-100%	121	4,108	2,500	1,608	0	4,108	64%	
Small Equipment Rental	0	0	0	0	0	#DIV/0!	122	0	0	0	0	0	#DIV/0!	
Leases (Utility Vehicles)	192	0	192	0	192	#DIV/0!	123	192	0	192	(0)	192	#DIV/0!	
Consultants	0	0	0	0	0	#DIV/0!	124	0	0	0	0	0	#DIV/0!	
Office Supplies	21	500	(479)	0	21	-96%	125	21	1,000	(979)	0	21	-98%	
Cable TV & Internet	121	800	(679)	429	(308)	-85%	126	607	1,600	(993)	858	(252)	-62%	
Telephone	0	0	0	0	0	#DIV/0!	127	0	0	0	0	0	#DIV/0!	
Travel and Education	5,090	3,000	2,090	4,443	647	70%	128	5,090	7,000	(1,910)	10,166	(5,077)	-27%	
Dues & Subscriptions	1,969	0	1,969	0	1,969	#DIV/0!	129	2,469	100	2,369	0	2,469	2369%	
Uniforms	2,029	5,000	(2,971)	953	1,077	-59%	130	2,029	5,000	(2,971)	848	1,181	-59%	
Storage Container Rental	0	0	0	0	0	#DIV/0!	131	0	0	0	0	0	#DIV/0!	
Employee Relations	0	0	0	0	0	#DIV/0!	132	0	0	0	173	(173)	#DIV/0!	
Groundwater Monitoring	0	0	0	0	0	#DIV/0!	133	0	0	0	0	0	#DIV/0!	
Freight	0	0	0	0	0	#DIV/0!	134	0	0	0	0	0	#DIV/0!	
Clubhouse Grounds	0	0	0	0	0	#DIV/0!	135	0	0	0	0	0	#DIV/0!	
Total Operating Expenses	12,815	29,570	(16,755)	30,118	(17,303)	-57%		33,959	53,140	(19,181)	44,762	(10,803)	-36%	
Income/(Loss) from Operations	(45,017)	(78,480)	33,463	(71,068)	26,052	-43%		(105,987)	(132,510)	26,523	(126,403)	20,416	-20%	

Miacomet
February, 2024
Maintenance

	Month To Date						Variance Code	Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Operating Expenses													
Clubhouse Repair & Maintenance	2,398	4,166	(1,768)	5,391	(2,993)	-42%	136	16,255	8,332	7,923	12,694	3,561	95%
Dorm Repair & Maint	1,156	0	1,156	302	854	#DIV/0!	137	1,506	0	1,506	152	1,354	#DIV/0!
Golf Course Building Repair & Maint	748	750	(2)	462	286	0%	138	748	750	(2)	1,915	(1,168)	0%
Golf Course Building HVAC R&M	0	0	0	415	(415)	#DIV/0!	139	0	500	(500)	415	(415)	-100%
Clubhouse HVAC R&M	0	0	0	0	0	#DIV/0!	140	0	0	0	0	0	#DIV/0!
Clubhouse Electrical R&M	0	500	(500)	0	0	-100%	141	0	1,000	(1,000)	0	0	-100%
Golf Course Building Electrical R&M	0	210	(210)	0	0	-100%	142	0	420	(420)	0	0	-100%
Clubhouse Plumbing R&M	0	416	(416)	850	(850)	-100%	143	0	832	(832)	850	(850)	-100%
Oakson Septic System	0	0	0	0	0	#DIV/0!	144	0	0	0	0	0	#DIV/0!
Golf Course Building Plumbing R&M	150	333	(183)	15	135	-55%	145	150	666	(516)	0	150	-77%
Alarm System/Activity	930	875	55	822	108	6%	146	1,110	1,750	(640)	1,299	(189)	-37%
Refrigeration	0	600	(600)	274	(274)	-100%	147	0	1,200	(1,200)	0	0	-100%
Miscellaneous	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Operating Expenses	5,382	7,850	(2,468)	8,531	(3,149)	-31%		19,768	15,450	4,318	17,326	2,443	28%
Income/(Loss) from Operations	(5,382)	(7,850)	2,468	(8,531)	3,149	-31%		(19,768)	(15,450)	0	(17,326)	(2,443)	28%

Miacomet
February, 2024
General & Administrative

	Month To Date						Variance Code	Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Revenue														
Other Income	0	0	0	0	0	#DIV/0!	148	0	0	0	0	0	0	#DIV/0!
Interest Income	5,134	2,083	3,051	0	5,134	146%	149	17,134	4,166	12,968	0	17,134	311%	
Winter Memberships	0	0	0	0	0	#DIV/0!	150	0	0	0	0	0	#DIV/0!	
House Rental Income	6,043	7,200	(1,157)	6,805	(762)	-16%	151	13,196	14,400	(1,204)	12,307	890	-8%	
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Total Revenue	11,178	9,283	(1,157)	6,805	4,372	20%		30,331	18,566	(1,204)	12,307	18,024	63%	
Payroll Expense														
Controller	8,923	9,333	(410)	7,769	1,154	-4%	152	18,462	18,666	(204)	16,371	2,091	-1%	
Administrative Services Manager	771	4,800	(4,029)	6,185	(5,413)	-84%	153	6,309	9,600	(3,291)	13,032	(6,723)	-34%	
General Manager	17,926	18,750	(824)	16,154	1,772	-4%	154	37,088	37,500	(412)	34,038	3,049	-1%	
Management Payment	18,333	18,333	0	17,250	1,083	0%	155	36,667	36,666	1	34,500	2,167	0%	
Total Payroll	45,954	51,216	(5,262)	47,358	(1,404)	-10%		98,525	102,432	(3,907)	97,941	584	-4%	
Operating Expenses														
Cleaning Admin. Office	0	0	0	0	0	#DIV/0!	156	0	0	0	0	0	#DIV/0!	
Employee Shift Meals 100%	1,451	900	551	1,487	(37)	61%	157	1,794	1,450	344	1,957	(163)	24%	
Office Supplies	435	250	185	717	(281)	74%	158	1,658	450	1,208	858	801	269%	
Bank & Finance Charges	150	42	108	10	140	256%	159	154	84	70	125	30	84%	
Credit Card Merchant Services	4,041	3,500	541	2,331	1,710	15%	160	6,233	7,000	(767)	8,284	(2,051)	-11%	
Nant Land Bank Debt - Interest	0	0	0	0	0			0	0	0	0	0		
Office Equipment Leases	0	200	(200)	204	(204)	-100%	161	0	400	(400)	408	(408)	-100%	
Office Furniture	0	0	0	0	0	#DIV/0!	162	0	0	0	0	0	#DIV/0!	
Advertising	0	0	0	0	0	#DIV/0!	163	1,500	0	1,500	0	1,500	#DIV/0!	
Postage & Shipping	0	200	(200)	115	(115)	-100%	164	284	400	(116)	462	(178)	-29%	
Dues and Subscriptions	0	200	(200)	20	(20)	-100%	165	0	600	(600)	254	(254)	-100%	
Travel and Education	4,836	3,666	1,170	2,405	2,431	32%	166	5,039	6,332	(1,293)	4,142	897	-20%	
POS Support/Computer Support	6,158	4,788	1,370	0	6,158	29%	167	6,444	9,576	(3,132)	10,138	(3,694)	-33%	
Legal Fees	0	3,500	(3,500)	4,698	(4,698)	-100%	168	0	3,500	(3,500)	4,698	(4,698)	-100%	
Professional Accounting	0	0	0	0	0	#DIV/0!	169	0	0	0	7,500	(7,500)	#DIV/0!	
Cell Phones	401	350	51	170	232	15%	170	663	700	(37)	338	326	-5%	
Payroll Service	4,098	4,000	98	4,104	(6)	2%	171	7,925	8,000	(75)	8,681	(756)	-1%	
Trash Removal	0	1,300	(1,300)	1,133	(1,133)	-100%	172	3,271	2,600	671	4,531	(1,260)	26%	
Employee Relations	0	0	0	0	0	#DIV/0!	173	0	0	0	229	(229)	#DIV/0!	
Incentive Bonuses'	0	0	0	0	0	#DIV/0!	174	0	0	0	0	0	#DIV/0!	
License & Fees	441	0	441	215	226	#DIV/0!	175	441	0	441	265	176	#DIV/0!	
Miscellaneous	0	0	0	0	0			0	0	0	(815)	815	#DIV/0!	
Electricity	3,229	3,000	229	2,805	424	8%	176	7,429	6,500	929	6,602	827	14%	
Liquid Propane	0	6,000	(6,000)	5,000	(5,000)	-100%	177	2,162	10,000	(7,838)	9,310	(7,148)	-78%	
Telephone	65	60	5	61	4	9%	178	127	120	7	61	66	6%	
Heating Fuel	0	0	0	0	0	#DIV/0!	179	0	0	0	0	0	#DIV/0!	
Water	392	300	92	272	120	31%	180	987	600	387	535	452	65%	
Cable TV & Internet	877	1,750	(873)	1,890	(1,013)	-50%	181	3,188	3,500	(312)	3,799	(612)	-9%	
Web Site	0	0	0	0	0	#DIV/0!	182	0	0	0	0	0	#DIV/0!	
EPLI Insurance	0	0	0	0	0	#DIV/0!	183	0	0	0	0	0	#DIV/0!	
Insurance - Property/Liability	0	0	0	0	0	#DIV/0!	184	0	0	0	0	0	#DIV/0!	
Professional Liability	0	0	0	0	0	#DIV/0!	185	0	0	0	0	0	#DIV/0!	

Insurance - Workers Comp	1,092	1,000	92	1,071	21	9%	186	2,235	2,000	235	2,167	67	12%
Excise Tax/Truck Registration	219	0	219	69	149	#DIV/0!	187	267	1,400	(1,133)	69	198	-81%
Insurance - Vehicles	662	0	662	1,136	(474)	#DIV/0!	188	2,677	4,500	(1,823)	1,136	1,541	-41%
Land Management Payment (\$1/Round)	0	0	0	0	0	#DIV/0!	189	0	0	0	0	0	#DIV/0!
Bad Debt	0	0	0	0	0	#DIV/0!	190	0	0	0	0	0	#DIV/0!
Retirement Plan	(355)	2,600	(2,955)	3,227	(3,582)	-114%	191	1,151	4,600	(3,449)	5,090	(3,939)	-75%
Payroll Taxes - Mgmt. & Empl. Exp.	17,075	20,000	(2,925)	15,670	1,405	-15%	192	37,005	32,000	5,005	32,859	4,146	16%
Employee Housing Rent	24,300	21,000	3,300	23,100	1,200	16%	193	51,600	42,000	9,600	29,600	22,000	23%
Employee Housing - Utilities	6,049	5,000	1,049	5,063	986	21%	194	11,119	10,000	1,119	7,644	3,475	11%
Employee Housing R&M	777	200	577	240	537	288%	195	19,008	18,200	808	752	18,256	4%
Dorm Rent	10,000	10,000	0	2,400	7,600	0%	196	20,000	20,000	0	4,800	15,200	0%
Health Insurance	21,209	31,250	(10,041)	31,643	(10,433)	-32%	197	51,345	52,487	(1,142)	59,375	(8,030)	-2%
Manager Clothing Allowance	0	300	(300)	0	0	-100%	198	0	600	(600)	0	0	-100%
Employee Severance Expense	0	0	0	0	0	#DIV/0!	199	0	0	0	0	0	#DIV/0!
General Manager Comp Charges	14	0	14	0	14	#DIV/0!	200	14	0	14	0	14	#DIV/0!
Food & Bev Manager Comp Charges	69	450	(381)	834	(765)	-85%	201	198	900	(702)	1,322	(1,124)	-78%
Golf Course Manager Comp Charges	0	0	0	0	0	#DIV/0!	202	0	0	0	0	0	#DIV/0!
Director of Golf Comp Charges	0	0	0	0	0	#DIV/0!	203	0	0	0	0	0	#DIV/0!
Interest Expense	0	0	0	0	0	#DIV/0!	204	0	0	0	0	0	#DIV/0!
Penalties	0	0	0	0	0	#DIV/0!	205	0	0	0	0	0	#DIV/0!
Suspense	0	0	0	0	0	#DIV/0!	206	0	0	0	0	0	#DIV/0!
Total Operating Expenses	107,685	125,806	(18,121)	112,088	(4,403)	-14%		245,918	250,499	(4,581)	217,174	28,744	-2%
Income/(Loss) from Operations	(142,461)	(167,739)	22,226	(152,641)	10,180	-15%		(314,112)	(334,365)	7,284	(302,809)	(11,304)	-6%
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	-	0	-	0	#DIV/0!
Income/(Loss) After Depreciation	(142,461)	(167,739)	25,278	(152,641)	10,180	-15%		(314,112)	(334,365)	20,253	(302,809)	(11,304)	-6%

MGC February Variance Report

Variance Code	YTD Actual	YTD Budget	Difference	% Variance	Justification
GOLF SHOP					
Revenue					
1	0	0	0	0%	
2	5,950	3,400	2550	75%	
3	0	0	0	0%	
4	0	0	0	0%	
5	3,710	1,800	1910	106%	
6	0	0	0	0%	
7	3,120	3,360	(240)	-7%	
8	59	100	(41)	-41%	
9	1,665	1,500	165	11%	
10	0	0	0	0%	
11	52	0	52	#DIV/0!	
12	706	30,000	(29294)	-98%	Bag storage will be paid when the member is present with their bag and push cart
13	450	0	450	#DIV/0!	
14	0	0	0	0%	
15	3,420	0	3420	#DIV/0!	Timing
16	0	0	0	0%	
17	9,492	5,000	4492	90%	
Cost of Goods Sold					
18	2,675	5,400	(2725)	-50%	
Payroll Expense					
19	450	0	450	#DIV/0!	
20	60	0	60	#DIV/0!	
21	0	0	0	0%	
22	23,077	23,332	(255)	-1%	
23	10,094	10,206	(112)	-1%	
24	0	0	0	0%	
25	0	0	0	0%	
26	0	0	0	0%	
27	16,687	9,500	7187	76%	Two people in golf shop and we are moving back to one.
28	2,357	5,500	(3143)	-57%	
Operating Expenses					
29	0	1,250	(1250)	-100%	
30	400	2,000	(1600)	-80%	
31	1,226	4,000	(2774)	-69%	
32	0	0	0	0%	
33	6,272	6,272	0	0%	
34	0	7,000	(7000)	-100%	
35	0	0	0	0%	
36	0	0	0	0%	
37	0	0	0	0%	
38	0	0	0	0%	
39	0	0	0	0%	
40	0	1,000	(1000)	-100%	
41	0	1,750	(1750)	-100%	
42	220	1,385	(1165)	-84%	
43	115	458	(343)	-75%	
44	0	0	0	0%	
45	0	0	0	0%	
46	0	0	0	0%	
47	0	0	0	0%	
48	0	0	0	0%	
49	0	0	0	0%	
50	0	0	0	0%	
51	0	0	0	0%	
52	0	0	0	#DIV/0!	
53	1,563	0	1563	#DIV/0!	Timing as we budgeted for this
54	0	0	0	0%	
FOOD & BEVERAGE					
Revenue					
55	78,930	67,500	11430	17%	
56	50,374	44,140	6234	14%	
57	0	0	0	0%	
Cost of Goods Sold					
58	29,833	28,800	1033	4%	COGS food for February is 33%
59	6,491	8,000	(1509)	-19%	COGS Bar for February is 29%
60	5,483	0	5483	#DIV/0!	
61	0	0	0	0%	
62	1,445	0	1445	#DIV/0!	
63	80	0	80	0%	
64	7,372	0	7372	#DIV/0!	

Variance Code		YTD Actual	YTD Budget	Difference	% Variance	Justification
	Payroll Expense					
65	Food & Beverage Manager	13,681	13,832	(151)	-1%	
66	Restaurant Manager	8,515	6,200	2315	37%	Up slightly due to Joe taking more shifts to cover vacation
67	Chef Gross	20,769	21,000	(231)	-1%	
68	Payroll Bar/Wait Staff	14,677	12,500	2177	17%	Up slightly due to more business, training, and some small events
69	Cook Gross	12,857	13,000	(143)	-1%	
70	Kitchen Staff/Dishwashers Gross	15,946	16,000	(54)	0%	
	Operating Expenses					
71	Advertising	0	0	0	0%	
72	Dues and Subscriptions	897	4,065	(3168)	-78%	
73	Travel and Education	394	1,500	(1106)	-74%	
74	Uniforms / Clothing Allowance	0	1,000	(1000)	-100%	
75	Clubhouse Cleaning Labor	0	10,000	(10000)	-100%	
76	Clubhouse Floor Supplies	1,340	2,250	(910)	-40%	
77	China, Glass & Silver	0	500	(500)	-100%	
78	Kitchen Cleaning & Dishwasher Supplies	0	450	(450)	-100%	
79	Kitchen Equipment Lease	0	0	0	0%	
80	Kitchen Equipment Repair & Maint	106	500	(394)	-79%	
81	Bar Repair & Maintenance	0	0	0	0%	
82	Bar Small Equipment	0	0	0	0%	
83	Kitchen Small Equipment	106	0	106	#DIV/0!	
84	Clubhouse Small Equipment	0	0	0	0%	
85	Kitchen Laundry	24	100	(77)	-77%	
86	Kitchen Paper & Supplies	514	1,000	(486)	-49%	
87	Clubhouse Cleaning & Supplies	665	550	115	21%	Reopening. Timing
88	Flowers/Decorations	0	0	0	0%	
	MEMBERSHIP					
	Revenue					
89	Initiation Fees	0	0	0	0%	
90	Member Dues	1,490,068	1,486,119	3949	0%	
91	Member Finance Charges	0	0	0	0%	
	Operating Expenses					
92	Capital Fund from Init. Fees	0	0	0	0%	
93	Member Relations	0	0	0	0%	
	GROUNDS					
	Payroll Expense					
94	Golf Course Superintendent Gross	24,725	25,000	(275)	-1%	
95	Assistant Superintendent	15,745	15,920	(175)	-1%	
96	Asst. Superintendent #2	9,900	7,200	2700	38%	Timing. Ryan lost an assistant in February and his budget is catching back up
97	Mechanic Gross	5,057	11,250	(6193)	-55%	
98	Hourly Labor Gross	13,084	12,500	584	5%	
99	Seasonal Labor	3,516	7,500	(3984)	-53%	
	Operating Expenses					
100	Water	188	200	(12)	-6%	
101	Golf Course Supplies	0	5,000	(5000)	-100%	
102	Fertilizer	0	0	0	#DIV/0!	
103	Chemicals/Weed Control	0	0	0	#DIV/0!	
104	Surfactants	0	0	0	#DIV/0!	
105	Tools	190	5,000	(4810)	-96%	
106	Shop Supplies	3,727	4,000	(273)	-7%	
107	Electric - Pump House & Irrigation	147	1,800	(1653)	-92%	
108	Electric - Maintenance Building	497	1,300	(803)	-62%	
109	Electric - Dorm	2,428	1,000	1428	143%	
110	Liquid Propane	5,190	3,200	1990	62%	Timing
111	Cell Phones	536	440	96	22%	
112	Raw Materials & Topdressing	0	0	0	0%	
113	Seed	0	0	0	0%	
114	Gas, Oil & Diesel	3,820	1,000	2820	282%	Timing of when they fill the tanks
115	Debris Disposal Removal	1,377	1,000	377	38%	Ryan is cleaning up down at maintenance. Timing as its for roll-offs
116	Golf Course Repairs & Main	0	0	0	0%	
117	Equipment - Repairs & Main	228	9,000	(8772)	-97%	
118	Irrigation - Repair & Main	0	0	0	0%	
119	Roads / Fences - Repair & Main	150	3,000	(2850)	-95%	
120	Contract Services	965	0	965	#DIV/0!	
121	Cleaning Dorm	4,108	2,500	1608	64%	
122	Small Equipment Rental	0	0	0	0%	
123	Leases (Utility Vehicles)	192	0	192	#DIV/0!	
124	Consultants	0	0	0	0%	
125	Office Supplies	21	1,000	(979)	-98%	
126	Cable TV & Internet	607	1,600	(993)	-62%	
127	Telephone	0	0	0	0%	
128	Travel and Education	5,090	7,000	(1910)	-27%	
129	Dues & Subscriptions	2,469	100	2369	2369%	Timing.
130	Uniforms	2,029	5,000	(2971)	-59%	
131	Storage Container Rental	0	0	0	0%	
132	Employee Relations	0	0	0	0%	

133	Groundwater Monitoring	0	0	0	0%	
134	Freight	0	0	0	0%	
135	Clubhouse Grounds	0	0	0	0%	
	MAINTENANCE					
	Operating Expenses					
136	Clubhouse Repair & Maintenance	16,255	8,332	7923	95%	Timing as I amortized this over the year
137	Dorm Repair & Maintenance	1,506	0	1506	#DIV/0!	
138	Golf Course Building Repair & Maint	748	750	(2)	0%	
139	Golf Course Building HVAC R&M	0	500	(500)	-100%	
140	Clubhouse HVAC R&M	0	0	0	0%	
141	Clubhouse Electrical R&M	0	1,000	(1000)	-100%	
142	Golf Course Building Electrical R&M	0	420	(420)	-100%	
143	Clubhouse Plumbing R&M	0	832	(832)	-100%	
144	Oakson Septic System	0	0	0	0%	
145	Golf Course Building Plumbing R&M	150	666	(516)	-77%	
146	Alarm System/Activity	1,110	1,750	(640)	-37%	
147	Refrigeration	0	1,200	(1200)	-100%	
	GENERAL & ADMINISTRATIVE					
	Revenue					
148	Other Income	0	0	0	0%	
149	Interest Income	17,134	4,166	12968	311%	
150	Winter Memberships	0	0	0	0%	
151	House Rental Income	13,196	14,400	(1204)	-8%	
	Payroll Expense					
152	Controller	18,462	18,666	(204)	-1%	
153	Administrative Services Manager	6,309	9,600	(3291)	-34%	
154	General Manager	37,088	37,500	(412)	-1%	
155	Management Payment	36,667	36,666	1	0%	
	Operating Expenses					
156	Cleaning Admin. Office	0	0	0	0%	
157	Employee Shift Meals 100%	1,794	1,450	344	24%	Watching this line item moving forward. We are not serving lunch in the breakroom yet
158	Office Supplies	1,658	450	1208	269%	Timing
159	Bank & Finance Charges	154	84	70	84%	
160	Credit Card Merchant Services	6,233	7,000	(767)	-11%	
	NLB Debt / Interest	0	0	0	0%	
161	Office Equipment Leases	0	400	(400)	-100%	
162	Office Furniture	0	0	0	0%	
163	Advertising	1,500	0	1500	#DIV/0!	I need to move this to Golf Shop
164	Postage & Shipping	284	400	(116)	-29%	
165	Dues and Subscriptions	0	600	(600)	-100%	
166	Travel and Education	5,039	6,332	(1293)	-20%	
167	POS Support/Computer Support	6,444	9,576	(3132)	-33%	
168	Legal Fees	0	3,500	(3500)	-100%	
169	Professional Accounting	0	0	0	0%	
170	Cell Phones	663	700	(37)	-5%	
171	Payroll Service	7,925	8,000	(75)	-1%	
172	Trash Removal	3,271	2,600	671	26%	Extra pick up. Ordered some roll-offs as well.
173	Employee Relations	0	0	0	0%	
174	Incentive Bonuses'	0	0	0	0%	
175	License & Fees	441	0	441	#DIV/0!	
176	Electricity	7,429	6,500	929	14%	Clubhouse usage greater than anticipated
177	Liquid Propane	2,162	10,000	(7838)	-78%	
178	Telephone	127	120	7	6%	
179	Heating Fuel	0	0	0	0%	
180	Water	987	600	387	65%	
181	Cable TV & Internet	3,188	3,500	(312)	-9%	
182	Web Site	0	0	0	0%	
183	EPLI Insurance	0	0	0	0%	
184	Insurance - Property/Liability	0	0	0	0%	
185	Professional Liability	0	0	0	0%	
186	Insurance - Workers Comp	2,235	2,000	235	12%	
187	Excise Tax/Truck Registration	267	1,400	(1133)	-81%	
188	Insurance - Vehicles	2,677	4,500	(1823)	-41%	
189	Land Management Payment (\$1/Round)	0	0	0	0%	
190	Bad Debt	0	0	0	0%	
191	Retirement Plan	1,151	4,600	(3449)	-75%	
192	Payroll Taxes - Mgmt. & Empl. Exp.	37,005	32,000	5005	16%	Catching up from winter layoffs and
193	Employee Housing Rent	86,100	42,000	44100	105%	Some of this is Dorm, and we picked up one more rental spot.
194	Employee Housing - Utilities	11,119	10,000	1119	11%	
195	Employee Housing R&M	19,008	18,200	808	4%	
196	Dorm Rent	10,000	20,000	(10000)	-50%	
197	Health Insurance	51,345	52,487	(1142)	-2%	
198	Manager Clothing Allowance	0	600	(600)	-100%	
199	Employee Severance Expense	0	0	0	0%	
200	General Manager Comp Charges	14	0	14	#DIV/0!	
201	Food & Bev Manager Comp Charges	198	900	(702)	-78%	
202	Golf Course Manager Comp Charges	0	0	0	0%	
203	Director of Golf Comp Charges	0	0	0	0%	

204	Interest Expense	0	0	0	0%	
205	Penalties	0	0	0	0%	
206	Suspense	0	0	0	0%	

Nantucket Islands Land Bank
Golf Capital Fund Transfer Request
11.16.23 – 03.21.24

Miacomet Golf

Chris Bistany Irrigation (Irrigation for lawn – front of 6 West)	\$9,325.00
DLL Finance, LLC (Dec Lease 101-0576193-000)	\$2,238.92
DLL Finance, LLC (Jan Lease 101-0576193-000)	\$2,266.28
DLL Finance, LLC (Feb Lease 101-0576193-000)	\$2,238.92
DLL Finance, LLC (Dec Lease 101-0570758-000)	\$658.19
DLL Finance, LLC (Jan Lease 101-0570758-000)	\$666.24
DLL Finance, LLC (Feb Lease 101-0570758-000)	\$658.19
DLL Finance, LLC (Dec Lease 101-0568608-000)	\$1,906.54
DLL Finance, LLC (Jan Lease 101-0568608-000)	\$1,929.85
DLL Finance, LLC (Feb Lease 101-0568608-000)	\$1,906.54
Island Carpet (Carpet – 12 W Clubhouse in simulator room)	\$3,528.88
Island Carpet (6 W Miacomet – replace carpet, add flooring)	\$4,995.98
Island Carpet (6 W Miacomet – replace carpet, add flooring)	\$4,995.98
J. Davis Marketing Systems, LLC (Irrigation head yardage)	\$3,183.50
Kam Appliances (Replace fridge in rental house)	\$1,299.99
Mac Davis Flooring (69 Bartlett water in basement – insurance)	\$2,472.50
Mac Davis Flooring (69 Bartlett water in basement – insurance)	\$7,299.37
Mac David Flooring (69 Bartlett water in basement – insurance)	\$5,847.15
Shawn Thompson Electric (Irrigation at 6 W house)	\$747.00
Shawn Thompson Electric (Irrigation at 6 W house)	\$3,647.00
Turf Products (Trailers for Miacomet Golf)	\$6,320.46

Total Miacomet Golf Capital Expenditures to be reimbursed **\$68,132.48**

Siasconset Golf

DSDC, Inc (Fixing buildings – new doors, sidings, roofing) \$23,735.11

DSDC, Inc (Fixing buildings – new doors, sidings, roofing) \$39,717.65

Total Siasconset Golf Capital Expenditures to be reimbursed \$63,452.76

Strengthening the Nantucket Islands Land Bank's Agriculture Program

A Preliminary Roadmap

Summary Presentation of Findings for the Land Bank

October 24, 2023

Jamie Potters, *New England Program Manager*



American Farmland Trust

SAVING THE LAND THAT SUSTAINS US

No Farms No Food[®]



American Farmland Trust

American Farmland Trust

SAVING THE LAND THAT SUSTAINS US



PROTECT FARMLAND

We lose 2,000 acres of farmland a day across the US: this has serious implications for food production, our environment, and the next generation of farmers. Climate change and extreme weather are compounding risks to farmland and soil health.



PROMOTE SOUND FARMING PRACTICES

We help farmers with the difficult transition to more regenerative farming practices that rebuild soil health, sequester carbon, protect our waterways, and boost income.



KEEP FARMERS ON THE LAND

A seismic transfer of farmland is looming. More than 40% of American farmland is owned by seniors aged 65 and older. AFT provides guidance, tools, and partnerships that connect current landowners with diverse, new farmers to ensure a sustainable farming future.

History of AFT supporting the Land Bank

Fall 2021

NILB and AFT enter into a contract for ongoing consulting services to advance agriculture on the island.

AFT soil specialist visits Nantucket to take soil test of 3 farms sites and provides training to staff.

Winter 2022

Jamie conducts 18 virtual interviews with island farmers, Land Bank commissioners, and other stakeholders.

May 2022

Initial working draft is shared with the Land Bank, and is used internally to guide next steps.

2022-2023

Jamie supports the Land Bank with the development of an RFR process for farm properties and weighs in on specific questions, as needed.

October 2023

Working draft is formalized into a final draft form. Presentation of given on-site to the Land Bank and community.

November 2023

Final report will be provided to the Land Bank that will incorporate feedback from the Oct. visit.





Assets for Nantucket Agriculture



***Savvy, hardworking,
and dedicated
farmers and farm
businesses.***





***The Land Bank:
landholdings, staff, and
resources to protect
and create access to
more farmland.***



Unmet demand for local food, especially beyond the summer months and for institutional and wholesale markets.



Dedicated community members & organizations committed to conservation, housing, food access, town character, ecological integrity & history.



“It’s a great place to make stuff...people aren’t afraid to pay for things.”

Thoughtful consumers and philanthropists.



Challenges for Nantucket Agriculture

Costs

- Housing
- Farmland
- Infrastructure
- Inputs
- Shipping & transportation
- Labor

“Every conversation with almost anyone about anything always comes down to **housing.**”



“It’s a universal struggle for farmers. **Everything is more expensive on the Island.** Everything has to come by boat.”

Weather, Environment & Seasonality

- Climate Change
- Limited growing season
- Pest and disease pressure
- Variable or degraded soils
- Runoff and pollution



“The way the climate is going, **it’s getting harder and harder to grow crops out of doors.**”

Farmland Loss & Food Availability

- Loss of farmland
- Lack of year-round food production & processing/storage infrastructure
- Limited sales to wholesale markets
- Limited commodity crops and livestock production

“I think of some of the places we used to cut hay, **now it’s all covered with houses.**”

“We have to **send animals off island to be slaughtered...** it makes no sense.”

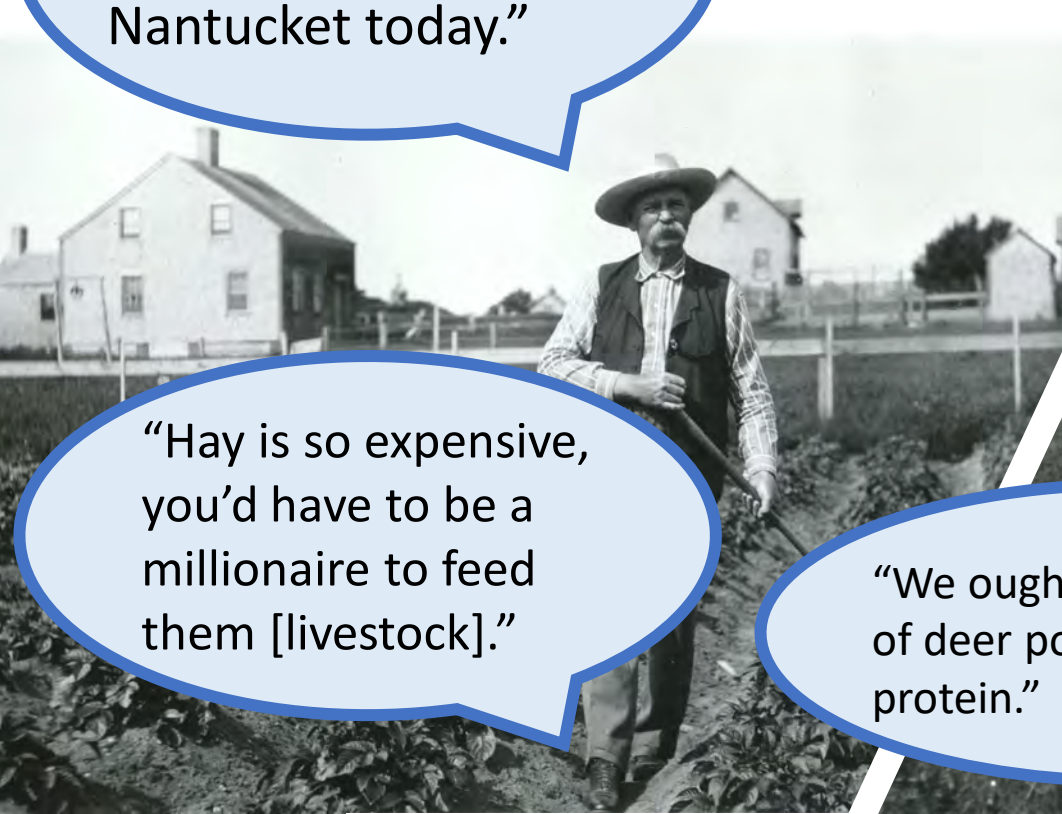
“What’s lacking is **overall infrastructure...**the easiest thing would be to have a **centralized processing and storage** area. That’s the stuff farmers don’t want to worry about.”



“There’s practically no animal agriculture on Nantucket today.”



“The reason that the island looks the way it does today is **because of 200 years of intensive sheep grazing.**”



“Hay is so expensive, you’d have to be a millionaire to feed them [livestock].”



“We ought to take advantage of deer population for local protein.”

“There used to be a bunch of dairies on the island...need to get at those old pastures and bring ‘em back so they are usable.”

Education, Resources & the Regulatory Environment

- Lack of active Ag Comm
- Challenging regulatory environment for food processing
- Lack of farmer resources & education
- Limited public understanding about farming
- Limited dialogue between agricultural and food stakeholders groups

“Lack of commercial kitchen access and an overly strict health department has **stifled the potential for local food.**”

“People buy up the land and don’t like the farms there...**Local people complaining is the biggest issue.**”

“There’s very little agricultural help here...no extension services, no veterinarian. **I’ve had to figure this out on my own.**”

Wealth Disparity & Food Insecurity

- Hunger and food insecurity
- Significant gap in wealth between different sectors of the population

“Local farmers could be supplying the school and the hospital with really great produce year-round. **But they can't afford the prices the farmers would have to charge to break even.** Can this be subsidized to make it more accessible to public programs?”



“One of the biggest challenges is **the wealth gap.** Many don't realize it's **our neighbors who are struggling to afford food.**”

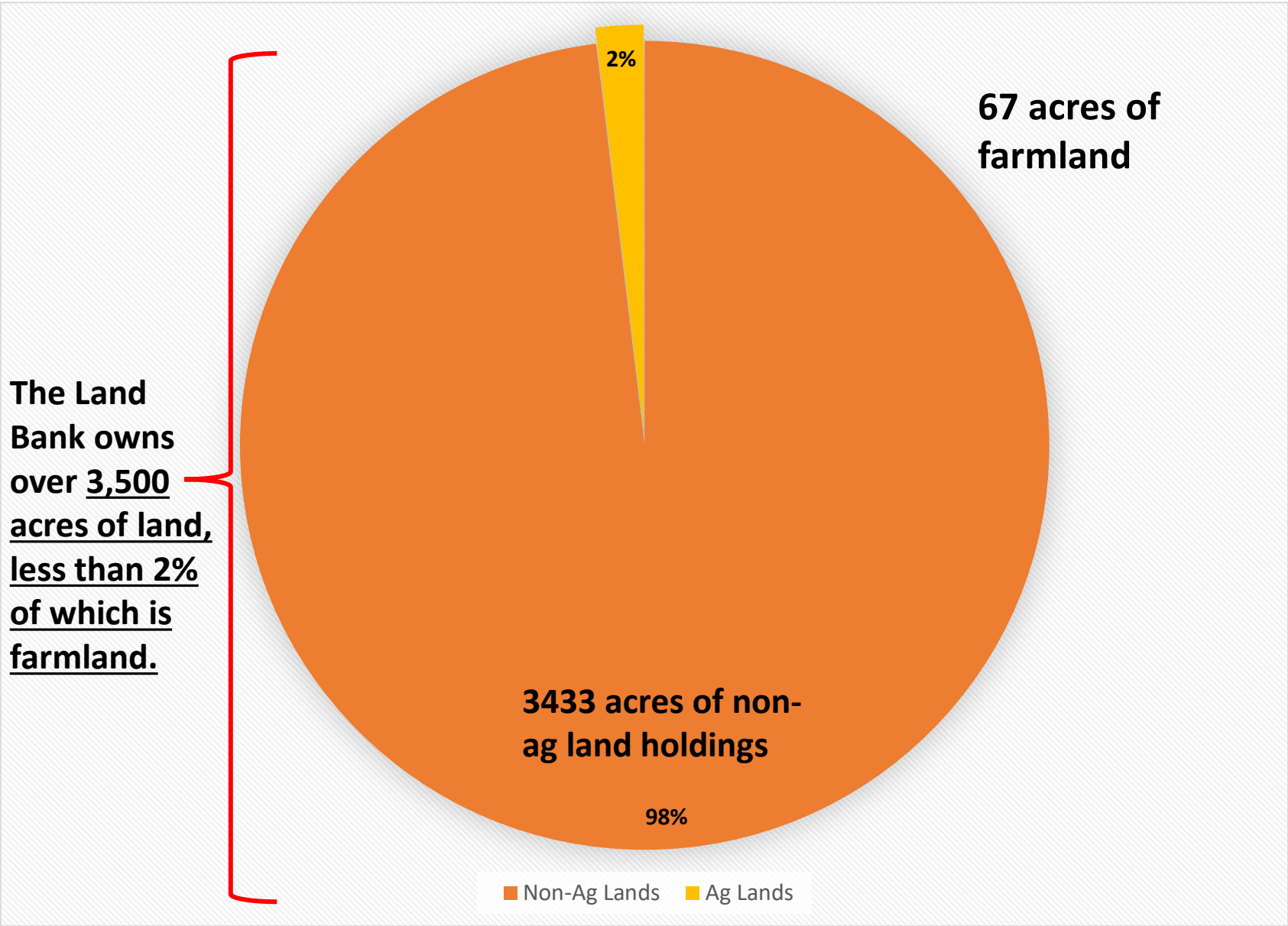


The Role of the Land Bank in Nantucket Agriculture

History of Land Bank Agricultural Lands Acquisitions

- **1997**: 25-acre *Mt. Vernon Farm* on Hummock Pond Road.
- **2001**: 13 acres of cultivated fields at *Moors End Farm* in the Shimmo area of Polpis.
- **2012**: 1.6 acres of land adjacent to *Mt. Vernon Farm* that was already home to the Nantucket Community Garden.
- **2016**: Additional 6-acres of *Moors End Farm*.
- **2019**: 15 acres of land for *My Grandfather's Farm* on Hummock Pond Rd.
- **2020**: 3.3-acre *Eat Fire Farm* at 19 Wauwinet Road was purchased.
- **2022**: 2.6-acre *Berry Patch Farm* off Vestal Street.

Percent of Land Bank Holdings Designated for Agriculture





These 67 acres are **leased or licensed to 8 different commercial farming enterprises, the Nantucket Community Garden and Sustainable Nantucket.**

In addition, the Land Bank holds an **Agricultural Preservation Restriction (APR)** on approximately **25 privately-owned acres.**



What Farmers Would Like to See from The Land Bank

Policies, Improved Transparency & Communication

“It can take a **long time to get approvals**. It would be great if that could be streamlined.”

“There should be a **thoughtful roll out of ag properties**. Something that’s **transparent and open to the public**. Give everyone a fair shot.”

“The Land Bank had unrealistic expectations at first...**a communications issue**. It’s really improved, but it’s just so important when you are running a farm.”

“We are losing farmers who want to grow food here. They can’t afford to stay. **Let’s figure out how to keep farmers here and match their proposals with suitable land.**”





Since the initial interview process was conducted in February 2022, Land Bank staff have already taken the following recommended actions:

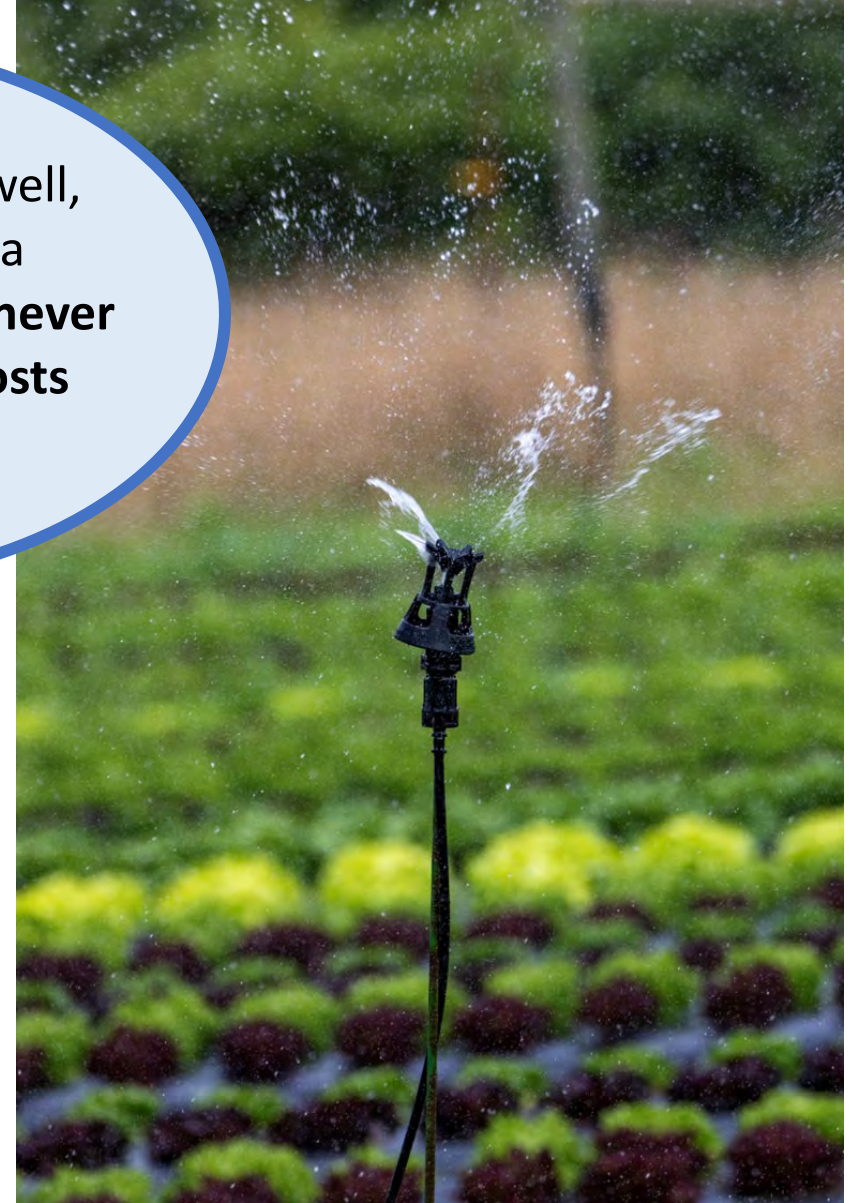
- A **Request for Response (RFR) document and process was developed**, informed by RFR license language developed and used by the Massachusetts Department of Agricultural Resources (MDAR).
- A **temporary, part-time Land Bank contractor was hired to boost the capacity of the Land Bank to facilitate the new RFR process.**
- **Two agricultural Land Bank properties were publicly posted** and applications received and reviewed by a committee of Land Bank staff, farmers, and community members associated with agriculture.
- **Licenses on both these properties were awarded to existing island farmers.**
- Both RFRs included the results of **on-site soil tests conducted by an American Farmland Trust soil specialist.**

Basic Infrastructure Provided on Land Bank Land

“The cost of infrastructure, fencing, wells, roads, electric...it’s a big part of getting a farm started....it’s so expensive here.”

“Fencing is a necessity. We are extremely overrun with deer and Canadian geese.”

“Having access to the well, irrigation, electric...it’s a game changer. I could never afford these startup costs on my own.”



Support for Built Infrastructure to Enable Viable Farms

“Even if we’re being given land at a good price, this is not easy to do for a living. Whatever support we can get....it means a lot to us...”

“The Land Band needs to understand that for a small farm to be successful on Nantucket they have to have season extension and grow in greenhouses.”



““We can’t grow our crops without this infrastructure, but it seems like the Land Bank doesn’t like to see it. They have an affinity for the open, pastoral look.”



Help address farmer housing issues



19 Wauwinnet Rd. (Eat Fire Farm)

“Housing is the number one barrier for farmers. **If you want to support agriculture, providing on-site, affordable housing for farmers is essential to that mission.**”

“You can’t start a new business here without housing.”

“The Land Bank should work with the housing trust to **create affordable housing for agricultural workers**...this would be a win-win given how sensitive the community is to the housing issue.”

Support All Island Farmers— not just those on Land Bank land

“The Land Bank should help **identify farms to take off the open market or to conserve.**”

“A shared **Mobile Poultry Processing Unit** that all farmers could use would make a huge difference.”

“If a **commercial kitchen** were available that would benefit the entire island.”

“It would go a long way if the Land Bank would **provide affordable access to processing infrastructure, equipment, amendments, and seeds that all farmers could use.**”

“[As a non-Land Bank farmer] if I lose my barn, the Land Bank won't come put up another barn for me.”

“It's a slippery slope. How can they **subsidize new farmers without negatively impacting the existing farmers** that have been here for some time?”

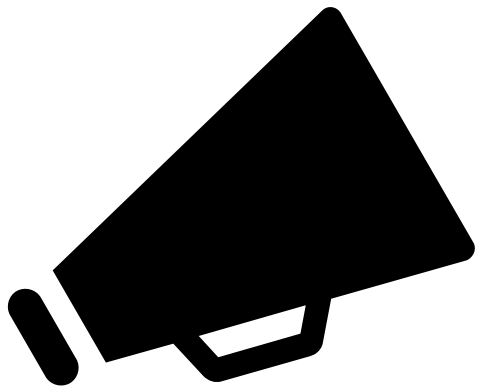
Help garner public support for agriculture

“It would be great if the Land Bank could **educate the public about local food and the realities of local agriculture**”.

“It’s **important that the public sees what agriculture really is.** [Food] doesn’t come out of a cold box in the supermarket.”

“There’s an assumption that if you’re farming you want to be poor...**The Land Bank has to communicate to the public that it’s ok for our farmers to make money and have a living wage on the island.**”

“**Agrotourism** would be a huge hit on the island”





Land Bank Commissioner Perspectives on Agricultural Mission

Commissioners Care Deeply About Farmland—Some Differing Views on Role the Land Bank Should Play

“Wells fencing, electricity are okay, **but not building and paying for a new barn or house.**”

“**Optics are very important.** I would rather we give 20 young farmers opportunities on a large parcel, rather than 1 farmer.”

“We are funded by public money and **we take that responsibility very seriously.**”

“We can be **more aware of the needs that farmers have and be more sensitive.** A main thing we can do is **provide infrastructure to facilitate farming.**”

“The island is perfectly flat and you can see structures from a long distance.... **We have to give [the allowance of large barns and structures] some deep thought.**”



The Nantucket Islands Land Bank's Agricultural Policy hereby defines "farming" or "agriculture" on Land Bank properties to include the growing of fruits, vegetables, and cut flowers; meat and egg production; native plant propagation; and vegetable starts. The Land Bank primarily supports local food production by acquiring and making land available to farmers to continue the legacy of agriculture on Nantucket. Additional mechanisms the Land Bank employs to support local food production include establishing equitable access to affordable land, providing permanent infrastructure as necessary to start and sustain viable farming operations, and encouraging creative partnerships that may result in shared agricultural resources. As the Land Bank's enabling legislation prioritizes public benefits, it is recognized that locally sourced food and the production thereof, regenerative farming practices, pastoral views, public access opportunities, and agricultural programming represent significant public benefits in the farming of Land Bank properties.

This policy may be revisited and amended from time to time as requested by the Commission.



Recommendations for the Land Bank



AFT's Top Picks CRITICAL TASKS

Critical Task #1

Hire an Agricultural Specialist to support all Nantucket farmers and to implement the other recommendations.

“The Land Bank is already doing so much...a **dedicated person to work with us [farmers] and increase communication would help a lot.**”



“They need someone on staff who could be a **mentor for farmers on the island, a liaison for farmers.**”

Critical Task #2

Conduct an **island-wide farmland inventory** to gain a better understanding of agriculture on Nantucket and to inform the Land Bank's possible roles in acquiring, protecting, making accessible, and regenerating farmland.



“How can we grow island agriculture without first understanding what’s here and what the land can support?”

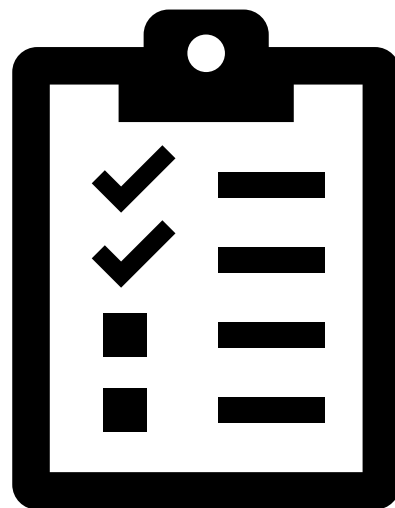
“What types of agriculture are **most suitable** on the lands that we have?”

“If farmers are trained, **where do we put them?**”

Critical Task #3

Continue to **improve the Land Bank's RFR process and licensing process** to make it as efficient, consistent, and equitable as possible, including a more transparent ranking and review process.

"We need to set them up for success and **score farmers based on experience.**"

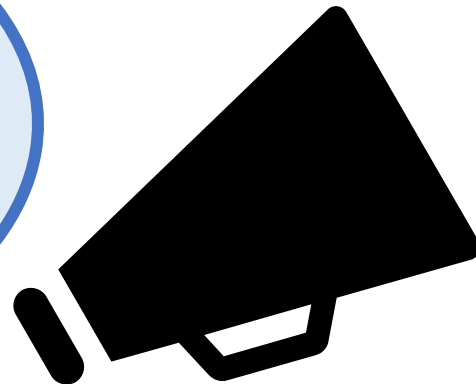


"How are proposals getting scored and ranked? How do we make sure certain kinds of farming isn't discounted because of **how it looks versus whether the business plan is sound?**"

Critical Task #4

Develop and publicize **clear policies around farmer housing, infrastructure, public access, and land licensing**, in collaboration with the farming community.

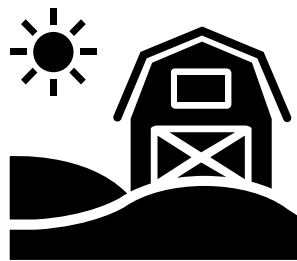
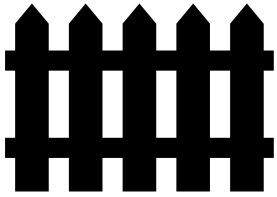
“How much infrastructure does the Land Bank provide at the outset and how much should we continue to provide? Who is responsible?...What about maintenance and perpetual costs? **These are things we need to get clear on.**”



“We want to give the **public confidence** that we are [making land and infrastructure available] properly.”

Critical Task #5

Continue to **acquire farmable lands & farm buildings** and to make affordable farmland, housing, and infrastructure more **widely available** to island farmers.

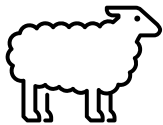
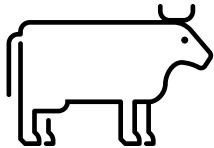
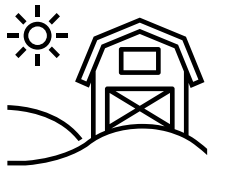


“They [the Land Bank] have land, they have money, and they have farmers. **They have all the pieces to help support agriculture.**”

“Purchasing and conserving farmland and finding farmers who otherwise would not be able to farm. **It’s a win-win.**”

Critical Task #6

Facilitate more regenerative farming practices and restore former or under-utilized agricultural lands, especially lands suitable for pasture or forage for livestock.



“The Land Bank owns a lot of nice properties of land that could be **brought to an arable state.**”

“It can be disastrous for farmers when they don’t have a good grasp of the soils. **It’s hugely expensive to amend soils. It would be huge if the Land Bank could assist with these costs.**”

“There’s lots of **grassland the Land Bank could create and graze sheep, cows, milk cows or beef.**”

“I don’t see large livestock being feasible...but there’s the potential to do **a lot more poultry** on the island if the Land Bank could help support this.”

Critical Task #7

Publicize the Land Bank's increasing role in supporting agriculture, increase public awareness about local farming, and better engage the public on Land Bank agricultural properties.

“Community outreach and education is so important. I'd love to see the Land Bank engage with the public and our community on agricultural land.”

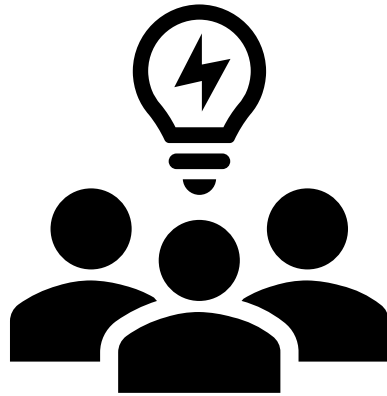
“Hikes, historical farm tours, farm dinners...all of these could help bring the public in to increase awareness of local farming”



Critical Task #8

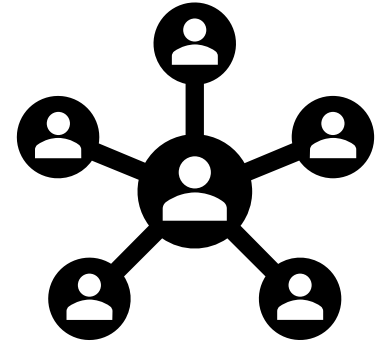
Encourage (and participate in) the revival of the Nantucket Agricultural Commission.

- The Ag Commission could support the Land Bank in advancing any of these or other recommendations.



Critical Task #9

Participate in broader food system dialogue and identify areas where Land Bank resources can help fill the gaps to strengthen the local food economy. Evaluate the need for the establishment of a Local Food Council or Advisory Committee.



“The Land Bank, the town, and food security groups could **work together and build a food hub** to create more value-added processing, cold storage, and freezer storage.”

“I would really like to see all of us **learning from each other and working collaboratively**. That’s really important to me as a farmer.”

“In many ways we’ve really **lost a sense of the farming community**...often we are doing things on our own, and there’s not a lot of sharing and coming together.”

Voices & Visions for the next 20 years

“More **diversity**, more orchards and farms that involve the community to bring **rural character** back to Nantucket. We’re still considered a food desert. We need more **year-round food options**.”

“My vision is not to take it back to the Nantucket of old, with historical barns and sheep. We have a lot of **small farmers who can make a living and farm on under 5 acres**. I don’t see large farms ever happening here again.”

“Building up **infrastructure NOW for the future**...I want Nantucket to be able to **sustain itself** and be here for the long-run.”

“This land is sacred. My personal vision is that we **care for the land, conserving the resources**, not causing harm to the planet. This very small garden we’ve been given to live in, to take care of.”

“What I want to see is farmers do really well, and having the perception that it’s a really good thing that the Land Bank does.”

“Nantucket’s food system should **work for everyone**, year-round. It should **feed people well**.”

“The resources are there. The land is there, farmers are there, farmers who have experience. With the Land Bank’s help, we can **grow a lot more food for the community**.”

Let's make it happen.



CONTACT
INFORMATION

Jamie Pottern
jpottern@farmland.org

American Farmland Trust
www.farmland.org

FARMLAND INFORMATION CENTER
www.Farmlandinfo.org



American Farmland Trust



Strengthening the Nantucket Land Bank's Agriculture Program: A Preliminary Roadmap

A summary of findings and recommendations from Nantucket Agricultural Stakeholder Interviews

Prepared by American Farmland Trust for the Nantucket Land Bank, October 2023

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 - c. Overall Needs to Secure a More Resilient and Viable Agricultural Future on Nantucket
- IV. **The Role of the Nantucket Land Bank in Nantucket Agriculture**
 - a. Sentiments, Perceptions, and Concerns expressed about the Land Bank
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 - c. Overview of what farmers would like to see from the Land Bank
- V. **Key Proposed Recommendations for the Land Bank**
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 - b. List of Resources, Models and Tools

I. Executive Summary

The island of Nantucket is a community with a rich and complex agricultural history. The Nantucket Islands Lands Bank's increased commitment to supporting agriculture is vitally important to the future of local farming--and local food security--on Nantucket. The island has some of the most expensive farmland and housing costs in the country, on top of ongoing and increasing threats to agriculture: impacts from climate change and unpredictable weather patterns, rising costs of inputs and infrastructure needed to operate farms, supply chain challenges, a seasonal economy, food insecurity, and competition for land from non-farmers.

One-on-one conversations between American Farmland Trust and agricultural stakeholders on the island revealed some common themes about needs and opportunities for supporting farmers and strengthening island agriculture. All recognize the critical role that the Land Bank plays in securing farmland for future generations and see exciting opportunities for how it might further expand its role to help address the mounting challenges faced by Island farmers and residents.

In particular, the Land Bank is positioned to play a vital role in addressing key barriers around affordable access to farmland and associated infrastructure, as well as support farmers and the agricultural economy in many ways.

While some of this report's recommendations may appear, on first glance, to be outside the scope of the Land Bank's mission, AFT's strong guidance is that fostering a viable agricultural community is vital to protecting farmland. Many of the stakeholders AFT spoke with share this sentiment. While the Land Bank may not be positioned to take on all of these recommendations in the near-term or at all, AFT believes this holistic understanding by the Land Bank of the broader challenges and opportunities for agriculture is very important. We hope that it might inspire and foster more creative partnerships and solutions to not only secure and protect farmland, but more broadly serve the public benefit through increased food security, a stronger farm economy, and more climate-resilient land use practices. We believe broad support of agriculture on the Island is important to the success of this mission area for the Land Bank.

II. Project Scope Overview: Goals, Interview Process, & Report Structure

Project Goals:

American Farmland Trust ("AFT") was hired in late 2021 by the Nantucket Islands Land Bank ("the Land Bank") as a consultant to support their efforts to enhance the Land Bank's agriculture program on Nantucket. AFT staff, New England Program Manager, Jamie Pottern and New England Regional Director, Nathan L'Etoile, worked closely with Land Bank staff Rachael Slosek and Jesse Bell to learn about the Land Bank's agricultural efforts to-date and to help map a path forward for the Land Bank to strengthen its support to farms and farmers.

In order to glean local knowledge about agriculture needs and perceptions of the Land Bank, AFT proposed an interview process of local agricultural stakeholders. AFT and the Land Bank established the interview process goals as follows:

1) Better understand the agricultural sector and the needs of farmers on Nantucket; **2)** Learn how the Land Bank is perceived by agricultural stakeholders and how it perceives its own role supporting Nantucket agriculture; and, **3)** Learn ways the Land Bank can enhance its work to better serve the needs of farmers and chart a path forward.

Interview Process:

Between February 9th and 14th, 2022, AFT's Jamie Pottern interviewed 18 agricultural stakeholders recommended by Land Bank staff Rachael Freeman and Jessie Bell. Those interviewed were 11 farmers (two of the interviews included two farmer partners at once), 4 Land Bank Commissioners, 1 non-profit organization, and 2 food businesses.

Interview questions, listed in the Appendix, were mutually drafted and agreed upon by AFT and the Land Bank based on the above-described goals. Jamie Pottern conducted each interview, and spent between 45 and 60 minutes speaking with each interviewee, totaling approximately 15 hours.

To facilitate frank and honest feedback from interviewees', AFT assured interviewees that their opinions would be anonymized and integrated into a broader whole in this summary—the sole audience being for the Land Bank. While this report may become publicly available since the Land Bank is a public entity, AFT took great care to ensure the privacy of interviewees. AFT made clear to

interviewees that the Land Bank may also utilize this summary to inform future work, including possible public engagement processes in the future.

Report Structure:

This report summarizes the responses and ideas shared in the stakeholder interviews into three main sections: *Nantucket Agriculture*, *The Role of the Nantucket Land Bank in Nantucket Agriculture*, and *Key Proposed Recommendations for the Land Bank*. The *Nantucket Agriculture* section includes high level assets, challenges, and overall needs to enhance Nantucket agriculture at large as defined by local stakeholders. The *Role of The Nantucket Land Bank* section summarizes challenges and concerns expressed by stakeholders about the Land Bank, the Land Bank Commissioners’ own perspectives on its role supporting local agriculture, and an overview of what farmers and stakeholders would like to see from the Land Bank. The *Recommendations* section includes proposed recommendations for the Land Bank based on the entirety of the interview feedback, combined with AFT staff’s agricultural knowledge and Land Bank staff input. The *Appendix* includes some additional resources that may be helpful for the Land Bank to explore.

The report recommendations are designed as guidance and food for thought as the Land Bank works to more intentionally define its agriculture program. Due to the limited timing and scope of this initial inquiry, readers will note that the recommendations include suggestions for additional interviews, public engagement, research, and the development of Land Bank policies and practices that were outside the specific scope of this project. AFT would be happy to provide further support to the Land Bank to guide, shape, and support taking further action on any of the proposed next steps. A number of recommendations, such as the development of a Request for Proposal process, have already been followed by Land Bank staff since a preliminary draft was shared in the spring of 2022.

While some of this report’s recommendations may appear, at first glance, to be outside the scope of the Land Bank’s mission, AFT’s strong guidance is that fostering a viable agricultural community is vital to protecting farmland. Many of the stakeholders AFT spoke with share this sentiment. We hope this report will inspire the Land Bank to take a more active role in facilitating conversations and creative partnerships on Nantucket that might catalyze action toward a more unified and resilient agricultural community.

III. Nantucket Agriculture

Brief Agricultural History

Agriculture on Nantucket has largely been influenced by cultural developments throughout history. Transitions in industry from farming to whaling to tourism, as well as changes in the dominant ethnicity of the population all affected the type of farming taking place and the emphasis on local food. Although the relevance of farming has shifted over time, the reality remains that agriculture has been an important component of the economy and a vital part of subsistence on Nantucket since the Wampanoag settled the island.

The Wampanoag Native American tribe were the original inhabitants and farmers of Nantucket Island. Their society operated on a 13-month calendar based on nature, seasons, and the senses. Arrival at the wetu or “summer home” included tasks such as planting gardens containing beans, corn, squash and

Jerusalem artichoke that were meant to augment a summer diet consisting mostly of seafood. Additional crops may have included sunflowers, fruit trees, pumpkins and melons. In addition to farming, the Wampanoag harvested wild plants and hunted animals to complete their diet. (McMannis 2010).

Upon their arrival in the 1600s, English settlers learned about farming the sandy soils of Nantucket from the Wampanoag and then expanded into agricultural endeavors such as harvesting salt marsh hay, raising cattle, and sheep grazing. Over time, English settlers forced Native American families from their land and exposed them to novel germs that resulted in sickness and death. By 1765, due to repeated bouts of illness and starvation, few Wampanoag remained on Nantucket.

Gradually, farming on Nantucket evolved to more closely resemble agriculture throughout New England, with a variety of fruits, vegetables, livestock, dairy and poultry being produced. Although Nantucket's colonial history is well-known for supporting a strong whaling industry, from 1690 to 1850, which peaked in the mid-1700's, prior to that time the dominant economy was raising sheep. Rearing sheep for wool and mutton occurred in what was referred to as the Common Lands outside of Town and in 1704, a survey reported 25,000-30,000 sheep grazing on the island (McMannis 2010). Much of the current plant community and ecology of the island is attributed to the agricultural land use history, and particularly the intensity of sheep grazing (Dunwiddie XXXX, Beattie et al. XXXX). The open fields and wide views across the island that are beloved by residents and visitors are primarily a product of this extensive history of sheep grazing.

Although agricultural activity declined during the whaling era, farming was reinvigorated by the 1850s and in 1875, the island is stated to have had over 100 working farms. During that time, at least two large dairy farms, the Sexton Farm and Sanford Farm were operating on the island as well as other smaller dairy operations. Sanford Farm was an operating dairy until the early 1920s¹ while the Sexton and Moors End Farms operated as a joint dairy until 1968. As Nantucket gained popularity as a tourist destination, most large farms were subdivided and, by the late 1970s, much of the farmland had been sold into private development (McMannis 2010).

Agriculture Today

Today, Bartlett's Farm and Moors End Farm remain the largest agricultural operations on the island, both of which focus on growing produce. There are multiple smaller farming enterprises such as My Grandfather's Farm, Berry Patch Farm, Eat Fire Farm, Fog Town Farm, Washashore Farm, and Secret Farm that also contribute to the local food system in a myriad of ways. Recently, a small group of female growers initiated the Nantucket Flower Collective to wholesale flowers to local businesses.

Current data of Nantucket farmland is limited. The 2017 Census of Agriculture reported a total of 769 acres of farmland--21 commercial farms--on Nantucket today. The majority of these farms are small in size. According to the census, while two large farms remain on the island (between 50 and 499 acres), 33% of farms are between 1 and 9 acres, and 57% are between 10 and 49 acres.² Sixty-percent of farms are in cropland, with the remainder in pastureland, woodland, or other uses.³ American Farmland Trust's Farms Under Threat project (2016), which conducted a geospatial analysis of the nation's

¹<https://www.nantucketconservation.org/properties/sanfordfarmrampasture/>

² https://www.nass.usda.gov/Publications/AgCensus/2017/Online_Resources/County_Profiles/Massachusetts/cp25019.pdf

³ Ibid.

farmland, indicates there may be significantly more farmland on Nantucket than is captured by the Census of Agriculture (up to 2,600 acres total).⁴ However, according to Land Bank staff, these data sources may be presenting an overestimation of current farmland on the island. Therefore, an in-depth, localized farmland inventory (as recommended by this report) is needed to gain a more accurate understanding of the amount, size, type, and protection status of farmland on Nantucket today.

Being an island and an often prohibitively expensive place to live, poses significant challenges for the future of Nantucket agriculture. Development pressures, weather and limited growing seasons, climate change, pests, supply chain issues, and the high cost of materials, land and housing all threaten the current and long-term viability of island agriculture.

At the same time, Nantucket is a place with deeply committed, innovative people and organizations dedicated to farming and fostering a healthy community, and a variety of resources that lend themselves to a range of exciting possibilities for a robust agricultural future.

Below is a broad, high-level summary of assets, challenges, and overall needs for Nantucket agriculture derived from AFT's conversations with 18 selected agricultural stakeholders on the island. While these are likely not fully inclusive of all the many assets, challenges, and opportunities possible on the island to enhance the agricultural sector, together they constitute an informed and meaningful synopsis.

III.a. Assets for Nantucket Agriculture

- Existing Land Bank lands and financial resources and capacity to acquire more land for agriculture. Dedicated Land Bank staff and Commissioners.
- Smart, dedicated, hard-working, adaptable, and savvy farmers and fishermen of all ages running a range of farm business models and distribution models (i.e., farmstands, Community Supported Agriculture (CSA) programs, food boxes, on-farm stores, online store, sales at farmers market, donations to the food bank, etc.)
- An affluent consumer base, especially the seasonal population in the summer months, that is excited to buy local food.
- A large, unmet demand for local food and food products (including seafood) at small grocers, restaurants, and the farmer's market.
- A robust restaurant industry actively attempting to source locally.
- Largely untapped institutional and wholesale markets for local food: schools, hospital, elder care/nursing facilities, food pantry, hotels, grocery stores, etc.
- Significant potential and capacity to make new linkages and efficiencies between producers and consumers through new technologies and collaborations (e.g., Process First).
- Passionate philanthropists who care about local people and businesses and want to contribute to help keep Nantucket sustainable and thriving (e.g., Remain Nantucket).
- Dedicated community members and organizations (non-profits, town committees and boards, and public agencies) committed to conservation, housing, food access, island character, ecological integrity, and history.
- General public support for local food and agriculture and a desire for more engagement opportunities on farms.
- Sustainable Nantucket (non-profit organization licensing Land Bank land that offers affordable access to farmland and farming infrastructure, and which supports a farmstand and farmers market for the community).

⁴ <https://csp-fut.appspot.com/>

- Free source of organic OMRI compost from Toscana.

III.b. Challenges for Nantucket Agriculture

Costs

- High cost and lack of accessibility of farmland for farmers.
- High cost and lack of availability of housing for farmers and farm workers (and other workers of food businesses and services supporting the local food economy) (~\$3M for median house price).
- High cost of farm infrastructure (barns, hoop houses, wells, fences, electricity, etc.) on the island to start and sustain a farm.
- High cost of farm inputs (fuel, feed, seeds, soil amendments, etc.) on the island (getting products over on a boat) to start and sustain a farm, and no on-island farm supply store or tractor repair business.
- High cost of farm labor.
- High cost of local/seasonal food for consumers (restaurants, institutions, individuals).

Weather, Environment, and Seasonality

- Challenging and worsening weather conditions for growing crops (wind, intense storms, cold springs, heat, dryness, fog, increase in pests and disease due to climate change etc.). Conditions necessitate added infrastructure, such as hoop houses or greenhouses for productive crops and to extend the growing season. Wet weather makes drying hay very difficult.
- Narrow window of time for ideal crop production.
- Variable soil types and conditions across the island (sand in some places, wet clay in others, some degraded soils due to acidification) pose challenges to farmers and in many cases necessitates the use of soil amendments and new management practices to maximize or restore soil health and productivity.
- Loss of crops due to significant deer pressure from unmanaged herd populations and pressure from Canada Geese.
- Surface water runoff and septic systems negatively impact water quality and harbor health, which in turn decrease seafood production.

Local Year-Round Food Production & Food Availability

- Loss of farms on Nantucket over the last century—in 1875 there were over 100 farms in operation (McManis 2010) .
- Lack of year-round, local food production.
- Limited value-added processing infrastructure to preserve food.
- Limited local food production for and sales to wholesale markets (institutions, restaurants, grocery stores, food bank, etc.) due to a gap between what farmers need to get paid and what wholesale buyers can or will pay.
- Limited aggregation of produce from multiple farms happening to meet higher volume needs of wholesale buyers.
- Limited amount of commodity crops, aside from corn, being produced and a lack of storage infrastructure for these crops.
- Very limited livestock production (virtually no meat, pastured poultry, eggs, or dairy products) due to lack of on-island animal processing infrastructure, high cost of feed/inputs/energy, high cost of infrastructure for housing/wintering livestock, no on-island veterinarian, etc. Animals

must be sent off island to a certified facility for processing at great cost to the farmer, in order to be sold commercially.

Education, Competition, and the Regulatory Environment

- Lack of operational Agricultural Commission to effectively advocate for farmer interests and limited volunteer capacity (or awareness about the opportunity) to serve on agricultural boards and committees.
- Lack of access to farmer resources and education and many farmers feel isolated.
- Lack of understanding of many residents about agriculture and the pressures and realities of farming.
- Lack of understanding of where agriculture is taking place now and what opportunities and limitations exist for expanding agriculture (i.e., land availability, soil types, infrastructure, zoning, etc.)
- Difficult-to-navigate Board of Health (BOH) regulations. BOH staff lacking knowledge about local agriculture (including local seafood) and food safety, which creates barriers for the sale of local food and food products.
- Lack of understanding and dialogue among and between stakeholder groups (farmers, non-profits, public agencies, retailers, property owners, etc.) has led to misperceptions and competition over land, markets, and other resources.
- Lack of awareness about the availability of Land Bank land and the process for accessing that land.

Wealth Disparity & Food Insecurity

- Hunger and food insecurity for many residents, and inability to afford local food products.
- Significant gap in wealth between different sectors of the population (many year-round residents and seasonal workers are very low-income, while many summer season residents and visitors are high income).

III.c. Overall Needs to Secure a More Resilient and Viable Agricultural Future on Nantucket

- Affordable land access.
- Affordable housing solutions.
- Affordable on-farm infrastructure (season extension, water/irrigation, electricity, fencing).
- Restoration and regeneration of current and former farmland.
- Creation of processing, storage, and value-added infrastructure.
- Revitalization of some livestock agriculture, including on-island processing infrastructure.
- Better farm pest management (e.g., Deer and Canada Geese pressure).
- Free and accessible resources and support services for all island farmers.
- Reduced costs of farmer inputs and equipment.
- Improved Board of Health regulations and BOH staff more knowledgeable and supportive of local agriculture.
- Affordable, healthy food access for food insecure residents.
- More on-island ancillary farm businesses (tractor repair, farm supply store) & an on-island veterinarian.
- Revival of the Nantucket Agricultural Commission.
- Broad public education to uplift the importance of local agriculture & reduce conflicts.
- Promotion of sustainable land use practices from yards to farms.
- Improved communication between agricultural stakeholders and support organizations to promote better understanding of needs, perspectives, and solutions for island agriculture.

- Comprehensive assessment of current farmland use, potential, and availability to assess full agricultural potential for Nantucket.
- Holistic coordinated food system policies for the Island.

IV. The Role of The Nantucket Land Bank in Nantucket Agriculture

The Nantucket Islands Land Bank (the Land Bank) is an unparalleled community resource. The Land Bank, established in 1983 as the first land bank in the nation, is a government agency that exists for the purposes of acquiring and managing land of open space, agriculture, and recreation for the benefit of the public.⁵ The Land Bank receives revenue from a two percent fee levied against most real estate transfers on Nantucket.⁶

In total, the Land Bank owns over 3,500 acres of property, approximately 67 acres of which is designated for agriculture. The first agricultural purchase occurred in 1997 when the Commission acquired the 25-acre Mt. Vernon Farm on Hummock Pond Road. This acquisition was followed by the purchase of 13 acres of cultivated fields at Moors End Farm in the Shimmo area of the island. In 2012, the Land Bank purchased 1.6 acres of land adjacent to Mt. Vernon Farm that was already home to the Nantucket Community Garden. This was followed by acquiring an additional 6-acres of Moors End Farm in 2016, and 15 acres of land for My Grandfather's Farm on Hummock Pond Road in 2019. In 2020, the 3.3 acre Eat Fire Farm at 19 Wauwinet Road was purchased followed by the 2.6 acre Berry Patch Farm off Vestal Street in 2022.

In total, the 67 acres of agricultural land owned by the Land Bank are leased or licensed to 8 different commercial farming enterprises, the Nantucket Community Garden and Sustainable Nantucket. In addition, the Land Bank holds an Agricultural Preservation Restriction (APR) on approximately 25 privately-owned acres.

Using the 2017 Census of Agriculture figures, which reported a total of 769 acres of farmland on Nantucket⁷, the Land Bank's current 67 acres of agricultural holdings constitute only 8.58% of the total agricultural acreage on the island. While a more in-depth farmland inventory is needed to shed light on an even more accurate figure for agricultural land totals on the island, the available data indicate that there is significant opportunity for the Land Bank to play an increased role in the acquisition and protection of the island's farmland moving forward.

The Land Bank's staff and five member, publicly-elected Commission are passionate individuals who care deeply about the Land Bank's mission. In 2020, the Commission recognized that agriculture, although one of the three pillars of the Land Bank Act, represented less than 2% of its holdings. With this in mind, the Commission decided to increase the Land Bank's emphasis on and commitment to local farming.

⁵ <https://www.nantucketlandbank.org/about/establishment/>

⁶ Ibid.

⁷ https://www.nass.usda.gov/Publications/AgCensus/2017/Online_Resources/County_Profiles/Massachusetts/cp25019.pdf

Though still a relatively new initiative, there is extraordinary potential for the Land Bank to play a critical role in enhancing Nantucket’s agricultural landscape, economy and food security for the public benefit.

Below is a summary of the challenges and concerns expressed by interviewees about the Land Bank, a summary of Land Bank Commissioners’ own perspectives about the Land Bank’s agricultural mission, and a summary overview of what farmers and stakeholders shared that they would like to see from the Land Bank. These are likely not fully inclusive of all the possible perspectives and opportunities and some perspectives may have changed since the interview process was conducted in February 2022.

IV.a. Sentiments, Perceptions, and Concerns expressed about the Land Bank

- 1) Some awareness of the Land Bank as it relates to Sustainable Nantucket’s farm, but many are not aware of Land Bank’s broader role and efforts around conservation and farmland access.
- 2) Perception of a lack of transparency and consistency, from the perspective of farmers and growers, about who can access Land Bank land, how decisions are being made, and what kinds of costs and infrastructure the Land Bank will subsidize for farmers.
- 3) Lack of clearly articulated and transparent formal process for farmers to access Land Bank land.
- 4) Perception of a lack of fairness for farmers not affiliated with the Land Bank. There is concern and some frustration that Land Bank-affiliated farm businesses are “subsidized” with financial support and affordable access to land and resources while unaffiliated farms are not.
- 5) Perception that the Land Bank owns most of the farmable land—which has lent itself to strong sentiments around wealth, power dynamics, and control of land for those seeking land access.
- 6) Lack of public understanding about the Land Bank and what they can and cannot fund. In particular, a strong public perception that the Land Bank should be doing more to address the lack of affordable housing.

IV.b. Land Bank Commissioner perspectives on the agricultural component of the Land Bank’s mission

- 1) Agriculture represents a newer and very important mission area for the Land Bank.
- 2) Commissioner perspectives about agricultural operations and farm infrastructure on Land Bank lands have been driven by experiences with the Sustainable Nantucket farm project. There is a fundamental tension between limits and guardrails needing to be placed on the expansion of infrastructure on a small property and the farm’s desire to meet the infrastructure needs of its farmer lessees.
- 3) Commissioners have a desire for a more proactive and collaborative approach, backed by clear policies and site-appropriate limits, as opposed to a more reactionary approach.
- 4) Varied understanding and sentiments amongst Land Bank Commissioners about:
 - What the Land Bank can and cannot fund in regard to agricultural properties, especially as it relates to permanent built infrastructure (e.g., barns, houses).
 - What the Land Bank’s charge around “public benefit” means for agricultural properties—concern about supporting individual farmer/farm families due to perception of private benefit, as opposed to a site where multiple individual farmers can benefit.
 - What agriculture “should” look like on the island (e.g., open viewsheds versus appearance of a working farm).
- 5) Tension for some Land Bank Commissioners needing to be responsive to constituents’ concerns around the impacts of agriculture while entering into a newer territory of supporting farmers.
- 6) Desire for more public education related to agriculture, and more public understanding of the role of the Land Bank.

- 7) Open Meeting Law limitations make frank conversation and goal-setting on this topic more challenging.
- 8) Commissioners are very welcoming of support and eager to adopt clear and transparent statements, policies, and procedures for agricultural lands moving forward.

IV.c. Overview of what farmers would like to see from the Land Bank

1) Land Bank farmers

- A clear, transparent, and equitable Request for Proposal (RFP) process for accessing farmland. Clear policies related to what is allowed and not allowed.
- Timely communication from Land Bank staff/Commissioners and a streamlined approval process.
- Basic infrastructure (electricity, fencing, water) provided on all Land Bank farm properties; as well as other infrastructure that may be necessary to farm on certain sites (e.g., an access road for moving/watering animals).
- Greater understanding about the critical need for certain built infrastructure on farmland:
 - Farmers understand the aesthetic considerations/concerns of the Land Bank in regard to built infrastructure (i.e., hoop houses, heated greenhouses, storage/refrigeration, pack/wash facilities, barns, farmstands, value-added infrastructure, and housing). Without some of this infrastructure, however, most cannot sustain a viable farm considering the unique realities of farming on Nantucket: weather/wind, pests, seasons, costs of inputs, cost of housing, and markets. They would like to be heard around what it really takes to run a viable farm business and would like clear policies from the Land Bank articulating its policy related to structures in an equitable way that takes into consideration farm size, business type, and viability.
- Play a role in addressing the prohibitive cost of housing for farmers and farm and food workers and the limitations that places on Nantucket agriculture.
- Help garner public support for agriculture and bring its resources and organizational capacity to the broader agricultural issues on Nantucket.
- Hire more Land Bank staff knowledgeable about agriculture who can provide agricultural extension type services to help farmers navigate the regulatory environment, crop and pest challenges, soil health, grants and financing, and other challenges and opportunities related to agriculture.

2) Non-Land Bank farmers

- A clear, transparent, and equitable Request for Proposal (RFP) process for accessing additional farmland. Clear policies related to what is allowed and not allowed.
- Address concerns about “subsidizing” some farmers over others, which could include strategies for supporting non-Land Bank farmers with more affordable access to agricultural inputs and equipment (e.g., shared use equipment, food hub, fertilizers/amendments, more support improving agriculture broadly on the island, etc.).
- Help garner public support for agriculture and bring its resources and organizational capacity to the broader agricultural issues on the Island.

V. Key Proposed Recommendations for the Nantucket Land Bank

Based on stakeholder interviews, and informed by AFT and Land Bank staff's agricultural knowledge, below is our list of recommendations for the Land Bank to advance agriculture on Nantucket. Beneath each high-level recommendation are specific actions that the Land Bank could consider undertaking. In some cases, we have provided examples of these actions undertaken in other communities. While some of these recommendations may best be undertaken by the Land Bank itself, others may be a better fit for other organizations. We encourage the Land Bank to play a role facilitating new partnerships and dialogue with relevant organizations and stakeholder groups about these issues and identifying those best suited to take on suggested action items from this report.

AFT believes a holistic understanding by the Land Bank of the broader challenges and opportunities for agriculture is very important to the Land Bank's success in supporting island agriculture.

We hope that this holistic approach might inspire and foster more creative partnerships and solutions to not only secure and protect farmland, but more broadly serve the public benefit through increased food security, a stronger farm economy, and more climate-resilient land use practices. We believe *broad support of agriculture on Nantucket* is important to the success of this mission area for the Land Bank.

Since the initial interview process was conducted in February 2022, Land Bank staff have already taken the following recommended actions that were advised in an earlier draft of this report:

- A Request for Response (RFR) document and process was developed, informed by RFR license language developed and used by the Massachusetts Department of Agricultural Resources.
- Two agricultural Land Bank properties were publicly posted and applications received and reviewed by a committee of Land Bank staff, farmers, and community members associated with agriculture.
- Licenses on both these properties were awarded to existing island farmers. As of the date of this report, the Land Bank is still in the process of finalizing these licenses.
- Both RFRs included the results of on-site soil tests conducted by an American Farmland Trust soil specialist.
- A temporary, part-time Land Bank contractor was hired to boost the capacity of the Land Bank to facilitate the new RFR process.
- The Land Bank purchased the 2.6-acre Berry Patch Farm at 80 and 84 Vestal Street in December of 2022 from its long-time owners who will continue to live on and steward the farm. The Land Bank will ensure that the farm will be made available as a working farm to future farmers in perpetuity.⁸
- AFT has had individual discussions with Land Bank Commissioners to answer questions and provide education about agricultural operations being a public benefit, as well as the role that the Land Bank can play in making farm housing and infrastructure more affordable and accessible to farmers.
- Initial discussions and scope were discussed for a comprehensive island-wide agricultural inventory that would inform and provide a strategic framework for the many proposed recommendations in this report.
- AFT has weighed in on a range of agriculture-related questions posed by Land Bank staff.

The below 11 Recommendations constitute key potential next steps for the Land Bank in advancing their agricultural program and supporting the success of agriculture on Nantucket. While listened generally in

⁸ <https://nantucketcurrent.com/news/ray-owen-sells-berry-patch-farm-to-nantucket-land-bank>

order of importance and urgency, all the below recommendations are vital next steps that the Land Bank might consider taking right away. Some may be longer-term Land Bank-facilitated projects, while others may be projects seeded by the Land Bank, but ultimately undertaken by partner organizations in collaboration with the Land Bank.

American Farmland Trust would be pleased to support the Land Bank in further prioritizing and refining these recommendations and tasks, as well as working directly with the Land Bank to implement some of them.

RECOMMENDATIONS:

1. Provide more direct support to island farmers-including non-land bank farmers
2. Generate consensus among land bank staff and commissioners about the role that the land bank is legally allowed to play in advancing agriculture and the role that they should play
3. Gain a comprehensive understanding of the island's agricultural land base
4. Make more agricultural land available and affordable to farmers, including infrastructure necessary to start & sustain viable operations on those properties
5. Provide affordable housing options for farmers & farm workers
6. Improve regenerative farming practices on land bank lands and restore former or underutilized agricultural lands, especially lands suitable for pasture or forage for livestock
7. Educate the public around the importance of local agriculture & the role of the Land Bank
8. Encourage & facilitate a more farm-friendly regulatory environment on Nantucket
9. Strengthen voices & advocacy for Nantucket agriculture
10. Encourage the public to adopt sustainable land use practices on the island
11. Catalyze conversations in order to strengthen Nantucket's broader food system

AFT's Top Picks--CRITICAL TASKS

1. Hire an Agricultural Specialist to support all Nantucket farmers and implement this plan (**see Rec. 1.a**)
2. Build upon, strengthen, and publicize the Land Bank's "Nantucket Islands Land Bank Agricultural Policy" (Adopted: November 29, 2022) to further refine and communicate the Land Bank's role in supporting island agriculture. (**see Rec. X.a**)
3. Continue to improve the Land Bank's RFR process to make it as streamlined and equitable as possible, including a more transparent ranking and review process. (**see Rec. X.a**)
4. Conduct an island-wide farmland inventory to gain a better understanding of agriculture on Nantucket and to inform the Land Bank's possible roles in acquiring, protecting, making accessible, and regenerating farmland. (**see Rec. X.a**)
5. Continue to acquire farmable lands and farm buildings and to make affordable farmland, housing, and infrastructure more widely available to island farmers. (**see Rec. X.a**)
6. Encourage (and participate in) the revival of the Nantucket Agricultural Commission. (**see Rec. X.a**)
7. Improve partnerships, communication, and strategy between ag-based organizations, businesses, and farmers, and encourage (and participate in) the establishment of a Local Food Council or Advisory Committee to encourage and sustain open-dialogue about threats and opportunities to Nantucket's agricultural land and its farming future. (**see Rec. X.a**)
8. Consider working with Island farmers, food businesses, the Town, and food security groups to explore the development of an official commercial kitchen/food processing center/Food Hub

which would benefit all farmers (including opportunities for value-added food processing, cold storage, and freezer storage). (*see Rec. X.a*)

RECOMMENDATION 1:

1) PROVIDE MORE DIRECT SUPPORT TO ISLAND FARMERS-INCLUDING NON-LAND BANK

FARMERS:

- a) Consider hiring paid Land Bank staff (e.g., Agricultural Specialist, Farmer Liaison) to be dedicated to supporting all farmers, gardeners, and fishermen on Nantucket, advocate for farmer interests, and help to implement and advance the recommendations in this report. The position could entail:
 - i) Solicit on-going feedback from island farmers about their needs and concerns and provide resources and support.
 - ii) Help farmers navigate the Land Bank's RFR process.
 - iii) Address farmer lessee requests.
 - iv) Provide "ag extension"-type guidance for on-farm practices and accessing grants and resources.
 - v) Assist farmers in navigating the regulatory environment, including the permitting process, and liaise with other municipal entities (Board of Health, Conservation Commission, Planning Board, etc.)
 - vi) Support community gardeners.
 - vii) Encourage the adoption of regenerative, sustainable farming practices, and facilitate the adoption of more diverse types of agriculture on Nantucket.
 - viii) Support the connection of farmers with suitable land (e.g., develop a Nantucket Land-Linking program and/or other farmer matching efforts as desired, per section 3)).
 - ix) Engage with farmland owners and encourage the use of agricultural conservation easement and, the adoption of sustainable land use practices.
- b) Consider ways to reduce costs of farmer inputs and equipment on Nantucket, while building healthier soils.
 - i) Explore farmer and landowner interest in subsidized access to soil amendments, fertilizers, and other agricultural inputs to foster healthier soils and make more land available for sustainable agricultural production.
 - ii) Consider a possible role for the Land Bank Property Manager in assisting Land Bank farmers with finding contractors for on-farm needs (e.g., digging a well, grading, etc.) and consider providing access to Land Bank equipment for certain on-farm uses.
 - iii) Evaluate farmers' interest in a co-op/communal buying program for bulk purchases (see section 11).
 - iv) Consider exploring the benefit to farmers and gardeners of an Island composting program.
 - v) Consider opportunities to divert food waste from restaurants and institutions to feed livestock (e.g., see Island Grown Initiative's Food Waste Recovery Program⁹)
- c) Consider working with Island farmers, food businesses, the Town, and food security groups to explore the development of an official commercial kitchen/food processing

⁹ <https://www.igimv.org/food-waste>

center/Food Hub which would benefit all farmers (including opportunities for value-added food processing, cold storage, and freezer storage) (e.g., Martha's Vineyard Island Grown Community Farm Hub, W. MA Food Processing Center, Vermont Food Venture Center)

RECOMMENDATION 2:

2) GENERATE CONSENSUS AMONG LAND BANK STAFF AND COMMISSIONERS ABOUT THE ROLE THAT THE LAND BANK IS LEGALLY ALLOWED TO PLAY IN ADVANCING AGRICULTURE AND THE ROLE THAT THEY SHOULD PLAY

Some of these can be conducted by AFT, some by just the Land Bank. Others will need a much more in-depth process with significant community engagement

- a) Build upon, strengthen, and publicize the Land Bank's "Nantucket Islands Land Bank Agricultural Policy" (Adopted: November 29, 2022) to further refine and communicate the Land Bank's role in supporting island agriculture.
- b) The policy should include, but not be limited to, the following components:
 - i) A statement articulating the Land Bank's role supporting agriculture as a tenet of its mission and charter and how that contributes toward the public benefit;
 - ii) A clear definition of agriculture (consider adopting an existing definition such as MGL chapter 128 section 1A or Chapter 61A, sections 1 & 2);
 - iii) A clear listing of requirements, allowable uses, prohibitions, and permissions needed for conducting agriculture on Land Bank lands, as relates to:
 - Public Access
 - Agritourism/agro-entertainment
 - Installation, removal, and improvements to:
 - In-ground infrastructure (fencing, wells, electricity, etc)
 - Built infrastructure (barns, hoop houses, greenhouses, other agricultural structures)
 - Housing

with clarity as to how these will be assessed by the Land Bank on a site-by-site basis;

 - iv) Articulation of Land Bank policy around farmer and farm worker housing on its properties (see Recommendation 5);
 - v) A clearly defined Request for Proposal (RFP) process for making agricultural properties available to farmers. Given the challenges of undertaking successful agricultural operations on Nantucket, *a range of criteria and considerations should be addressed for each property on an individual basis*, including: the farm plan from the farmer, how the infrastructure will contribute to the viability/success of the farm operation, aesthetics/open space considerations, public access, impact on abutters, etc. **[See Recommendation 3 and Appendix for further suggestions about RFP process]**
- c) Develop a **Long-range Plan** (informed by recommendations from this report and other stakeholder engagement as necessary) for the Land Bank's support of agriculture on Nantucket and present this plan to the EEA Secretary for approval.
 - i)
 - ii)

RECOMMENDATION 3:

3) **GAIN A COMPREHENSIVE UNDERSTANDING OF THE ISLAND'S AGRICULTURAL LAND BASE**

- a) Consider conducting, with assistance from GIS experts, an Island-wide **Inventory of Agricultural Lands**, including analyses of:
- i) Currently farmed land, as well as historically farmed and potentially farmable lands;
 - ii) Soils analysis, including prime, state important, unique, and locally important agricultural soils;
 - iii) Current ownership of farmed/farmable lands, including: Land Bank lands, other public lands (town, state, federal), institutional lands (hospital, schools, other), land trust lands, other private lands;
 - iv) Interviews with existing farming operations of the land they would like to see farmed.
 - v) Consider expanding this dialogue to include more wholesale buyers (e.g., Pip and Anchor, institutions, grocers, restaurants) to explore what crops/products they would like to purchase more of; are there Land Bank lands suitable for raising these products?
- b) Explore and identify the following:
- i) What kind of farmland is desirable by farmers on the island? Grazing land, cropland, hay land, etc.;
 - ii) How much, and what kind of farmable land does the Land Bank already own?;
 - iii) Are there priority parcels for Land Bank fee purchase, easement acquisition, or other types of projects (e.g., Buy-Protect-Sell);
 - iv) Are there parcels the Land Bank could encourage private farmland owners (who do not want to sell their land) to consider placing an Agricultural Preservation Restriction (APR) or farm-friendly Conservation Restriction (CR) on?
 - v) Which parcels may be the most imminently threatened by development?;
 - vi) Which parcels contain existing farm infrastructure (“assets”) that could support a viable operations (e.g., housing, barns, storage, fencing, etc.);
 - vii) What parcels could be regenerated and restored for agricultural use? Especially grasslands which could support grazing for small livestock.;
 - viii) Explore the the Land Bank’s role in seafood farming and role in landside accommodations for aquatic agriculture. What parcels could best enhance seafood production/shellfish populations?;
- c) Develop a **multi-year Farmland Acquisition strategy that is guided by a farmland and asset analysis, and which takes into consideration needs identified by local farmers.**

RECOMMENDATION 4:

4) **MAKE MORE AGRICULTURAL LAND AVAILABLE AND AFFORDABLE TO FARMERS, INCLUDING INFRASTRUCTURE NECESSARY TO START & SUSTAIN VIABLE OPERATIONS ON THOSE PROPERTIES**

- a) Develop and publicize a clear and defensible Land Bank **policy for a farmland Request for Response process**. AFT is happy to develop this more formally with the Land Bank. Some broad, initial themes include:
- i) A clear and transparent RFR process, which includes clearly stated criteria for proposals for each property (in accordance with the Agricultural Lands Policy), and a RFR review process conducted by a local review committee comprised of

- agricultural stakeholders who make recommendations to the Land Bank Commissioner ;
- ii) One size does not fit all: consider RFR allowable uses tailored to capability of the land/soils, size of the parcel, existing infrastructure (including housing), and opportunities for additional infrastructure (including housing). Consider a healthy balance between maintaining open aesthetics and supporting viable farm operations. Provide clarity on maximum allowable infrastructure upfront: infrastructure on smaller farm parcels tend to have a heavier footprint than on larger parcels where there is more available space. Utilize a clear ranking/scoring process based on goals for the property. Consider which properties are appropriate for public access and provide clarity to farmers as the policies regarding public access on Land Bank lands. Require a business plan. Tailor length and terms of the lease based on farmer experience and business plan. Include process for amendments/negotiations to lease terms. Consider identifying on the site plan in the RFR areas that would be most conducive to structures; this would help farmers put in strong proposals. Consider opportunities for farmer lessees to build equity in improvements to the farm (e.g., buildings, soil health). Consider opportunities to further address equity and access for under-represented farmers;
 - (1) QUOTE: “If I can’t farm with tunnels....I’m going to need a lot more acreage, which will be more capital intensive and less profitable per acre. With the weather and diseases, it’s just too risky to grow without tunnels.”
 - iii) Consider ways to match business plans/proposals from farmers to Land Bank lands most suitable for that business. Find ways to support local farmers who have invested the time and energy locally who are ready to start new businesses or expand their operations.
 - iv) Consider how the Land Bank can lend support to commercial farmers not farming on Land Bank lands. (e.g., provide shared infrastructure/food hub open to all Island farmers, grants programs open to all Island farmers, support services open to all Island farmers, etc.);
- b) Provide necessary and appropriate infrastructure for all farm properties Land Bank seeks to make available to farmers, especially electricity, fencing, and water/irrigation.
 - i) Determine and publicize **Land Bank policy around providing necessary larger infrastructure**—storage barns, hoop houses, greenhouses
 - c) Consider developing a shared infrastructure program for shared farm equipment available to all farmers to broadly support Island agriculture
 - i) E.g., MPPUs-[Eastern MA Mobile Poultry Processing Unit](#) or [Island Grown Initiative’s Poultry Program](#); no-till diggers- [Berkshire Conservation District’s No-Till Seeder Rental Program](#), etc.)
 - d) Survey or interview current Island farmers about the specific kinds of farmland (and infrastructure) they are seeking on the Island. Provide clear guidance to them as to how they can access Land Bank lands (e.g., RFR process);
 - e) Consider opportunities to connect farm seekers with farmable lands on the island and facilitate farmland transitions, utilizing information from the above **Inventory of Agricultural Lands**:
 - i) Consider opportunities to encourage Island landowners/institutions/non-profits to make suitable farmable land available to farmers

- (1) Encourage farmland owners interested in leasing their land to utilize the [New England Farmland Finder](#) or other linking tool, as needed.
- (2) Consider creating an Island-specific [Land-Link program](#) to help match Island farmers and growers with suitable land (e.g., [NY Farmland Finder](#), [Washington’s Farm to Farmer Program](#), [New Entry Sustainable Farming Project matching guidance](#)).
- (3) Consider working with other conservation organizations and large landholders to evaluate potential farmland and strategically consider which lands to make available for different site-appropriate agricultural uses.
- (4) Share land access models and tools with other agricultural landholders.
- f) Consider the use of agricultural conservation easements to protect farmland and reduce the fair market value of farmland
 - i) Consider the use of “whole farm affordability” tools that can protect farmland, while addressing affordable land, housing, and infrastructure (e.g., Option to Purchase at Agricultural Value, Affirmative Agriculture covenants, long-term leases up to 99-years, Buy-Protect-Sell projects.)
- g) Consider opportunities for building relationships with the Wampanoag and assessing their needs and desires around access to land on Nantucket.
 - i) Consider opportunities for repatriation of land to the Wampanoag, as well as use of tools such as Cultural Respect Easements in close collaboration with tribes for access to culturally significant areas on the island.

RECOMMENDATION 5:

5) PROVIDE AFFORDABLE HOUSING OPTIONS FOR FARMERS & FARM WORKERS

- a) Consider providing on-farm affordable housing solutions utilizing existing or new buildings.
 - i) Determine and publicize a clear **Land Bank policy around farmer and farm worker housing on Land Bank land**
 - (1) Existing housing
 - (2) Creation of new housing
 - ii) Determine and publicize how Land Bank funds can and cannot be used related to affordable housing.
 - iii) Consider utilizing models that include long-term equity-building for the farmers.
 - iv) Consider partnerships with community land trusts and affordable housing trusts to develop creative solutions to farmer and farm worker housing barriers (e.g., Martha’s Vineyard example, Indian Line Farm, Caretaker Farm), if necessary
- b) Explore collaboration with island non-profits and affordable housing and business advocates to help address housing issues for farmers and farm workers on Nantucket.
- c) Encourage use of town Community Preservation Act (CPA) funds to address the housing component of affordable farmland.

RECOMMENDATION 6:

6) IMPROVE REGENERATIVE FARMING PRACTICES ON LAND BANK LANDS AND RESTORE FORMER OR UNDERUTILIZED AGRICULTURAL LANDS, ESPECIALLY LANDS SUITABLE FOR PASTURE OR FORAGE FOR LIVESTOCK

- a) Help restore and improve agricultural lands

- i) Some existing farmland and historically farmed or marginal farmland may need to be amended and improved to enable successful and sustainable agriculture on certain sites (e.g., soil amendments, fertilizers, clearing of brush, utilization of agroecological practices—including animal husbandry—into the farm system).
- b) Encourage a diversity of agricultural operations best suited to agricultural lands across the Island (e.g., orchards, livestock, nuts, vegetables, fruit, honey, etc.)
- c) Model and support the adoption of regenerative and climate-smart practices (e.g., native plant usage, rotational grazing, multi-species grazing, agroforestry, silvopasture) where appropriate
 - i) Inventory what agricultural products the Land Bank is currently acquiring (e.g., landscaping plants for its properties), and how their purchasing power could help farms on the island.
 - (1) Consider establishing a **Land Bank policy and a plan for native landscape plant purchases for its properties** from on-island-only producers, including from producers operating on Land Bank land.
 - ii) Consider utilizing goats, or other livestock, where feasible, to manage woody browse and invasive species on Land Bank properties to reclaim overgrown areas for public access and use, including agricultural fields.
- d) Facilitate the revitalization of some livestock agriculture. Significant opportunities may exist to support small animal livestock production and promote more closed-loop and regenerative farming systems. An analysis of the land base would further guide this potential.
 - i) Restore former pasturelands and hay fields to the extent possible
 - (1) Invest in amendments as needed to restore appropriate Land Bank fields for animal agriculture
 - (2) Consider using this as an opportunity for public education (including on-farm opportunities) about the history of agriculture on Nantucket—the open landscape was shaped by 200 years of extensive sheep farming.
 - ii) Evaluate farmer interest in and potential for small-scale poultry production (e.g., chickens, capons, turkeys, geese, ducks).
 - (1) Farmers interviewed expressed a general positive sentiment about the feasibility of poultry operations and the necessity for a Mobile Poultry Processing Unit.
 - iii) Evaluate farmer interest in and potential for small-scale, larger livestock operations (e.g., sheep, turkeys, pigs, goats, cows, wild deer, etc.)
 - (1) Farmers interviewed would like to see more animal agriculture and recollected the Island’s history of animal agriculture (especially sheep farming and dairy). Many shared sentiments that the cost of land, infrastructure, and inputs necessary for these operations would be prohibitive without these expenses being covered by the Land Bank or another entity, and without on-island animal processing infrastructure.
 - (2) Would be helpful to interview those who formerly raised animals to better understand barriers
 - (3) Given its resources, Land Bank could be well positioned to establish a livestock operation(s)
 - iv) On-island animal processing infrastructure would be necessary to support new farming systems. The the Land Bank could play a role in making available certain

- equipment, like a shared mobile poultry processing unit (MPPU) and shared hay storage, as well as convene or be part of broader dialogue with Island stakeholders to help determine which entities could help support the development of larger-scale infrastructure necessary to support on-island animal production (e.g., USDA-certified slaughterhouse/abattoir). A lack of an on-island veterinarian is currently a barrier to most livestock agriculture.
- e) Consider strategies for helping farmers address the significant deer and Canada geese pressure on the Island
 - i) Deer herd management
 - (1) (“Eat more deer”)—(e.g., Martha’s Vineyard Agricultural Society [Deer Management Program](#), Dylan Wallace processes deer meat on Nantucket which is given to the food pantry for healthy, affordable local protein—could be expanded with more secure and reliable access to a commercial kitchen and more funding)
 - ii) Canada geese mitigation
 - (1) (e.g., Martha’s Vineyard Agricultural Society [Canada Geese Mitigation](#))

RECOMMENDATION 7:

7) EDUCATE THE PUBLIC AROUND THE IMPORTANCE OF LOCAL AGRICULTURE & THE ROLE OF THE LAND BANK:

- a) Clearly and actively publicize the importance of local agriculture to a healthy and sustainable community on Nantucket, and the role a viable agricultural community plays in the Land Bank’s mission. Publicize the challenges to local agriculture (including those summarized in this report) and the Land Bank’s growing efforts to be part of the solution.
 - i) Consider hosting on-farm opportunities to engage the public around support of local agriculture, and the history of agriculture on Nantucket.
 - ii) Consider offering or hosting educational opportunities to support backyard chickens, home gardening, saving seeds, etc.
 - iii) Nantucket is a Right-to-Farm community—publicize the importance of local agriculture to the community’s health, well-being, economy, food security, etc.
- b) Provide *authoritative messaging* to the public around the role the Land Bank is legally allowed to play in advancing agriculture, including the issue around public versus private benefit, why the Land Bank is creating affordable access to agricultural resources, and share the Land Bank’s long-range plan (informed by recommendations from this report and other stakeholder engagement as necessary) with the public.
 - i) QUOTE: “There’s a perception that if you’re farming you want to be poor....it doesn’t need to be that way....the Land Bank has to say it’s okay for these farmers to make money and have a living wage on this island.”
- c) Publicize policies and RFR process on the Land Bank’s website so it is easily accessible to the public.
- d) Showcase profiles of farmers who are farming on Land Bank land.

RECOMMENDATION 8:

8) ENCOURAGE & FACILITATE A MORE FARM-FRIENDLY REGULATORY ENVIRONMENT ON NANTUCKET:

- a) Evaluate existing zoning by-laws and regulations to better understand avenues to protect farmland and foster viable food and farm businesses.
 - i) This could include:
 - (1) Evaluating zoning districts to assess the current situation. What zoning measures could be adopted (e.g., Ag Overlay Districts?) that could add additional layers of protection on farmland.
 - (2) Evaluating zoning by-laws: Do these impose any limits to viable agriculture? Are farmers allowed to sell farm products off the property at all sizes? Are there any limits to types of sales, types of agricultural operations, types of ag structures?
 - (3) Evaluating Board of Health Rules, Regulations, and practices: Do these pose any limits to agriculture? Are there onerous permitting requirements that could be addressed?
 - (a) Some farmers indicated need for further education of BOH staff around animal agriculture
 - (4) Assessing any other opportunities to better support and enhance agriculture—from backyard gardening to large farms.
 - ii) Consider developing a resource for municipal and Land Bank staff and farmers which would provide guidance on wetlands regulations, Board of Health regulations, permitting, best management practices for protecting water quality, etc. The Land Bank might consider naming this “Farming with Nantucket in Mind”, modeled after the “Building with Nantucket in Mind”¹⁰ publication.

RECOMMENDATION 9:

9) **STRENGTHEN VOICES & ADVOCACY FOR NANTUCKET AGRICULTURE:**

- a) Encourage (and participate in) the revival of the Nantucket [Agricultural Commission](#).
 - i) Consider joining the Ag Comm and serving as convener if needed
 - ii) Help generate a quorum and representative seats on the Agricultural Commission for a diverse range of farmers and stakeholders to more effectively advocate for farmer interests
 - iii) Ag Committee guidance: <https://www.mass.gov/doc/6-ii-established-agcoms-06-23-05pdf/download>
- b) Support active and regular communication between agricultural stakeholders and support organizations to promote better understanding of needs and solutions for agriculture
 - i) Improve partnerships, communication, and strategy between ag-based organizations, businesses, and farmers (e.g., Pip & Anchor, Sustainable Nantucket, Land Bank, Process First etc.)
 - (1) Encourage (and participate in) the **establishment of a Local Food Council or Advisory Committee** to encourage and sustain open-dialogue about threats and opportunities to Nantucket’s agricultural land and its farming future. Ensure representation and involvement of diverse food system stakeholders/leaders (i.e., chef, retail store owner, Land Bank staff, Sustainable Nantucket, young and established farmers, shell fisherperson, a systems and tech person, etc.).

¹⁰ <https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF>

- (2) Consider greater involvement in the [Southcoast Food Policy Council](#) or other existing food or agricultural related networks
- c) Promote the importance of local agriculture and educate the public about the realities of farming and the mechanisms that exist to protect farmers (e.g, [Nantucket is a Right-to-Farm Community](#)---model Martha's Vineyard Agricultural Society)
 - i) Examples include:

RECOMMENDATION 10:

10) ENCOURAGE THE PUBLIC TO ADOPT SUSTAINABLE LAND USE PRACTICES ON THE ISLAND

- a) Encourage homeowners, businesses, and institutions to undertake sustainable landscaping practices and reduce runoff pollution into the ocean and into drinking water (sole source aquifer)
 - i) Educate and publicize guidance about the ill-effects to shellfish populations and other aquatic life from lawn fertilizers and run-off. **Share best practices and model them on Land Bank lands.**
 - ii) Consider whether the Land Bank could provide more affordable access to preferred fertilizers, compost, and soil amendments for public purchase to build healthy soil and protect water quality.
 - iii) Consider the development of public programs to encourage native plant usage and nutrient management E.g. [Berkshire Conservation District's Pollinator and Native Plant Initiative Program & Berkshire Conservation District's Nutrient Management Initiative Program](#)

RECOMMENDATION 11:

11) CATALYZE CONVERSATIONS IN ORDER TO STRENGTHEN NANTUCKET'S BROADER FOOD SYSTEM:

- a) Consider initiating and coordinating discussions around a more formal, Island-wide food system assessment to deeply analyze broader threats and opportunities for Nantucket's food system.
 - i) Generate holistic, coordinated food system policies for the Island that consider:
 - (1) Where is Island food being produced and where can more be produced? What kinds of food production does the land base lend itself to? What kinds of distribution models? Are there additional opportunities for small-scale food production on Nantucket (back/front yards, community gardens?). What kinds of processing/storage/distribution infrastructure would be needed to support this enhanced agricultural production? What kinds of skills would be needed?
 - (2) Can the Land Bank assist with this analysis and partner with relevant community organizations and businesses (e.g., Process First, Pip & Anchor, Sustainable Nantucket, Food Bank, etc.) to enhance farmer and food system linkages?
 - ii) Review and build off of: [2017 Food Asset Map for Nantucket](#) summary & [Food Asset Map Final Report](#)
 - iii) See Appendix for Community Food System Assessments and Policy examples
- b) Encourage food system stakeholders to address solutions to the following additional food system challenges identified by this interview process:
 - i) Lack of Processing & Storage & Value-added Infrastructure

- (1) Inventory of kitchen spaces and storage facilities that could be made available to growers and food processors at different times of year (including schools, churches, and other institutions)
 - (2) Evaluate potential to expand production and storage of “storage crops” for more year-round staples
 - (3) Explore the development of an official commercial kitchen/food processing center/Food Hub (including opportunities for value-added products, cold storage, and freezer storage) (e.g., Martha’s Vineyard Island Grown Community Farm Hub, W. MA Food Processing Center, Vermont Food Venture Center)
 - (4) Explore and assess the need for new systems and tools for aggregating produce from multiple growers to meet needs of larger wholesale and institutional buyers.
- ii) Lack of on-island ancillary farm businesses (tractor repair, farm supply store) to support local agriculture
- (1) Evaluate whether the island could support a farmer’s co-op (E.g., Greenfield Farmers Cooperative).
 - (2) Evaluate whether the island could sustain an on-island veterinarian
- iii) Lack of affordable healthy food access for food insecure residents
- (1) Consider the creation of a Land Bank-owned or non-profit-owned Food Bank Farm on Nantucket (e.g., [The Food Bank of Western Massachusetts—Food Bank Farms](#))
 - (2) Improve affordable access for farmers to wholesale infrastructure (trucks) to make it easier for them to get food to schools, hospital, and the food bank.
 - (3) Expand, fully fund, and secure a reliable commercial kitchen for the local deer program (Dylan Wallace) which donates locally harvested and processed deer to the food pantry.
 - (4) Provide economic incentives for farmers to sell to institutions (schools, hospitals, food pantry) and grow food over the winter (would need costs to heat greenhouses covered—too expensive). Currently it is not financially viable to get food to institutions, especially in winter months, without additional funding. Institutions have existing contracts. Programs/subsidies needed to bridge the gap between what farmers need to make and what institutions can afford.
 - (a) Expand Nantucket’s Farm-to-School programming (look to Martha’s Vineyard and other MA programs)
 - (b) What is the potential for solar-heated greenhouses?
 - (i) QUOTE: “For \$465/gallon for home heating fuel you can’t heat a greenhouse and make it work unless you’re charging \$50/pound for greens.”

VI. Appendix

V.a. List of Interview Questions

- *Please tell me a little bit about yourself and your role on the Island.*
- *What do you see as some of the challenges for agriculture on the Island?*
- *Specific to farmland, how would you describe the role that the Land Bank is currently playing on the Island?*
- *What do you think the Land Bank could be doing differently (or doing more of) to strengthen and promote agriculture on the Island?*
- *What types of agricultural activities do you think the Land Bank should be promoting on its lands?*
- *What kind of land and associated infrastructure (e.g., barns, wells, housing, fencing, etc.) do you think the Land Bank could provide that would be most helpful to farmers?*
- *If the Land Bank were to support a larger conversation or planning effort around the Island's agricultural community and food system, what questions should it seek to answer? Who should be a part of that conversation?*
- *What kinds of products do you think could be produced on the Island that aren't currently being produced?*
- *As someone who cares a lot about the land, community, and sense of place on the Island, what would be your vision for agriculture on the Island over the next 20 years?*

V.b. Request for Proposal (RFP) Process Guidance

- 1) Consider modeling the Land Bank RFP process off of the Massachusetts Department of Agricultural Resource (MDAR) State-Owned Farmland Licensing Program
 - <https://www.mass.gov/service-details/state-owned-farmland-licensing-program>
- 2) Consider incorporating the following:
 - Modify the RFP to suit the specific site and the Land Bank's goals for use of that property.
 - Consider including in the RFP:
 - Length of license term and possibilities for renewal;
 - Rental rates of farmland and/or housing;
 - What infrastructure is included, what infrastructure the Land Bank will provide, what infrastructure is allowed to be built or sited on the premises;
 - Upon end of the license term, what infrastructure can the farmer take with them; what kind of compensation or equity can the farmer accrue via on-improvements they do not take with them;
 - What opportunities or limitations exist for housing on the site;
 - Any requirements in regard to agricultural practices on the site (e.g., organic, regenerative, etc.);
 - Any requirements or limitations for public access on the site;
 - Any limitations on types of agriculture or limitations on hours of operation;
 - Develop a list of measurable criteria by which to assess farmer suitability for use of the property.

V.c. List of Resources, Models and Tools [List helpful links here—in process]

- I. **Nantucket Agriculture Resources:**
 - a. Nantucket's Right to Farm Bylaw (Adopted by the Annual Town Meeting of the Town of Nantucket 4-2-2016): <https://ecode360.com/31216365>

- b. Nantucket Agricultural Commission: <https://www.nantucket-ma.gov/196/Agricultural-Commission>
 - c. Nantucket Land Bank Act: <https://www.nantucketlandbank.org/about/establishment/>
 - d. [Nantucket Land Bank Agricultural Lands Policy \(Nov. 2022\):](#)
- II. General Agricultural Resource Links**
- a. Farmland Information Center: <https://farmlandinfo.org/>
 - b. National Agricultural Land Network: <https://farmland.org/project/national-agricultural-land-network/>
 - c.
- III. Definition of Agriculture links**
- a. Within this statement, consider adopting an existing definition of agriculture, (perhaps MGL chapter 128 section 1A), or farmland (Chapter 61A, sections 1 & 2).
 - b. Nantucket Land Bank Agricultural Policy Adopted November 29, 2022
 - c. Chapter 61A, sections 1 & 2
 - d. MGL chapter 128 section 1A
- IV. Agricultural Soil Resources**
- a. <https://extension.psu.edu/soil-acidity-and-aglime>
 - b. [Soil Survey of Nantucket County, MA](#)
 - c. [low pH](#)
 - d. [Comprehensive Assessment of Soil Health Cornell Framework Manual](#)
- V. Relevant food systems studies and resources**
- c) Relevant local and regional community food system assessments: [2021 Southcoast Food System Assessment](#), [2018 Somerville Community Food System Assessment](#), [The Southeastern Massachusetts Food System Assessment](#), [Upper North Shore Food Systems Study](#), [Building Local Food Connections: A Community Food System Assessment for Concord, MA](#);
 - d) City Food System Policies example: [City of New Haven Food System Policy Division](#)
 - e) Link to Martha's vineyard or other island or coastal example?
- VI. Relevant agricultural lands policy documents:**
- a. Martha's Vineyard Land Use Policy: <https://www.mvlandbank.com/properties/all-public-use-policies>
 - b.
- VII. Mobile Poultry Processing Unit (MPPU) regulations and resources:**
- i. <https://www.mass.gov/doc/the-use-of-mobile-poultry-processing-equipment-under-usda-exemptions-as-outlined-in-the-poultry/download>
 - ii. <https://www.mass.gov/doc/application-for-licensure-to-process-poultry-within-scope-of-mobile-poultry-processing-unit/download>
 - iii. <https://www.nesfp.org/farmer-training/livestock-poultry/poultry-resources/eastern-massachusetts-mobile-poultry-processing>
 - iv. <https://nesfp.org/farmer-training/livestock-poultry/poultry-resources>
- VIII. Examples of Farms in MA on Public Land that address food security:**
- f) Gaining Ground—Concord, MA (town-owned)
 - g) Just Roots Community Farm—Greenfield, MA (town-owned, protected with APR, 30-year lease from local non-profit farm org)
 - h) Food Bank Farm--Hadley, MA (non-profit owned and protected by APR)
 - i) Templeton land owned by MDAR and licensed to farmers

- Island Grown Initiative (I think this is on MV Land Bank property)

Pasted from above, to consolidate into further refinement in Appendix:

- 1) Consider **adopting a statement** articulating that the Land Bank sees active farming and/or local food production on Nantucket as a *public benefit* in and of itself (and that it makes efforts to consider additional public benefits on its agricultural properties, such as protection of the viewshed and public access, etc.). Within this statement, consider adopting an existing definition of agriculture, (perhaps MGL chapter 128 section 1A), or farmland (Chapter 61A, sections 1 & 2).
- 2) Consider a clear **policy around public access requirements for agricultural lands**. These may be at odds with certain agricultural operations and the needs of the farmer; or there may be great synergy and compatibility. Provide clarity around public access in RFPs. Include agrotourism/agroentertainment
- 3) Develop a clear **policy around the Land Bank's role providing and improving farm infrastructure** on its properties. (Infrastructure includes: Fences, wells, irrigation, electricity, hoop houses, barns, storage, housing, on-farm processing facilities for products grown on the farm, etc.)
- 4) Consider a **policy/procedure/criteria for removing infrastructure on Land Bank lands**: E.g., Pool at Eat Fire Spring versus an existing house that could be used for a farmer or farm worker. Weigh benefits and liabilities.
- 5) Develop a clear **policy around the Land Bank's role providing farmer/farm worker housing on its properties**, where suitable. Consider both existing housing and creation of new farmer/farm worker housing. Consider inventorying and identifying parcels for possible acquisition that contain critical farm infrastructure (see Recommendation 5, below).
- 6) Consider a clear policy around the Request for Proposal (RFP) process (see Recommendation 3, below). Given the challenges of undertaking successful agricultural operations on Nantucket, *a range of considerations should be addressed for each property on an individual basis*, including: the farm plan from the farmer, how the infrastructure will contribute to the viability/success of the farm operation, aesthetics/open space considerations, public access, impact on abutters, etc.

Willow Hill Farm

FLOWER TRUCK FARM STAND PROPOSAL



PROJECT DESCRIPTION

We are proposing the creation of a license agreement to sell locally produced farm goods through an honor till mobile farm stand at The Bamboo Forest.

Our ideal farm stand rhythm would be harvesting at sunrise, filling the truck and parking it under the shaded tree until sunset. Instead of having regular hours we'd prefer the flexibility of dawn and dusk because that defines our harvest window and includes the traffic boost along Madaket Road just before sunset. This system naturally tapers our hours in the off season and extends them in the high season. We're right around the corner and will be setting up a camera for monitoring inventory so we can restock or bring it home earlier if we sell out for the day.

For the 2024 season we aim to begin with our tulips in April on Saturdays and build up as our other crops bloom to a summer rhythm of Thursdays-Sundays tapering off again in the fall as the weather cools.

The above mock up is intended to provide a loose visual and is not to exact scale or position. Flower truck dimensions: 4ft 5" wide, 6ft 8" tall, 10ft 3" long

SCAPE LANDSCAPE ARCHITECTURE DPC

**DESIGN AND COSTING DISCUSSION
THE CREEKS OVERLOOK**

JANUARY 2024



PURPOSE OF TODAY'S DISCUSSION

- **Discuss elements of the schematic design and associated schematic design cost estimate**
- **Review scenarios for cost reduction**
- **Identify Commission's priority areas and cost savings areas to meet project goals**
- **Next steps**

PROJECT GOALS



ESTABLISH AN ACCESSIBLE AND INCLUSIVE WATERFRONT EXPERIENCE FOR ALL PEOPLE



FOSTER INTERGENERATIONAL WATERFRONT RECREATION OPPORTUNITIES



CULTIVATE, RESTORE, AND EXPAND HEALTHY COASTAL HABITATS



CREATE ENDURING, ADAPTABLE PUBLIC SPACES FOR THE ENJOYMENT OF NATURE

THE CREEKS OVERLOOK



DESIGN TO MINIMIZE DISTURBANCE




LIMIT OF WORK



SCHEMATIC DESIGN COST ESTIMATE

COST ESTIMATE

- Prepared by Fuss & O’Neill with input from Coastal Engineering in August 2023 - based on 2023 dollars
- A schematic design level opinion of probable cost
- Construction costs are the driving factor
- Design, Permitting, and Construction Administration costs are estimated at 20% of construction costs
- A 20% Contingency is included and recommended at the preliminary stage of design



Construction Cost Opinion - Schematic Design
Based on "The Creeks Overlook" 100% Schematic Design Drawings
August 4, 2023

The opinion of cost presented in this document represents a Budgetary Level of Opinion of Cost. These opinions are based on year 2023 dollars, and should be considered accurate to plus 30% and minus 15%. Fuss & O'Neill has no control over the cost of labor, materials, equipment or services furnished by others or market conditions. Fuss & O'Neill's opinion of probable Total Project Costs and Construction Cost are made on the basis of Fuss & O'Neill's experience and qualifications and represent Fuss & O'Neill's best judgment as an experienced and qualified professional engineer, familiar with the construction industry. Fuss & O'Neill cannot and does not guarantee that proposals, bids or actual Total Project or Construction Costs will not exceed from opinions of probable cost prepared by Fuss & O'Neill.

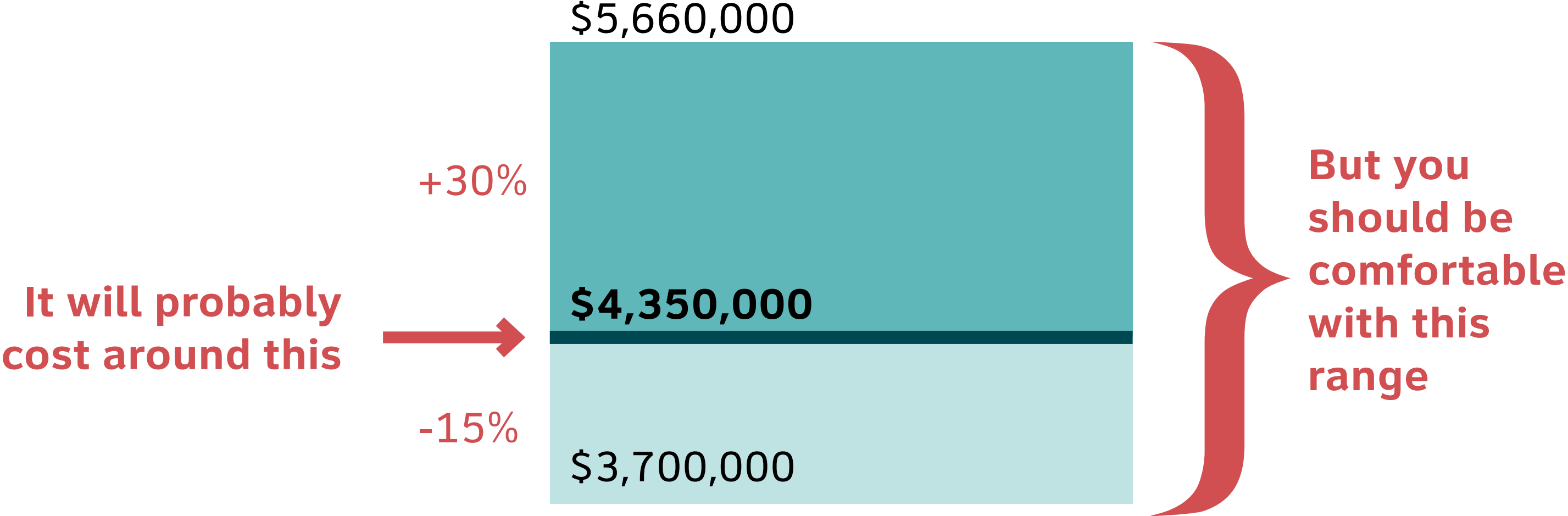
COST SUMMARY			
Scenario	Base	Base with Low Level Lighting	Base with High Level Lighting
Total, no contingency	\$ 3,620,000	\$ 3,810,000	\$ 3,940,000
Total, 20% contingency	\$ 4,350,000	\$ 4,580,000	\$ 4,730,000
(-15%)	\$ 3,700,000	\$ 3,900,000	\$ 4,030,000
(+30%)	\$ 5,660,000	\$ 5,960,000	\$ 6,150,000

Component	Cost (USD 2023)	% of total
Construction	\$ 3,010,000	69%
Design , Permitting, & CA (20% of construction)	\$ 610,000	14%
Contingency (20% of subtotal)	\$ 730,000	17%
Total Estimate	\$ 4,350,000	100%

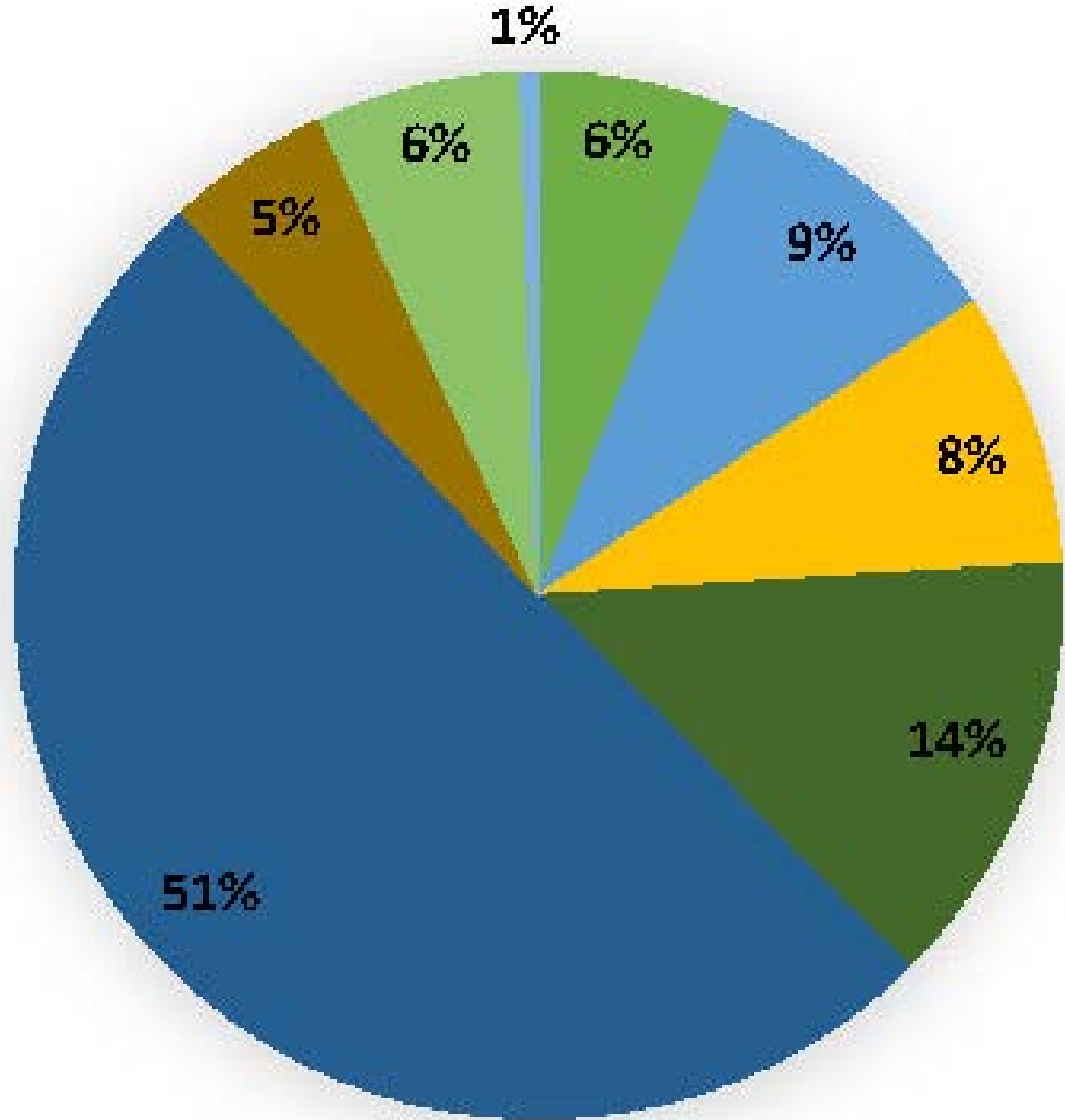
range:

(-15%)	\$ 3,700,000
(+30%)	\$ 5,660,000

COST ESTIMATE: How to interpret the totals



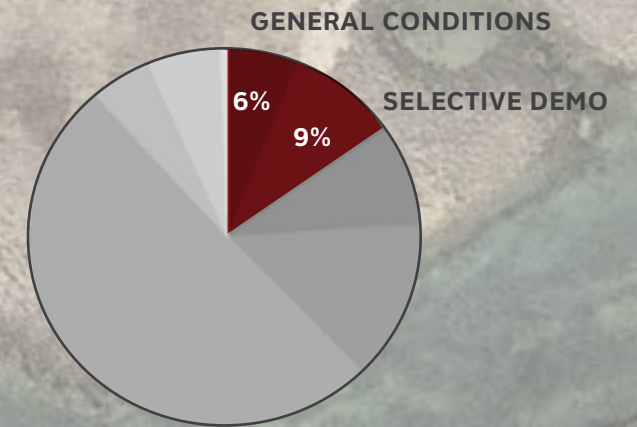
COST ESTIMATE: What is driving the construction costs



Construction Cost By Area / Element		
Item	cost	%
General Conditions	\$ 184,000	6%
Selective Demolition	\$ 284,000	9%
Boardwalk & Pier	\$ 1,521,000	51%
Plantings/Site Restoration	\$ 407,000	14%
Parking Area & Access	\$ 255,000	8%
Furnishings	\$ 189,000	6%
Our Island Home Connection	\$ 153,000	5%
Irrigation	\$ 17,000	1%
Total Construction Cost	\$ 3,010,000	100%

GENERAL CONDITIONS AND SELECTIVE DEMOLITION

\$468,000 (15% OF CONSTRUCTION COST)



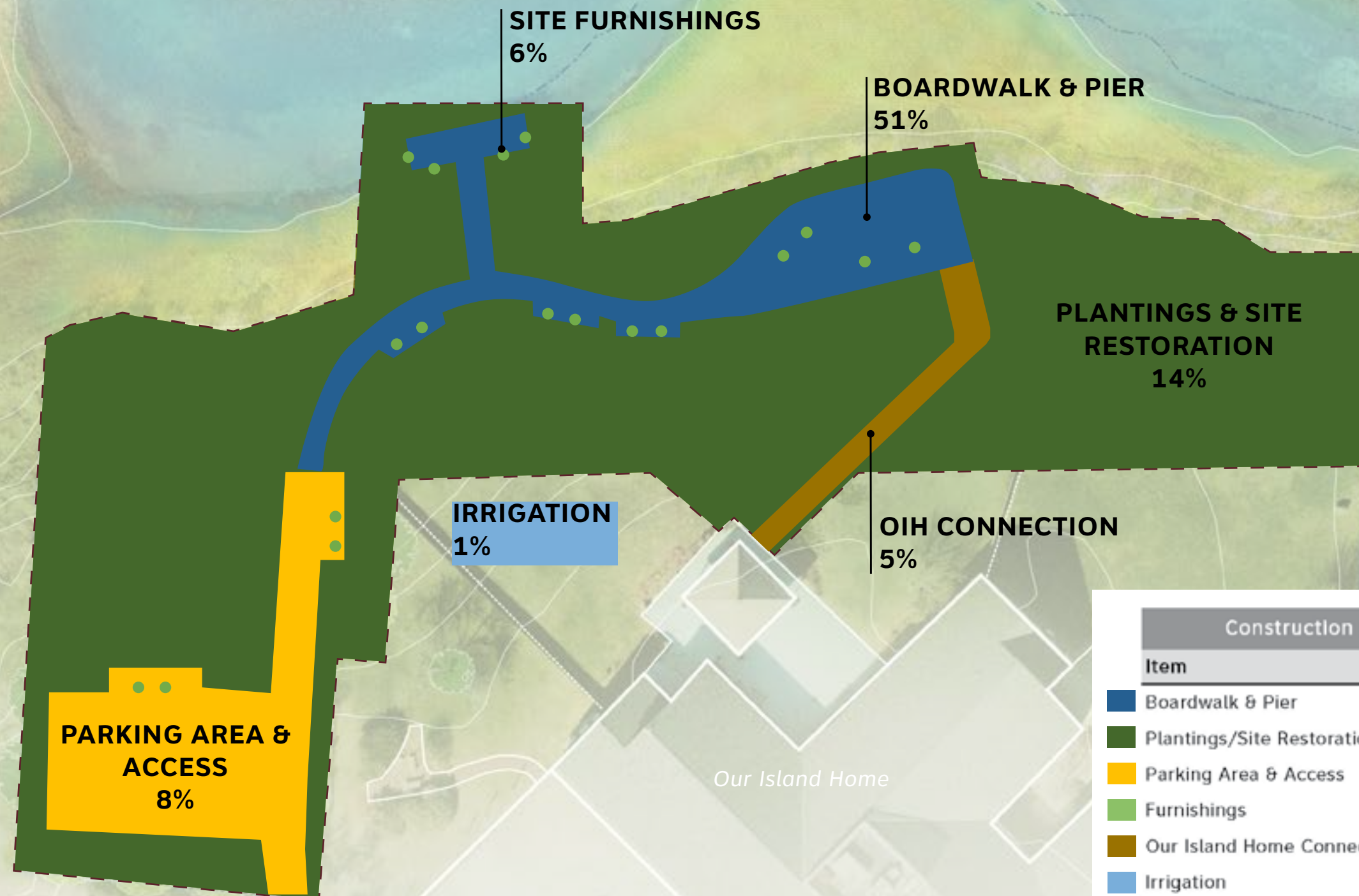
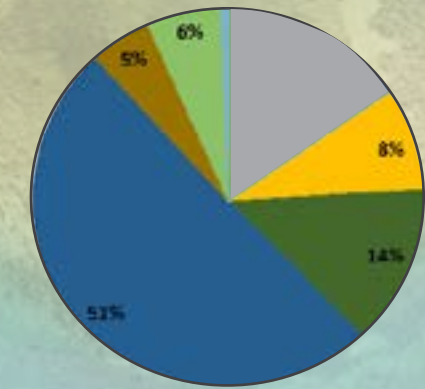
19 East Creek

16 East Creek

Our Island Home



PARKING AREA AND PEDESTRIAN PATH



Construction Cost By Area / Element			
Item	cost	%	
Boardwalk & Pier	\$ 1,521,000	51%	
Plantings/Site Restoration	\$ 407,000	14%	
Parking Area & Access	\$ 255,000	8%	
Furnishings	\$ 189,000	6%	
Our Island Home Connection	\$ 153,000	5%	
Irrigation	\$ 17,000	1%	
Total Construction Cost	\$ 3,010,000	100%	

Our Island Home

COST SAVING SCHEMES

PROPOSED SCHEMATIC DESIGN COSTS

PROGRAM

- Boardwalk and Overlook Deck
- Boardwalk Seating Area
- Accessible Dock with water access
- Our Island Home Connection
- Furnishings
- Expanded Parking area with (2) ADA Parking Spaces
- Upper Memorial Seating Area
- Lower Entry Seating Area



Original	
Construction	\$ 3,010,000
Design, Permitting, & CA (20% of construction)	\$ 610,000
Contingency (20% of subtotal)	\$ 724,000
Total	\$ 4,344,000

(-15%)	\$ 3,700,000
(+30%)	\$ 5,650,000

PRIORITIZE WATER ACCESS AND WATER DEPENDENT USE

PROGRAM TO REDUCE

- Reduced parking
- 25% Boardwalk reduction
- Furnishing reductions
- 35% Reduction in planting and invasive species removal

PROGRAM UNCHANGED

- Dock and water access
- OIH Connection



	Original	Prioritize Water Access and Water Dependent Use	Change (\$)	Change (%)
Construction	\$ 3,010,000	\$ 2,360,000	\$ (650,000)	-22%
Design, Permitting, & CA (20% of construction)	\$ 610,000	\$ 480,000	\$ (130,000)	-21%
Contingency (20% of subtotal)	\$ 724,000	\$ 570,000	\$ (154,000)	-21%
Total	\$ 4,344,000	\$ 3,410,000	\$ (934,000)	-22%

(-15%)	\$ 3,700,000	\$ 2,900,000	\$ 800,000	22%
(+30%)	\$ 5,650,000	\$ 4,440,000	\$ 1,210,000	21%

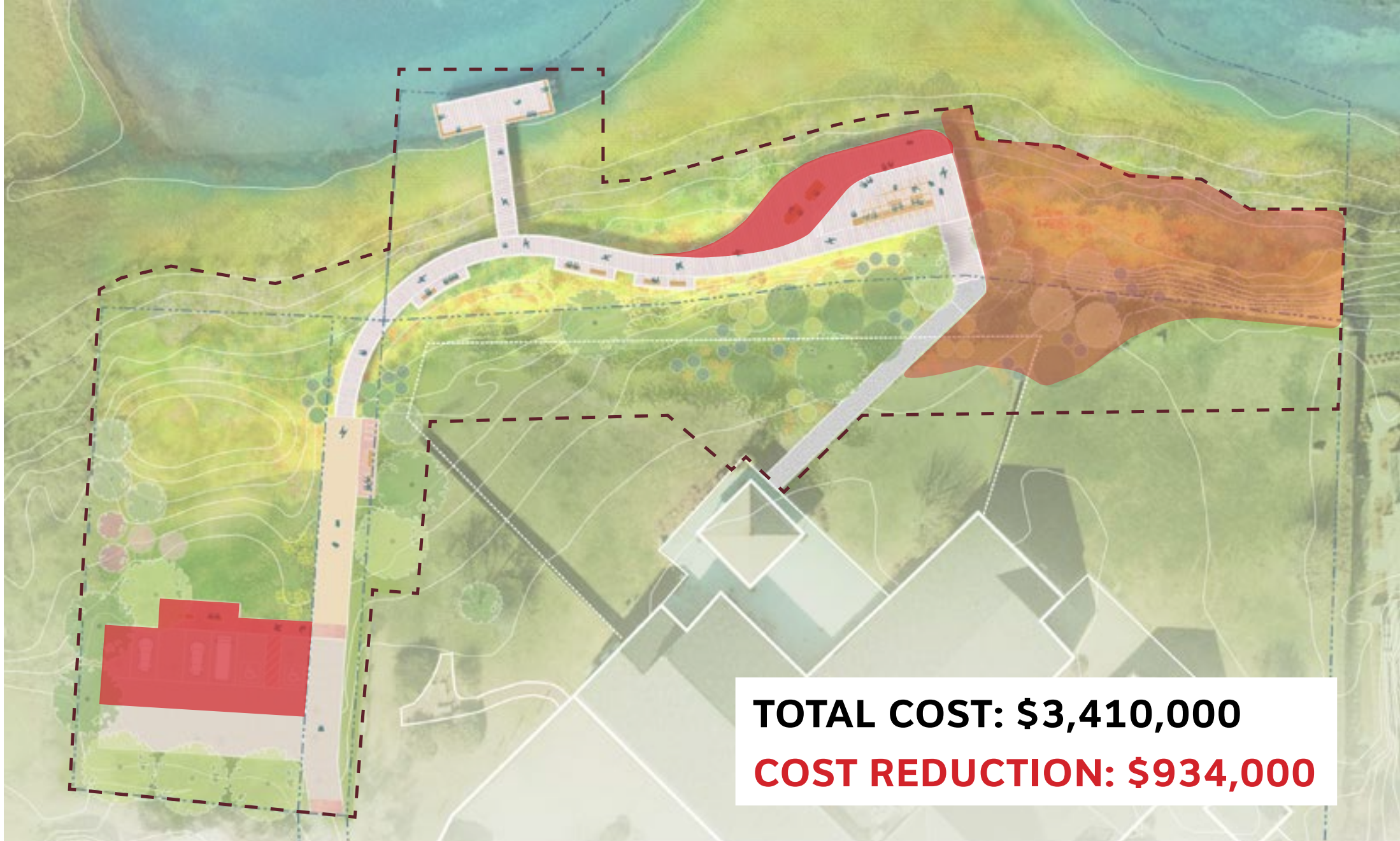
PRIORITIZE WATER ACCESS AND WATER DEPENDENT USE

PROS:

- Maintains recreational access to the water
- Maintains water dependent use designation
- Potentially easier to permit with Conservation Commission

CONS:

- Moderate reduction in seating and viewing areas
- Moderate reduction in planting and invasive species removal



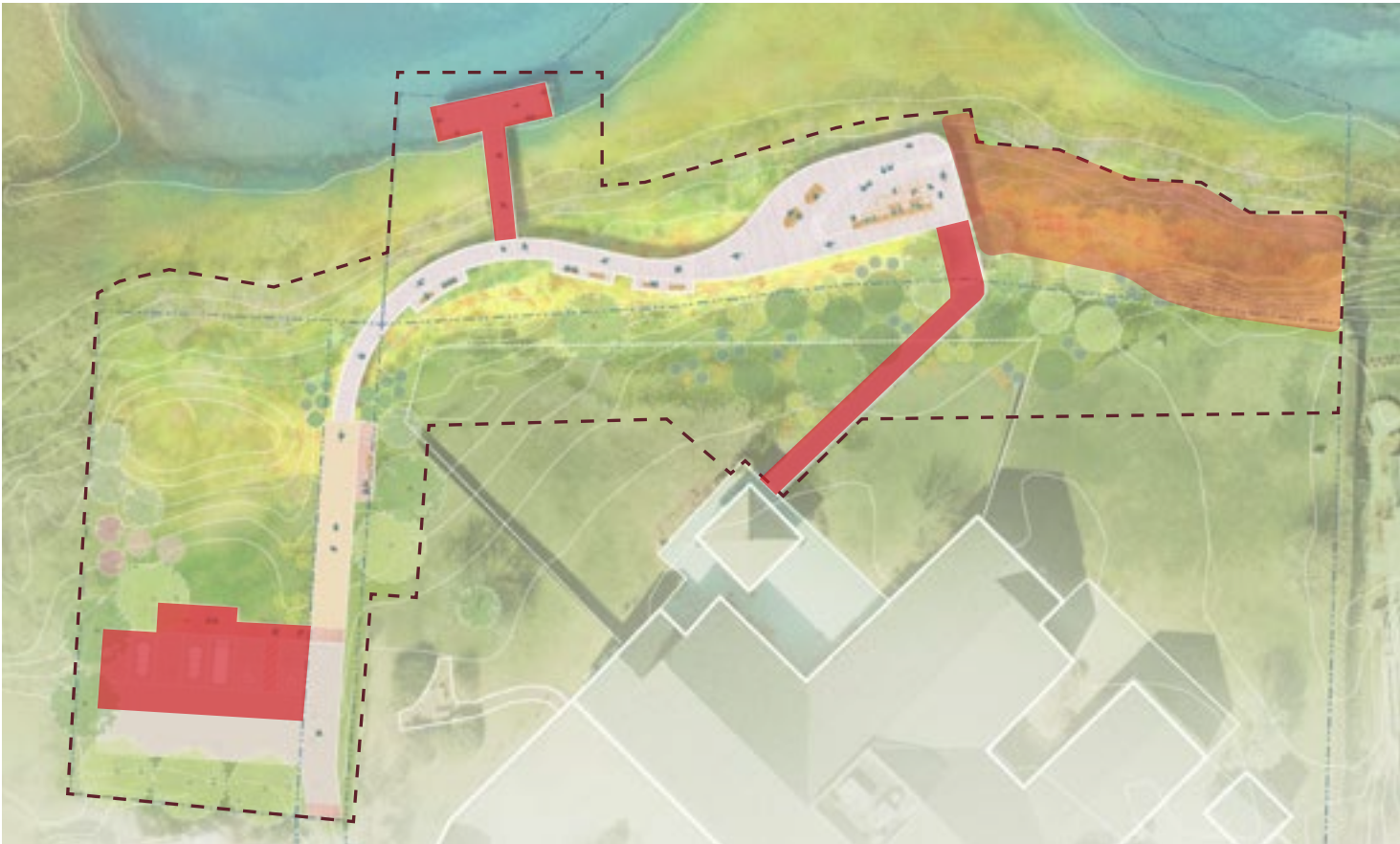
PRIORITIZE THE VIEWING DECK

PROGRAM TO REDUCE

- Reduced parking
- Eliminate the dock/pier
- Eliminate OIH Connection
- 25% Reduction in planting and invasive species removal

PROGRAM UNCHANGED

- Boardwalk and Overlook Deck
- Boardwalk seating areas



	Original	Prioritize the Viewing Deck Scenario	Change (\$)	Change (%)
Construction	\$ 3,010,000	\$ 2,280,000	\$ (730,000)	-24%
Design, Permitting, & CA (20% of construction)	\$ 610,000	\$ 460,000	\$ (150,000)	-25%
Contingency (20% of subtotal)	\$ 724,000	\$ 550,000	\$ (174,000)	-24%
Total	\$ 4,344,000	\$ 3,290,000	\$ (1,054,000)	-24%

(-15%)	\$ 3,700,000	\$ 2,800,000	\$ 900,000	24%
(+30%)	\$ 5,650,000	\$ 4,280,000	\$ 1,370,000	24%

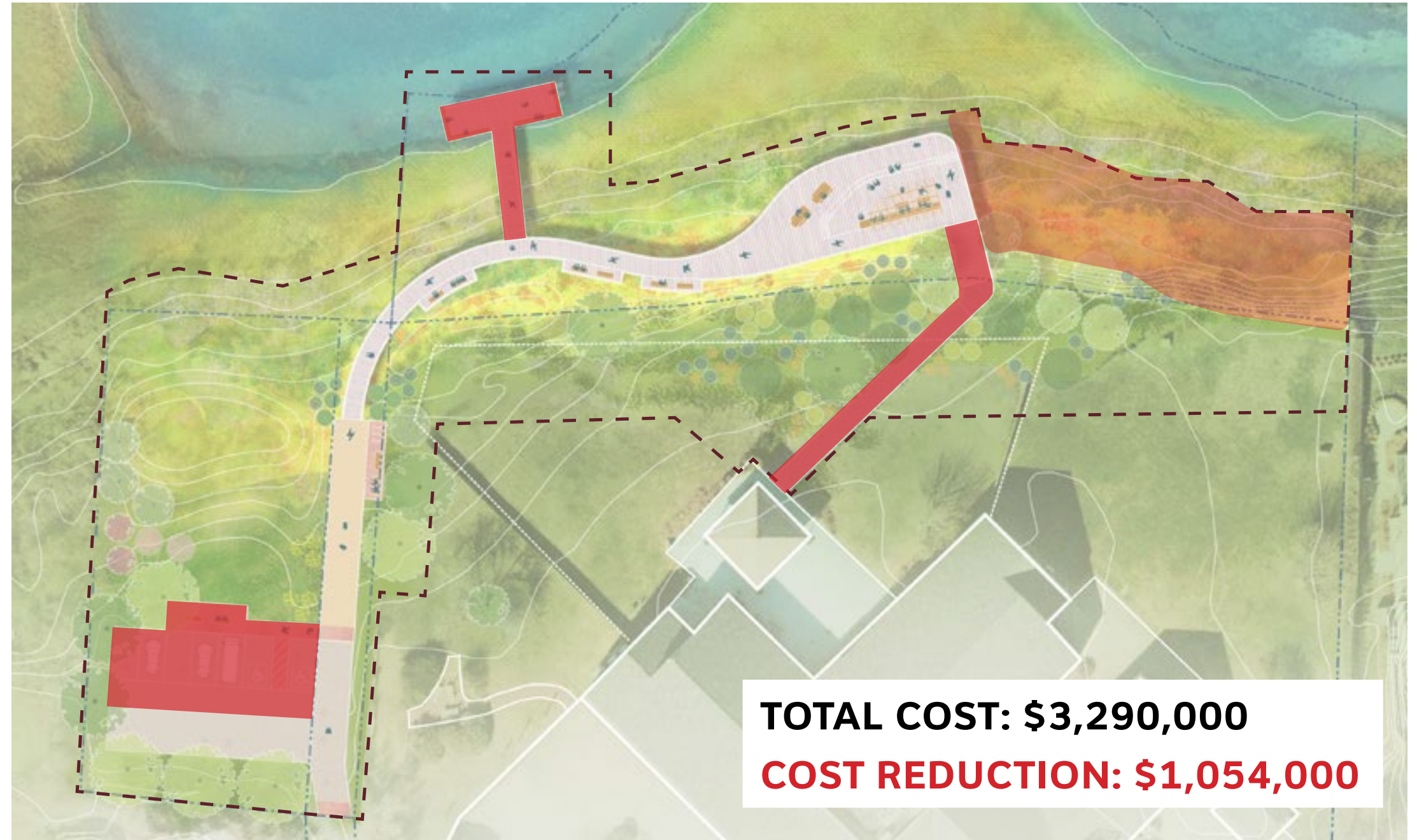
PRIORITIZE THE VIEWING DECK

PROS:

- Viewing Deck with ample seating, different viewpoints to the water
- Accommodates a larger group- birders, camps, OIH gatherings

CONS:

- No direct connection to OIH
- Potential permitting challenges due to loss of Water Dependent Use designation



PRIORITIZE THE PLANTING AND RESTORATION

PROGRAM TO REDUCE

- Reduced parking
- Simplify the dock/pier
- Eliminate OIH Connection
- 35% Boardwalk reduction
- Furnishing reductions

PROGRAM TO REMAIN

- Planting and restoration area



	Original	Prioritize the Planting and Restoration Scenario	Change (\$)	Change (%)
Construction	\$ 3,010,000	\$ 2,110,000	\$ (900,000)	-30%
Design, Permitting, & CA (20% of construction)	\$ 610,000	\$ 430,000	\$ (180,000)	-30%
Contingency (20% of subtotal)	\$ 724,000	\$ 510,000	\$ (214,000)	-30%
Total	\$ 4,344,000	\$ 3,050,000	\$ (1,294,000)	-30%

(-15%)	\$ 3,700,000	\$ 2,600,000	\$ 1,100,000	30%
(+30%)	\$ 5,650,000	\$ 3,970,000	\$ 1,680,000	30%

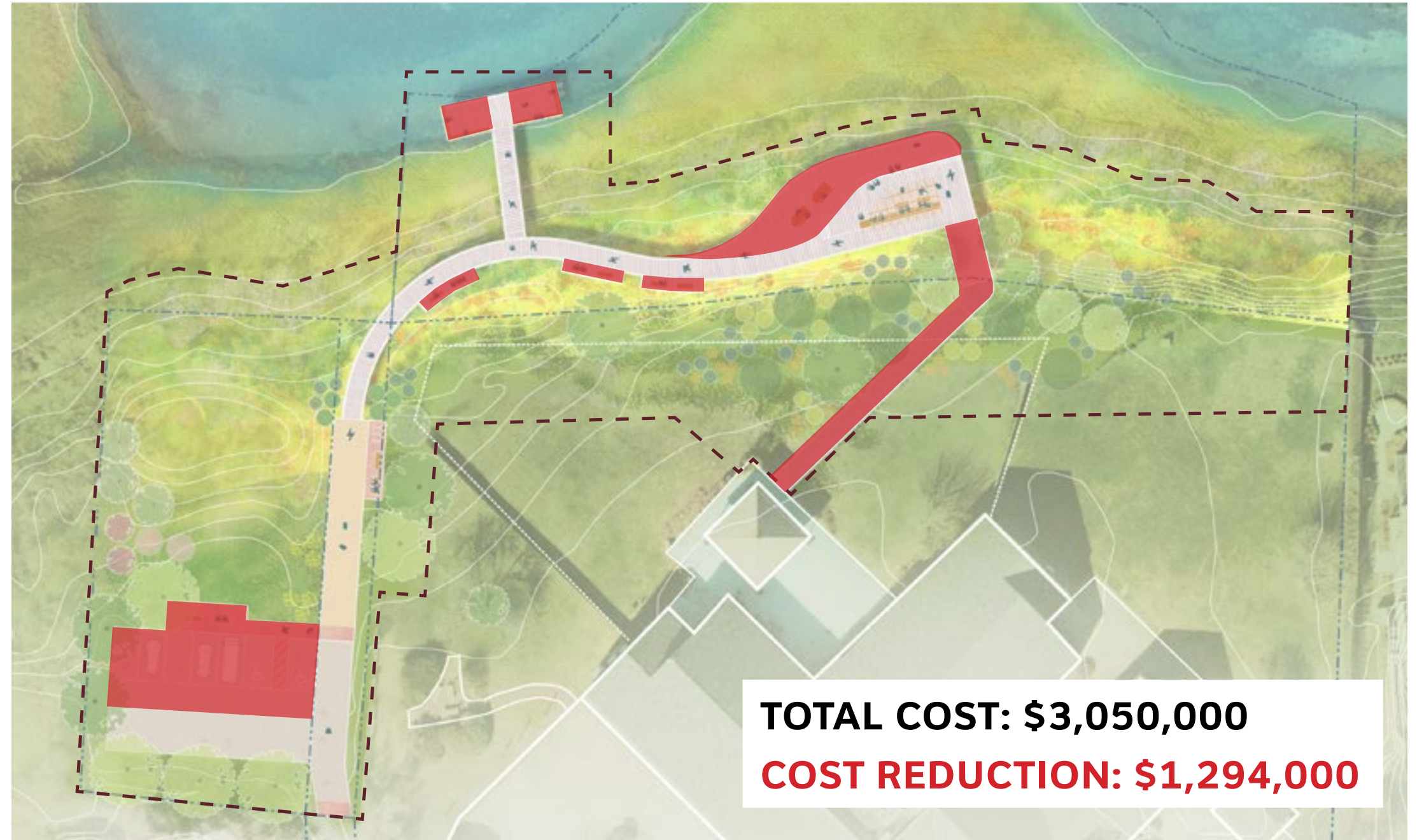
PRIORITIZE THE PLANTING AND RESTORATION

PROS:

- Maintains full site restoration, planting and invasive species removal scope
- Lighter touch with more restored areas
- Maintains water access with a simplified pier

CONS:

- No direct connection to OIH
- Elimination of OIH connection may pose permitting challenges
- Most limited seating and viewing opportunities

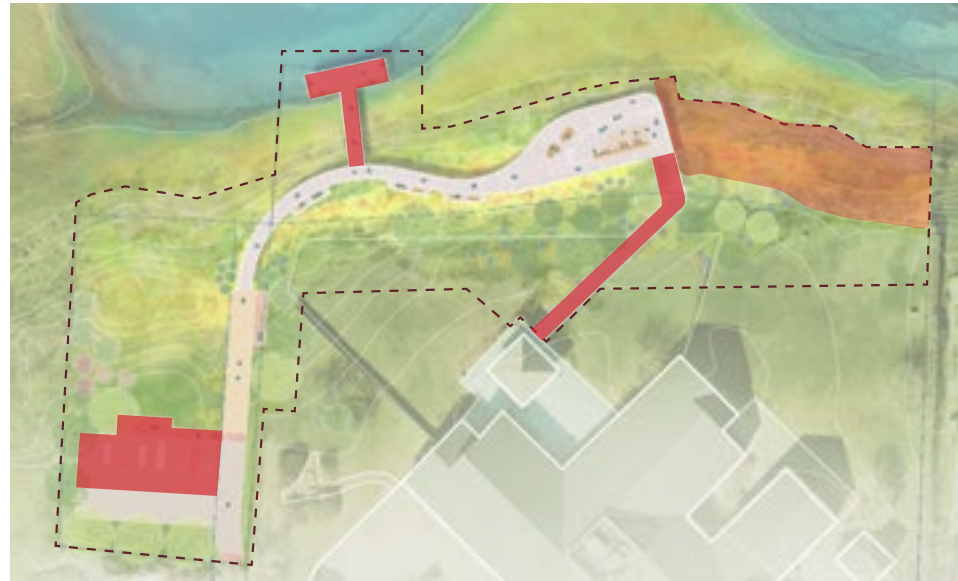


**PRIORITIZE WATER ACCESS
AND WATER DEPENDENT USE**



TOTAL COST: \$3,410,000
COST REDUCTION: \$934,000

**PRIORITIZE THE
VIEWING DECK**



TOTAL COST: \$3,290,000
COST REDUCTION: \$1,054,000

**PRIORITIZE THE PLANTING
AND RESTORATION**



TOTAL COST: \$3,050,000
COST REDUCTION: \$1,294,000

APPENDIX

COST ESTIMATE BREAKDOWN

GENERAL CONDITIONS AND SELECTIVE DEMOLITION

\$468,000 (15% OF CONSTRUCTION COST)

19 East Creek

16 East Creek

General					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	%
Mobilization and Demobilization	LS	1	\$ 45,000	\$ 45,000	24%
Construction Entrance & Staging Area	LS	1	\$ 5,000	\$ 5,000	3%
Sedimentation and Erosion Controls	LF	500	\$ 11	\$ 5,625	3%
Traffic Control	LS	1	\$ 2,500	\$ 2,500	1%
Construction Staking	LS	1	\$ 15,000	\$ 15,000	8%
Closeout and Record Documents	LS	1	\$20,000	\$20,000	11%
Insurance and Bonds (3% of construction cost)	LS	1	\$90,000	\$90,000	49%
TOTAL				\$ 184,000	100%

Selective Demolition					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	%
Asbestos Abatement	LS	1	\$ 30,000	\$ 30,000	11%
Water for Dust Control	MGAL	5	\$ 38	\$ 188	0%
House, Fence, & Gate Demolition & Disposal	LS	1	\$ 70,000	\$ 70,000	25%
Creosote Foundational Pile Removal & Disposal	LS	1	\$ 72,000	\$ 72,000	25%
Municipal Water/Sewer Disconnect	LS	1	\$ 6,250	\$ 6,250	2%
Remove and Dispose Electrical and Telecom Utilities	LS	1	\$ 6,250	\$ 6,250	2%
Retaining Wall Demolition	LS	1	\$ 5,000	\$ 5,000	2%
Transportation and disposal, permits off island	LS	1	\$ 50,000	\$ 50,000	18%
Remove and Dispose Existing Brick Walkway	SY	44	\$ 145	\$ 6,444	2%
Sawcut Existing Parking and Drive Surface	LF	460	\$ 10	\$ 4,600	2%
Remove Existing Gravel Driveway	CY	111	\$ 68	\$ 7,475	3%
Remove & Dispose Existing Dock Structure & Pilings	LS	1	\$ 25,000	\$ 25,000	9%
TOTAL				\$ 284,000	100%

BOARDWALK AND PIER

\$1,521,000
(51% OF CONSTRUCTION COST)



Boardwalk & Pier (4760 sf)					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	%
Crane (110 ton crane mobilized)	LS	1	\$ 125,000	\$ 125,000	8%
Greenheart pile supported deck	EA	125	\$ 6,300	\$ 787,500	52%
Pile supported boardwalk/Pier	SF	4528	\$ 107	\$ 484,496	32%
Boardwalk/Pier Railing	LF	620	\$ 200	\$ 124,000	8%
TOTAL				\$ 1,521,000	100%

PLANTINGS AND SITE RESTORATION

\$407,000
(14% OF CONSTRUCTION COST)



Plantings/Site Restoration					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	%
High Marsh Seed Mix	SF	5,674	\$ 10	\$ 56,740	14%
Transitional Marsh Seed Mix	SF	4,287	\$ 10	\$ 42,870	11%
Maritime Upland Seed Mix	SF	3,497	\$ 10	\$ 34,970	9%
Coastal Garden Seed Mix	SF	5,689	\$ 10	\$ 56,890	14%
Trees (assuming 2in caliper trees)	EA	27	\$ 2,500	\$ 67,500	17%
Shrubs	EA	278	\$ 200	\$ 55,600	14%
Biodegradable Erosion Control Blankets	SF	5000	\$ 3	\$ 15,000	4%
Biodegradable Mulch	SF	22820	\$ 1	\$ 11,410	3%
Existing Soil Testing and Soil Amendment	LS	1	\$ 5,000	\$ 5,000	1%
Invasive Species Removal	SF	30,260	\$ 2	\$ 60,520	15%
TOTAL				\$ 407,000	100%

PARKING AND ACCESS

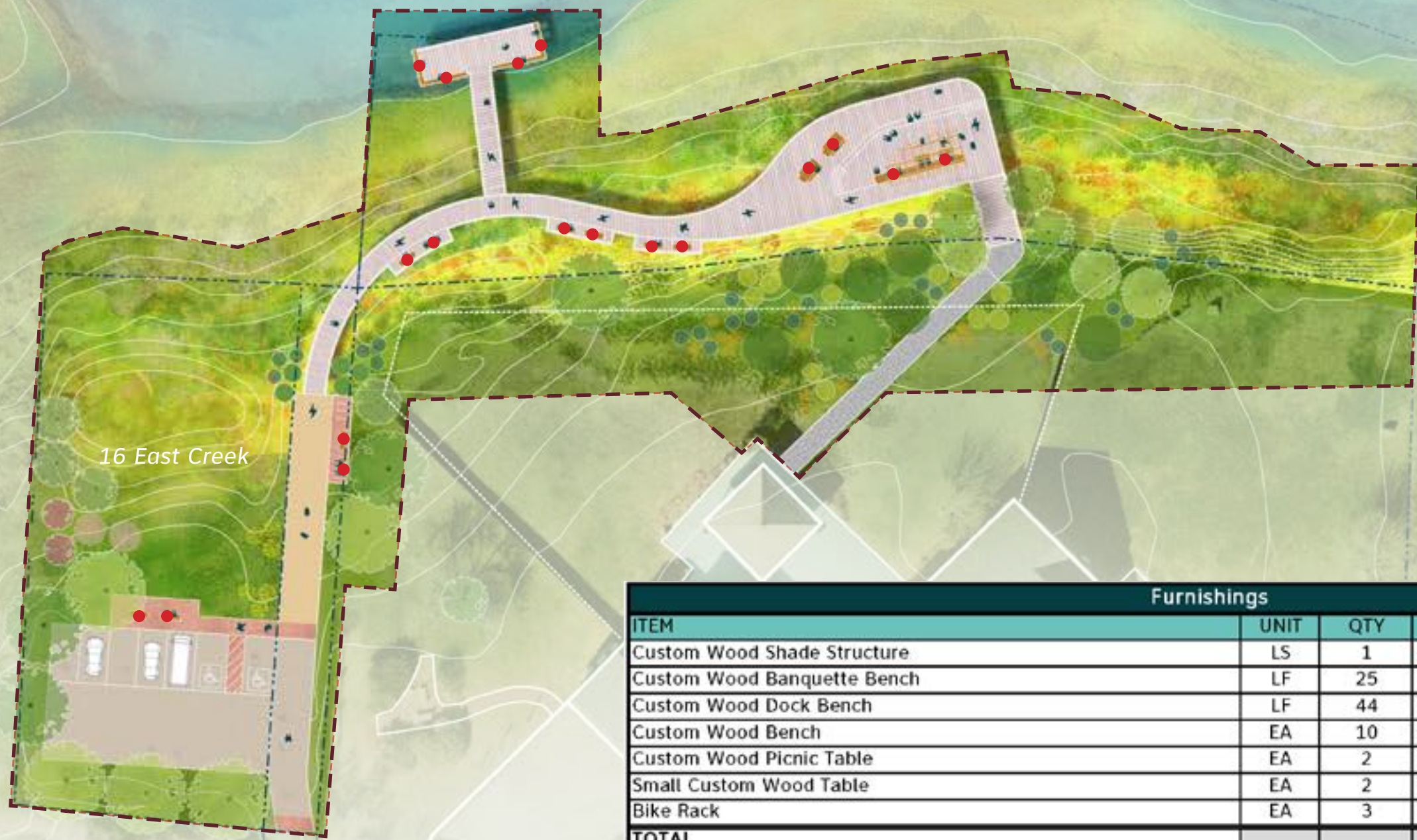
\$255,000
(8% OF CONSTRUCTION COST)



Parking Area & Pedestrian Path					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	%
Soil Excavation	CY	178	\$ 70	\$ 12,490	5%
Remove & Reset Bench	EA	1	\$ 1,500	\$ 1,500	1%
Remove & Reset Memorial Stone	EA	1	\$ 2,000	\$ 2,000	1%
Fine Grading and Compaction	SY	558	\$ 16	\$ 8,924	3%
Permeable Brick Pavers	SF	827	\$ 50	\$ 41,557	16%
Stabilized Crushed Stone Surfacing on Compacted Aggregate Base	SF	4,140	\$ 19	\$ 77,625	30%
Compacted Aggregate Base	CY	117	\$ 106	\$ 12,461	5%
Geo-Grid	SY	460	\$ 10	\$ 4,433	2%
Granite Curb	LF	810	\$ 110	\$ 89,100	35%
ADA Parking Sign On Wood Post	EA	2	\$ 1,000	\$ 2,000	1%
Level-Spreader	LS	1	\$ 2,000	\$ 2,000	1%
TOTAL				\$ 255,000	100%

SITE FURNISHINGS

\$189,000
(6% OF CONSTRUCTION COST)



Furnishings					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	%
Custom Wood Shade Structure	LS	1	\$ 100,000	\$ 100,000	53%
Custom Wood Banquette Bench	LF	25	\$ 750	\$ 18,750	10%
Custom Wood Dock Bench	LF	44	\$ 750	\$ 33,000	17%
Custom Wood Bench	EA	10	\$ 2,500	\$ 25,000	13%
Custom Wood Picnic Table	EA	2	\$ 3,200	\$ 6,400	3%
Small Custom Wood Table	EA	2	\$ 2,000	\$ 4,000	2%
Bike Rack	EA	3	\$ 450	\$ 1,350	1%
TOTAL				\$ 189,000	100%

OIH CONNECTION

\$153,000
(5% OF CONSTRUCTION COST)



Our Island Home Connection					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	%
Fine Grading and Compaction	SY	79	\$ 16	\$ 1,271	1%
Open Graded Aggregate	TON	18	\$ 81	\$ 1,452	1%
Concrete	SY	79	\$ 753	\$ 59,487	39%
Greenheart pile supported deck	EA	9	\$ 6,300	\$ 56,700	37%
Pile supported boardwalk/Pier	SF	232	\$ 107	\$ 24,824	16%
Connectot Bridge Railing	LF	42	\$ 200	\$ 8,400	5%
TOTAL				\$ 153,000	100%

ESTABLISHMENT IRRIGATION

\$17,000
(1% OF CONSTRUCTION COST)



Irrigation					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	%
Water Hose - Copper, TypeK (3/4")	LF	150	\$ 100	\$ 15,000	88%
Water Valve & Box	LS	1	\$ 1,500	\$ 1,500	9%
TOTAL				\$ 17,000	100%

COST SAVING ZONES

SIMPLIFY PARKING AREA AND PEDESTRIAN ENTRY

ITEM	COST
SOIL EXCAVATION	\$12,490
FINE GRADING AND COMPACTION	\$8,924
PERMEABLE BRICK PAVERS	\$14,271
STABILIZED CRUSHED STONE SURFACING ON COMPACTED AGGREGATE BASE	\$42,713
COMPACTED AGGREGATE BASE	\$12,461
GEOGRID	\$4,443
GRANITE CURB	\$57,310
ADA PARKING SIGN ON WOOD POST	\$2,000
LEVEL SPREADER	\$2,000
REDUCED PARKING AND PEDESTRIAN PATH TOTAL	\$157,000

\$98,000 CONSTRUCTION COST REDUCTION



REMOVE OUR ISLAND HOME CONNECTION

ITEM	COST
GRADING	\$1,271
AGGREGATE	\$1,452
CONCRETE	\$59,487
GREENHEART PILES (9)	\$56,700
BOARDWALK (232 SF)	\$24,824
RAILING (42 LF)	\$8,400
OIH CONNECTION TOTAL	\$153,000



ELIMINATE PIER

ITEM	COST
GREENHEART PILES (25)	\$157,500
BOARDWALK (705 SF)	\$75,435
RAILING (77 LF)	\$15,400
CUSTOM WOOD BENCH (44 LF)	\$33,000
DOCK TOTAL	\$282,000



25% BOARDWALK REDUCTION

- Reduced footprint
- Elimination of upper deck

ITEM	COST
GREENHEART PILES (80)	\$630,000
BOARDWALK (2,823 SF)	\$302,061
RAILING (259 LF)	\$51,800
BOARDWALK/ DECK TOTAL	\$858,000



35% BOARDWALK REDUCTION

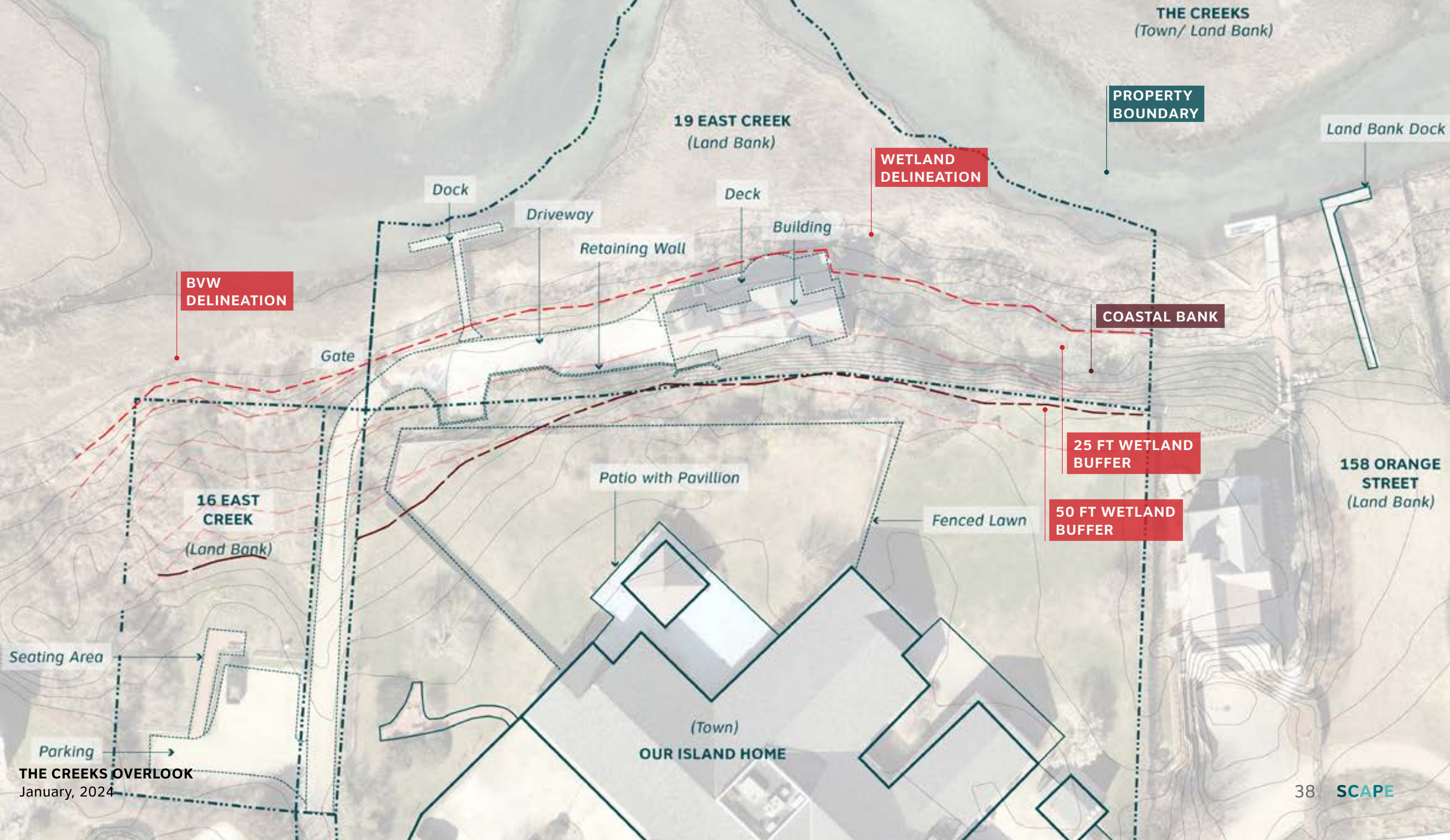
- Reduced footprint
- Elimination of upper deck
- Elimination of seating areas

ITEM	COST
GREENHEART PILES (69)	\$434,700
BOARDWALK (2,543 SF)	\$272,101
RAILING (259 LF)	\$51,800
BOARDWALK/ DECK TOTAL	\$759,000



EXISTING CONDITIONS

EXISTING CONDITIONS



EXISTING CONDITIONS: VEGETATION



NATIVE SHRUBS WITH VERY LIMITED PRESENCE OF INVASIVE PLANT SPECIES
 9,680 SF - Management of the limited number of invasive plant species within the dense stand high-tide bush (*Baccharis halimifolia*) and marsh-elder (*Iva frutescens*) would be required. No planting will be needed because the existing native shrubs vegetate this area. Managing heights of the high-tide bush may be requested from the Conservation Commission to maintain views to the Creek and beyond.



INVASIVE PHRAGMITES
 2,540 SF - A narrow band of medium density phragmites runs between the salt marsh and native shrub thicket. The phragmites would be managed by selective herbicide treatment applied by hand. No planting will be required due to the native marsh grasses that exist under the phragmites. The existing marsh grasses will rapidly fill any voids that may be created during phragmites management.



DENSE STATE-LISTED INVASIVE AND NON-NATIVE PLANT SPECIES
 15,600 SF - These areas of the properties are dominated by dense thickets of invasive and non-native plant species. These areas would be managed using herbicide treatment followed by mechanical removal of the invasive and non-native plants. The bare soils created during the initial management would be seeded with a native grass mix and biodegradable erosion control blankets are used to stabilize soils on slopes. During the second season the area could be planted with the native species shown on pages 3 and 4. Project process photos on pages 5-12 shows the evolution of an invasive plant management project from initial removal through the native plant community establishment.



JAPANESE KNOTWEED
 2,440 SF - Japanese knotweed is a very aggressive species that will require management using an herbicide treatment. Similar to the area of dense invasive plants, any bare soils would be seeded with a native grass mix. It may take at least two seasons for germination of the grasses due to allelopathic chemicals released by the knotweed. Additionally, the planting of native shrubs and forbs may have to be delayed to allow for an additional year of follow-up treatment. Once the knotweed has been functionally eradicated, planting with the native species shown on the attached plant palette could begin.



SITE PLAN

THE CREEKS OVERLOOK



OVERALL SITE VIEW



NATIVE PLANTINGS ALONG THE BOARDWALK



EARLY MORNING AT THE CREEKS



PROJECT BENEFITS

Replicable Model for Coastal Land Bank Properties

- Moving through the permitting and design development can serve as a model in advancing additional Land Bank projects along the coast

Expanding Waterfront Public Access

- Accessible waterfront space

Environmental Restoration and Conservation

- Project provides an overall net benefit to environmental conditions of the site
- Removal of a building structure from sensitive wetland resource areas

Limited Infrastructure Coordination with the Town

- The project site relies on very little town infrastructure so coordination will be minimal

Construction Cost Opinion - Schematic Design
Based on "The Creeks Overlook" 100% Schematic Design Drawings
August 4, 2023

The opinions of cost presented in this document represent a Budgetary Level of Opinion of Cost. These opinions are based on year 2023 dollars, and should be considered accurate to plus 30% and minus 15%. Fuss & O'Neill has no control over the cost of labor, materials, equipment or services furnished by others or market conditions. Fuss & O'Neill's opinion of probable Total Project Costs and Construction Cost are made on the basis of Fuss & O'Neill's experience and qualifications and represent Fuss & O'Neill's best judgment as an experienced and qualified professional engineer, familiar with the construction industry. Fuss & O'Neill cannot and does not guarantee that proposals, bids or actual Total Project or Construction Costs will not vary from opinions of probable cost prepared by Fuss & O'Neill.

COST ESTIMATE WITH HIGH LEVEL LIGHTING

General					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	TOTAL
Mobilization and Demobilization	LS	1	\$ 45,000	\$ 45,000	
Construction Entrance & Staging Area	LS	1	\$ 5,000	\$ 5,000	
Sedimentation and Erosion Controls	LF	500	\$ 11	\$ 5,625	
Traffic Control	LS	1	\$ 2,500	\$ 2,500	
Construction Staking	LS	1	\$ 15,000	\$ 15,000	
Closeout and Record Documents	LS	1	\$ 20,000	\$ 20,000	
Insurance and Bonds (3% of construction cost)	LS	1	\$ 98,000	\$ 98,000	
					\$ 192,000

STAFF NOTES: Highlights in yellow are items where staff see that cost cuts are possible.

GENERAL: No change proposed.

Selective Demolition					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	TOTAL
Asbestos Abatement	LS	1	\$ 30,000	\$ 30,000	
Water for Dust Control	MGAL	5	\$ 38	\$ 188	
House, Fence, & Gate Demolition & Disposal	LS	1	\$ 70,000	\$ 70,000	
Creosote Foundational Pile Removal & Disposal	LS	1	\$ 72,000	\$ 72,000	
Municipal Water/Sewer Disconnect	LS	1	\$ 6,250	\$ 6,250	
Remove and Dispose Electrical and Telecom Utilities	LS	1	\$ 6,250	\$ 6,250	
Retaining Wall Demolition	LS	1	\$ 5,000	\$ 5,000	
Transportation and disposal, permits off island	LS	1	\$ 50,000	\$ 50,000	
Remove and Dispose Existing Brick Walkway	SY	44	\$ 145	\$ 6,444	
Sawcut Existing Parking and Drive Surface	LF	460	\$ 10	\$ 4,600	
Remove Existing Gravel Driveway	CY	111	\$ 68	\$ 7,475	
Remove & Dispose Existing Dock Structure & Pilings	LS	1	\$ 25,000	\$ 25,000	
					\$ 284,000

SELECTIVE DEMOLITION: Maintain as is with one small change highlighted below.

Consider saving and re-using existing bricks

Parking Area & Pedestrian Path					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	TOTAL
Soil Excavation	CY	178	\$ 70	\$ 12,490	
Remove & Reset Bench	EA	1	\$ 1,500	\$ 1,500	
Remove & Reset Memorial Stone	EA	1	\$ 2,000	\$ 2,000	
Fine Grading and Compaction	SY	558	\$ 16	\$ 8,924	
Permeable Brick Pavers	SF	827	\$ 50	\$ 41,557	
Stabilized Crushed Stone Surfacing on Compacted Aggregate Base	SF	4,140	\$ 19	\$ 77,625	

PARKING AREA & PEDESTRIAN PATH: Maintain new parking lot design because expanded lot is still undersized but consider changing materials highlighted below for cost cutting measures.

Rachael to get unit cost for regular brick vs pavers as specified

Construction Cost Opinion - Schematic Design
Based on "The Creeks Overlook" 100% Schematic Design Drawings
August 4, 2023

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Compacted Aggregate Base	CY	117	\$ 106	\$ 12,461	
Geo-Grid	SY	460	\$ 10	\$ 4,433	
Granite Curb	LF	810	\$ 110	\$ 89,100	
ADA Parking Sign On Wood Post	EA	2	\$ 1,000	\$ 2,000	
Level-Spreader	LS	1	\$ 2,000	\$ 2,000	
					\$ 255,000

Remove and replace with steel edging
 Create in-house

Plantings/Site Restoration					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	TOTAL
High Marsh Seed Mix	SF	5,674	\$ 10	\$ 56,740	
Transitional Marsh Seed Mix	SF	4,287	\$ 10	\$ 42,870	
Maritime Upland Seed Mix	SF	3,497	\$ 10	\$ 34,970	
Coastal Garden Seed Mix	SF	5,689	\$ 10	\$ 56,890	
Trees (assuming 2in caliper trees)	EA	27	\$ 2,500	\$ 67,500	
Shrubs	EA	278	\$ 200	\$ 55,600	
Biodegradable Erosion Control Blankets	SF	5000	\$ 3	\$ 15,000	
Biodegradable Mulch	SF	22820	\$ 1	\$ 11,410	
Existing Soil Testing and Soil Amendment	LS	1	\$ 5,000	\$ 5,000	
Invasive Species Removal	SF	30,260	\$ 2	\$ 60,520	
					\$ 407,000

PLANTINGS/ SITE RESTORATION: This is a large budget item. Consider cutting the cost to \$250,000 or phasing the restoration over 2-3 years.

Reduce the \$\$ allocated to seed mix as germination and success can be variable
 Reduce the \$\$ allocated to seed mix as germination and success can be variable
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 Reduce the \$\$ allocated to seed mix as germination and success can be variable
 Consider eliminating trees or reducing to a small number located by the parking lot
 Consider reducing the number of shrubs proposed

ADA Accessible Boardwalk/Pier (4760 sf)					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	TOTAL
Crane (110 ton crane mobilized)	LS	1	\$ 125,000	\$ 125,000	
Greenheart pile supported deck	EA	125	\$ 6,300	\$ 787,500	
Pile supported boardwalk/Pier	SF	4528	\$ 107	\$ 484,496	
Boardwalk/Pier Railing	LF	620	\$ 200	\$ 124,000	
					\$ 1,521,000

ADA ACCESSIBLE BOARDWALK/PIER: Consider a 35% reduction in the size of the deck & consider only having a single level. These changes can be implemented and still meet ADA grades while retaining the OIH connection.

Switch from Greenheart to helicals wherever possible

Consider switching design to floating dock with combination of helical and greenheart piles (perhaps losing ADA of float due to grade changes) / pier would be piles once in water

ADA Our Island Home Connection					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	TOTAL
Fine Grading and Compaction	SY	79	\$ 16	\$ 1,271	
Open Graded Aggregate	TON	18	\$ 81	\$ 1,452	
Concrete	SY	79	\$ 753	\$ 59,487	
Greenheart pile supported deck	EA	9	\$ 6,300	\$ 56,700	

ADA OUR ISLAND HOME CONNECTION: Switching from greenheart piles to helical piers wherever possible will reduce costs.

Switch from greenheart piles to helical piers

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August 4, 2023

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Pile supported boardwalk/Pier	SF	232	\$ 107	\$ 24,824	
Connectot Bridge Railing	LF	42	\$ 200	\$ 8,400	
					\$ 153,000

FURNISHINGS					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	TOTAL
Custom Wood Shade Structure	LS	1	\$ 100,000	\$ 100,000	
Custom Wood Banquette Bench	LF	25	\$ 750	\$ 18,750	
Custom Wood Dock Bench	LF	44	\$ 750	\$ 33,000	
Custom Wood Bench	EA	10	\$ 2,500	\$ 25,000	
Custom Wood Picnic Table	EA	2	\$ 3,200	\$ 6,400	
Small Custom Wood Table	EA	2	\$ 2,000	\$ 4,000	
Bike Rack	EA	3	\$ 450	\$ 1,350	
					\$ 189,000

IRRIGATION					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	TOTAL
Water Hose - Copper, TypeK (3/4")	LF	150	\$ 100	\$ 15,000	
Water Valve & Box	LS	1	\$ 1,500	\$ 1,500	
					\$ 17,000

HIGH LEVEL LIGHTING					
ITEM	UNIT	QTY	UNIT PRICE	SUB-TOTAL	TOTAL
Parking Pole Lighting Fixture	EA	4	\$ 4,000	\$ 16,000	
Bollard Lighting Fixture	EA	5	\$ 2,900	\$ 14,500	
Underbench Lighting Fixture	LF	60	\$ 95	\$ 5,700	
Pergola Downlight Fixture	EA	8	\$ 850	\$ 6,800	
Underground Conductors	LF	600	\$ 280	\$ 168,000	
Utility Enclosure	LS	1	\$ 25,000	\$ 25,000	
New Electrical Service	LS	1	\$ 20,000	\$ 20,000	
					\$ 256,000

CONSTRUCTION SUBTOTAL				\$ 3,280,000	
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DESIGN, PERMITTING, & CONSTRUCTION ADMINISTRATION	LS	20%	\$ 656,000	\$ 660,000	\$ 660,000
	TOTAL W/OUT CONTINGENCY				\$ 3,940,000
	20%			Contingency	\$ 790,000

FURNISHINGS: Reduce furnishing costs by building in house, designing lower end and having fewer.

Consider permitting the shade structure and then either installing, phasing in, or eliminating A single level deck would no longer require the banquette bench
 Tom Geras to build the dock benches in house
 Consider reducing the number of benches for cost savings or maintaining to ensure adequate seating

IRRIGATION: This will be necessary for the survival of for any plantings or seeding that occurs on site.

HIGH LEVEL LIGHTING: Eliminate all lighting

Construction Cost Opinion - Schematic Design
Based on "The Creeks Overlook" 100% Schematic Design Drawings
August 4, 2023

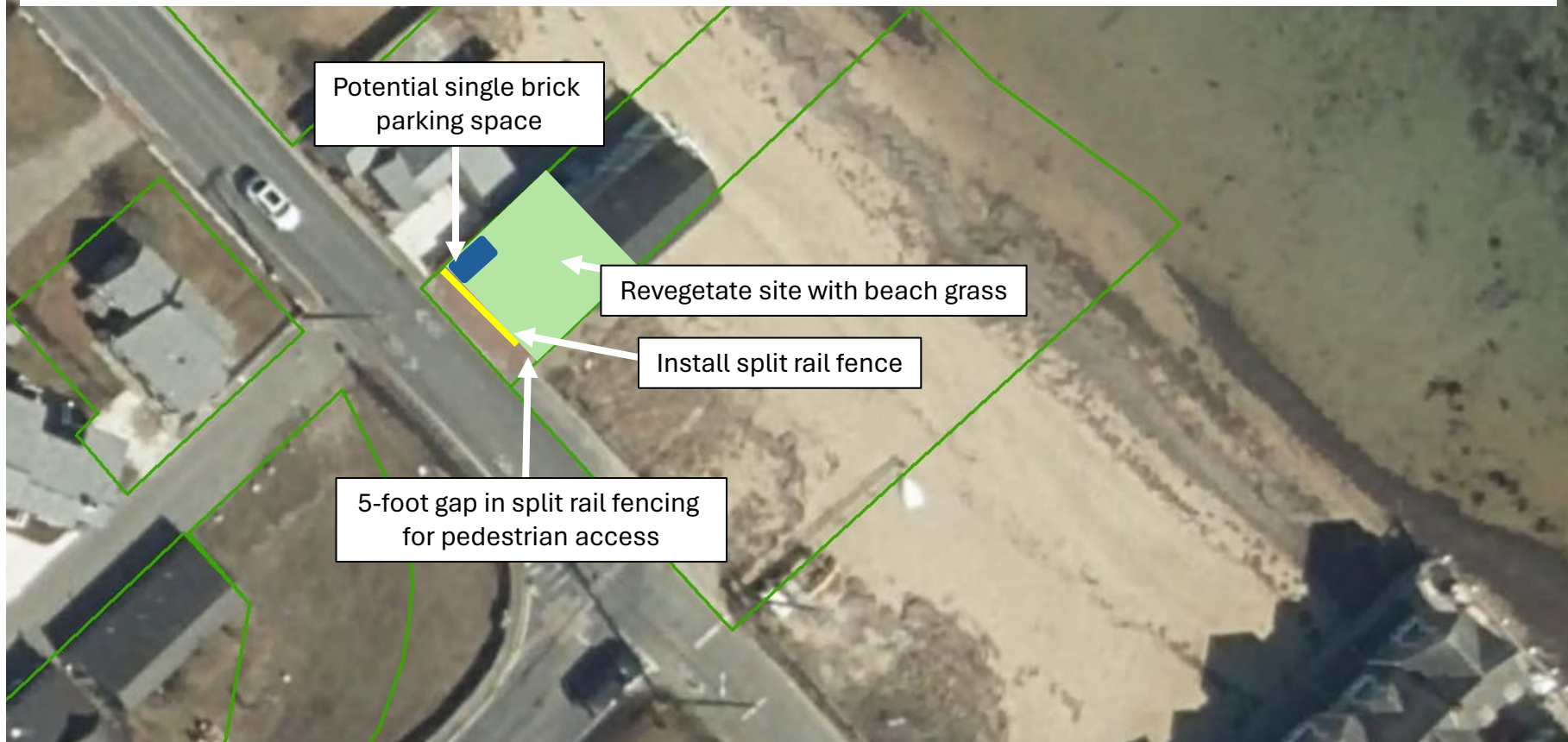
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		TOTAL	\$	4,730,000
		(-15%)	\$	4,030,000
		(+30%)	\$	6,150,000

- LS: lump sum
- LF: linear foot
- MGAL: million gallons
- CY: cubic yard
- SY: square yard
- TN: ton
- WD: working day
- TN: ton
- WD: working day

70 Washington Street Property Planning Site Visit Notes:

- replicate existing granite curbing and bring it to the fence at 168 Washington St
- consider lowering the curb to facilitate a crosswalk and having DPW paint a crosswalk
- have Wannacomet remove the sunken water meter/water connection in the road
- remove the remaining water connection on the site
- find a new 18" lid to replace the square cover that is in the bike lane layout
- remove the brick apron and coordinate with the DPW to pave the bike lane to the fence at 168 Washington St.
- add more fill with clean sand and rake and clean the top layer
- repair the stormwater pipe
- consider making 1 brick parking space adjacent to property line with 68 Washington St, which is blocked from every day use by removable split rail
- extend split rail for 45' with a 5' opening for pedestrian passage
- plant beach grass (40' x 40' area)
- add no boat storage signs



WingWorks Landscape Inc.

PO Box 2322, Nantucket Ma 02584

office@wingworkslandscape.com

508-325-0008(O) 508-633-5179(C)

March 11, 2024

Nantucket Land Bank

Attn: Rachael Freeman

Dear Rachael,

I had the pleasure of meeting with Claire O'Connor recently regarding some vista pruning that we would like to do on the Land Bank's Low Beach Road property across the street, on the ocean side, from #1 Low Beach Road. Our client is interested in improving her views to the south, of Low Beach and of the ocean. Upon inspection of the plant material on the bank directly across from #1 Low Beach Road, I noticed that much of the material that we would like to prune is invasive and non-native to the island. The predominant species in that section are Ligustrum ovalfolium (California Privet), Elaegnus umbellata (Autumn Olive...a species banned from Massachusetts), Lonicera morrowii (Morrow/Bush honeysuckle....also banned from Massachusetts), and Prunus virginiana (Chokecherry....considered undesirable and hard to control). There is a noticeable absence of Myrica pensylvanica, or any other native shrubs commonly associated with that area of the island. It seems like a renovation of the plant material on the bank could be mutually beneficial to The Nantucket Land Bank as well as to my clients at 1 Low Beach Road. We would like to improve the vista for our clients and in doing so, could eradicate a few undesirable plant species and re-vegetate the area with Northern Bayberry: a native species and a preferred plant for erosion control on embankments like the one in question.

Please consider this letter a formal request to remove the plants in question (identified during my site meeting with Claire) and to revegetate the bank with Northern Bayberry spaced at 48" on center. My clients, of course, would assume the responsibility of any cost associated with the project and would also ensure the health and vigor of the newly planted material. My clients would also like your permission to control the growth of the newly planted material to a height of not less than thirty-six inches where plants would impede their views of the Low Beach and of the Ocean. We would welcome the supervision of a member of your field crew to ensure limits of work as you would deem appropriate.

As we would not be using any irrigation to establish this planting, we would like to perform this renovation as soon as the plants become available to us. We would respectfully ask to proceed with this project as soon as possible and to be completed with the project no later than April 15, 2024.

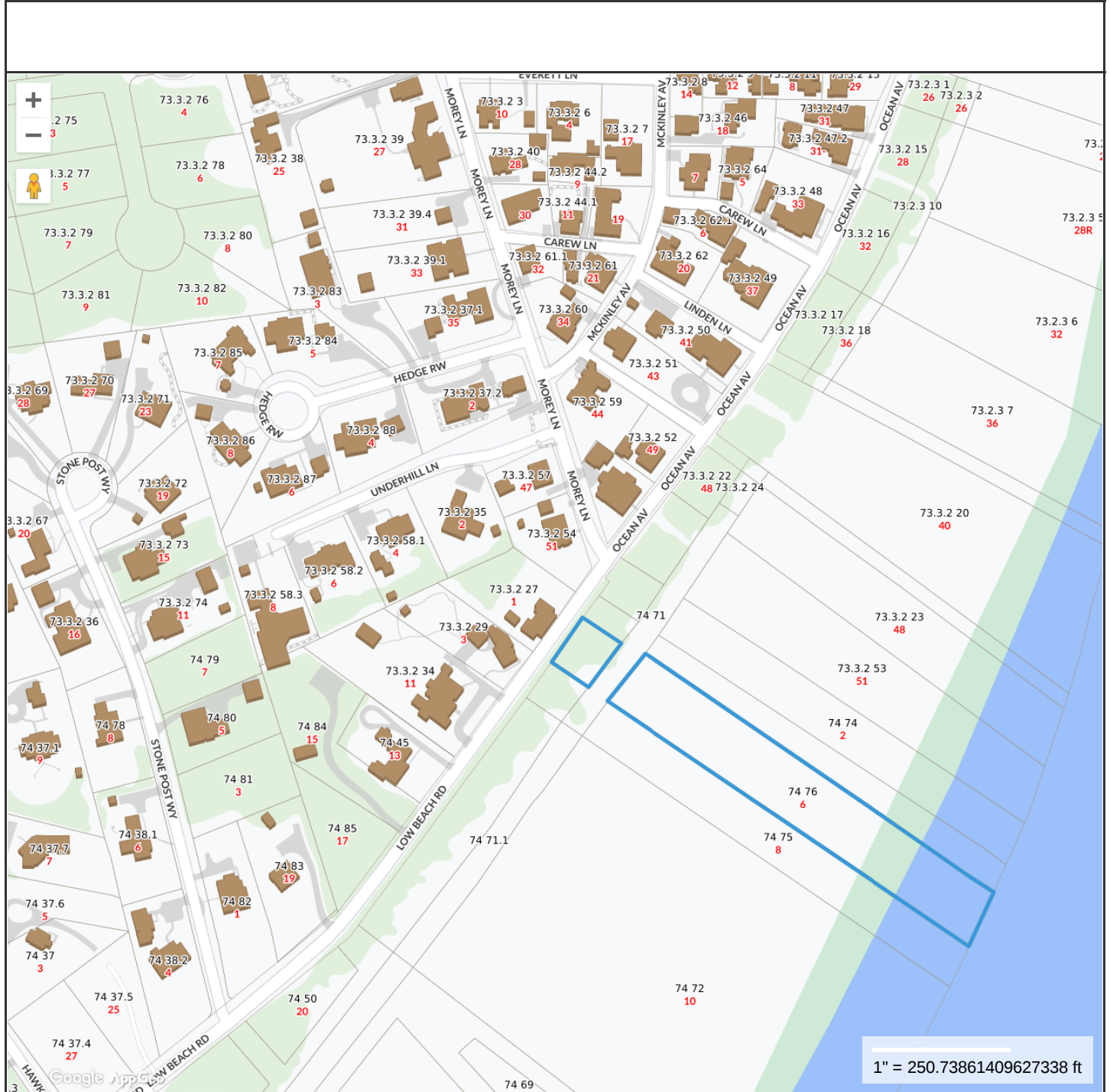
Please let us know your thoughts. We appreciate your consideration of this matter.

Respectfully,

Andrew Wing


Brett Sousa

Owners, WingWorks Landscape.



Property Information

Property ID	74 76
Location	6 LOW BEACH RD
Owner	NANTUCKET ISLANDS LAND BANK



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Boat Storage Sticker Program Guidelines HOLLY FARM

ISSUE: How to deal with the overuse of boat storage which has limited space and capacity.

STAFF RESEARCH:

- Conducted research on-line to see how other comparable programs are run
- Met with Sheila Lucey to ask her opinion on how the sticker program works for her Department and advice for us if we do so.
 - Primary take-away is that she discouraged us from implementing. Her department is over-burdened with near daily removal of unpermitted boats on the Town portion of the Monomoy Beach. A lot of abuse.
 - Monomoy residents are prone to notify her department about unpermitted boats when they see them
 - Fisherman automatically have stickers on their dinghies associated with their boats' mooring permits so they are not impacted
- Met with Rico Schraff who is the Field Crew most familiar with and most frequently dealing with the problems caused by the overuse of the site

STAFF RECOMMENDATIONS:

If the Commission is inclined to implement a "Pilot Sticker Program"

IDEAS from Rico & Eleanor for Guidelines & Rules for LB sticker programs:

- Start pilot program at Craig/Holly Farm property. Cathcart is not as bad. However, if it works at Polpis, we could consider expanding Cathcart (currently only allows for storage of 22 boats) and implementing similar program.
- Holly Farm currently has 56 spaces on the racks
- Storage season would run May 15 – November 15 of calendar year
- Prioritize fisherman/scallopers
 - Rico thinks there are roughly 8-10
- Lottery program or registration with first come first served method for all others
 - Start April 15th ?
 - Do we have modest fee associated with registration?
- Maximum of 2 stickers per household
- Types of boats allowed
 - Kayak
 - Stand up paddleboard
 - Canoe
 - Dinghy
 - Maybe Sunfish or Laser hulls (dismasted)
 - Nothing longer than 14'-16 (maybe 18' / 3-person canoe)
- Types of boats NOT allowed
 - Inflatables
 - Anything with a motor
 - Sailboats other than hulls noted above

Boat Storage Sticker Program Guidelines HOLLY FARM

- Encourage people to lock vessels to racks but ONLY with chains. U-bolts not allowed because problematic to remove if there is a storm
- Storage space cannot be reserved specifically for boat racks. However, all boats stored thereon MUST have sticker displayed.
- Charge impound fee (\$25) whenever we have to remove a boat without a sticker
- People have to come get their boats at our Madaket boat storage
- If someone with a valid sticker leaves a boat after season has ended, we have their contact associated with the sticker registration so we can reach out. We would give them 1 month grace period to come get but after that would charge fee for retrieval
- If someone takes validly stickered boat out and when they come back no room on the rack because someone without a sticker used a space, that valid owner should contact LB staff to notify that they are leaving their boat on ground and point out the invalid boat owner
- Allowed to store paddleboards under racks on ground
- Staff checks this site about 3 days per week
- SIGNAGE and documentation that:
 - LB and its agents assume no responsibility or liability for craft or use of the permit
 - LB is not responsible for any damage, theft, or relocation of vessels off of racks

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of March 26, 2024

1. "M" Exemption Update:

a. Five-Year Domicile and Ownership Compliance – Release of Liens:

No. 40529 Donna L. Johnson and Brian M. Johnson

No. 40555 Justin P. Geagan and Rosini M. Geagan

No. 40564 Zhaneta Avramova

No. 40573 Keith Barry Ward

NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of February 29, 2024

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS

	JAN YIELD	FEB YIELD	1/31/2024	2/29/2024
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$115,001.41	\$49,881.68
Nantucket Bank / Collection Account x7653	4.07	4.07	\$33,161,446.75	\$34,086,447.97
Nantucket Bank / Special CD x1135 <i>matures 11/20/2024</i>	4.88	4.88	\$5,259,071.72	\$5,279,500.73
TOTAL UNRESTRICTED FUNDS:			\$38,535,519.88	\$39,415,830.38

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS

	JAN YIELD	FEB YIELD	1/31/2024	2/29/2024
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	\$1,533,778.63	\$1,535,582.44
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$410,120.60	\$20,915.18
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / WTCA Escrow	0.25	0.25	\$16,006.79	\$16,009.96
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$21,704.50	\$21,708.80
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,014.70	\$10,016.68
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$28,041.17	\$28,046.72
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,667.38	\$1,667.71
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$132,810.97	\$155,879.16
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$822,618.13	\$822,781.08
Nantucket Bank / NGM Management Reserve CD <i>matures 1/12/25</i>	4.40	4.40	\$50,125.37	\$50,313.02
Hingham Savings / Marble Reserve CD <i>matures 7/3/2024</i>	4.97	4.97	\$236,874.53	\$237,809.17
Citizens Bank / Verrill Dana Acquisition Escrow			\$0.00	\$0.00
TOTAL RESTRICTED FUNDS:			\$3,263,763.87	\$2,900,731.02
TOTAL FUNDS:			\$41,799,283.75	\$42,316,561.40

BONDS:	Principal Outstanding	Payment Due	Annual Payments
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$3,085,000	<i>Principal and Interest due 2/15/24, Interest due 8/15/24</i>	\$431,412.50
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$3,980,000	<i>Interest due 6/1/24, Principal and Interest due 12/1/24</i>	\$1,064,400.00
TOTAL BONDS:	\$7,065,000	TOTAL ANNUAL BOND PAYMENTS:	\$1,495,812.50
NOTES:	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	<i>Interest of \$25,768.60 due 12/9/23, 3/9/24, 6/9/24, 9/9/24</i>	\$103,074.40
TOTAL NOTES:	\$1,700,000	TOTAL ANNUAL NOTE PAYMENTS:	\$103,074.40
TOTAL DEBT:	\$8,765,000	TOTAL ANNUAL DEBT PAYMENTS:	\$1,598,886.90



**REQUESTS FOR TEMPORARY PRIVATE EVENT USE
ON NANTUCKET LAND BANK PROPERTIES**

The Land Bank Commission will allow small, short, simple ceremonies with minimal set up (no tents, no amplified music, a few chairs for guests who cannot be expected to stand, and preferably fewer than 35 guests). Carpooling is strongly encouraged. Depending upon the size and scope, your request will either be reviewed internally by Staff or at a Land Bank Commission meeting after which you will be notified regarding approval status. All commercial events require payment of a \$100 fee, EXCEPT filming which requires a \$250/day fee.

PLEASE NOTE THAT THE LAND BANK'S APPROVAL IS CONTINGENT UPON ALL OTHER APPLICABLE TOWN PERMITS HAVING BEEN OBTAINED.!

APPLICANT NAME: Addiction Solutions of Nantucket, Inc
MAILING ADDRESS: 57 Prospect St, Anderson Bldg, Nantucket, MA 02554
TELEPHONE: (508)325-1743 cell (508)228-4846 office (508)228-0180 work
E-MAIL: adbellrx@icloud.com manager@addictionsolutionsnantucket.com

Proposed Location of EVENT: Bartlett's Farm and surrounding dirt roads toward Beach/Miacomet Pond

DATE of EVENT: Sept 29, 2024 **TIME of EVENT:** 8:30am to 10:30am

Description / Anticipated # of attendees *friends, family, catering staff:* 200 to 240

PLEASE DESCRIBE THE EVENT (theme, scope, duration, installation, food and beverage ...):

FUNDRAISER 5K, 2MILE WALK, 1MILE FUN RUN TO BENEFIT ADDICTION SOLUTIONS OF NANTUCKET (ASN). THE START/FINISH WILL BE ON BARTLETT'S FARM. 5K RUN TURNS LEFT & TOWARD CISCO BEACH THEN TO W.MIACOMET AVE TO POND AND BACK TO BARTLETT'S. WALK DOES 2 LOOPS TOWARD CISCO BEACH AND BACK ON PROPIETORS ROAD ENDING AT BARTLETT'S AND FUN RUN IS 1 LOOP TOWARD CISCO AND BACK TO BARTLETT'S

Allan Bell, race director, Amy Skladanowski, ASN business manager, ASN Board along with volunteers will be on hand at Bartlett's and on race courses, along with NPD detail and PortAPotties. Race signs will be put up Saturday evening and removed by Sunday 9/29 noon.

Approved/Denied: _____
Executive Director

Date: _____
Approval date

Staff Comments: _____

**REQUESTS FOR TEMPORARY PRIVATE EVENT USE
ON NANTUCKET LAND BANK PROPERTIES**

The Land Bank Commission will allow small, short, simple ceremonies with minimal set up (no tents, no amplified music, a few chairs for guests who cannot be expected to stand, and preferably fewer than 35 guests). Carpooling is strongly encouraged. Depending upon the size and scope, your request will either be reviewed internally by Staff or at a Land Bank Commission meeting after which you will be notified regarding approval status. All commercial events require payment of a \$100 fee, EXCEPT filming which requires a \$250/day fee.

**PLEASE NOTE THAT THE LAND BANK'S APPROVAL IS CONTINGENT UPON ALL OTHER
APPLICABLE TOWN PERMITS HAVING BEEN OBTAINED.ⁱ**

APPLICANT NAME: The Nantucket Garden Club Inc.
MAILING ADDRESS: PO Box 627, Nantucket, MA 02554
TELEPHONE: (646)- 265 - 1440 **E-MAIL:** helenlynch@mac.com

Proposed Location of EVENT: The Garden of The Sea, Candle House Lane
DATE of EVENT: 08/07/24 **TIME of EVENT:** 11 am - 4 pm

Description / Anticipated # of attendees *fricRuds, family, catering staff.* Rolling - no more that 15 at a time expected

PLEASE DESCRIBE THE EVENT (theme, scope, duration, installation, food and beverage ...): _____

This is the Nantucket Garden Club's annual fund-raising event. We are visiting houses and gardens on Pleasant/Mill/New Dollar Lane, and thought the Land Bank garden would be a nice addition to the tour, as it is right there in the area. This would also highlight the Land Bank property. Kindly note that 100 pct of our profits go to outreach scholarships and grants. A member of the Garden Club would always be on site throughout the tour. We are also requesting permission to erect a small tent, with three tables, for our Boutique. This is always a good source of fundraising at our House & Garden Tour - again 100 % going for our outreach programs. We sell a variety of small items with some relevance to gardening and horticulture - such as hats, aprons, gardening gloves, vases, NGC stationery etc. Please note our tour is all walking only and there will be no cars involved. Thank you so much.

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

Staff Comments: _____

ⁱ Applicants must be in full compliance with Health Department, Fire, Police, and Natural Resources regulations. Contact Town of Nantucket Events Coordinator, Marina Dzvoniak at 508-325-4166 or by email to mdzvoniak@police.nantucket-ma.gov