

ADVISORY COMMITTEE OF NONVOTING TAXPAYERS

Minutes of Public meeting 10 A.M., SATURDAY, February 15, 2025 (via Zoom)

1. Attending members: Kathy Baird, Gary Beller, Gene Briskman, Michael Cody, Patti Deuster, Lynn Filipski, Don Green, Peter Halle, Peter Kahn, Donna Martino, Steve Perelman, Pam Suan, Scott Ulm. Members absent: Lou Bassano and Bill Gardner
2. Chair Peter Halle convened the meeting at 10:00 am and read the Virtual Meeting Script confirming a quorum was present.
3. The Agenda for today's meeting was moved for approval, seconded and passed unanimously.
4. Approval of the minutes from the January 4, 2025 meeting was moved, seconded and passed unanimously.
5. Peter H. opened the meeting by welcoming Libby Gibson (Town Manager) and Brian Turbitt (Finance Director) invited to speak on the topic of [Capital Expenditures](#) for the 2026 Town budget.
6. Brian gave an overview of the largest capital projects with debt exclusions slated for the 2025 Annual and Special Town Meetings (ATM/STM) as well as future year potential projects. Brian invited members to use the online tax calculator that provides an estimate of the tax increase for individual capital projects for individual homeowners, using their assessed valuation and property tax exemption status (resident/non-resident). Libby provided an overview of the history and progress to-date on the replacement of Our Island Home, currently projected at \$105M (recent increase due to the anticipated impact of tariffs and increased size of the facility). She also described the rationale for proposed new Department of Public Works (DPW) facility (\$80M) that will be on the STM warrant. An information session on the DPW facility will be hosted by the town on March 6 at 5:30pm. Many questions were asked and answered on these two items and Brian explained the current and projected debt service profiles and tax bill impacts through FY2038. Brian concluded with a discussion of Unknowns that could negatively affect the presented information. Those included the federal removal of the tax exemption for interest earned on municipal bonds that would increase Nantucket's cost of borrowing (most worrisome) and possible increases in the year-round residential tax exemption (now 25% but could go up to 35% or higher with the new seasonal community designation) that may be a concern for Non-voting taxpayers as their "share" of property taxes would increase due to the shift.
7. Donna provided an update on the Town Council Study Committee (TCSC) activities which included a discussion of town council salary determination and confirmation of their decision to propose at-large council seats rather than precincts.
8. Kathy shared an update on the town's Master Plan Update progress including the 'Kitchen Conversation' she facilitated with a mix of resident and non-resident taxpayers (general agreement on both issues to fix and things to retain). Kathy also reported back on the Master Planning Kick-off that was held Thursday Feb 12, outlining the major points of the guest speaker and local panelists.
9. Kathy provided an overview of the content and recommendation status of the 4 STR-related citizen warrant articles, noting Article 66 (codifying ZBA remand ruling in zoning) had gotten a positive recommendation from the Planning Board and Article 67 a 'take no action' recommendation. All 4 articles headed for review at the 18

February Finance Committee (FINCOM) meeting. Zoning Article 67 and General Bylaw Article 68 both contain 30 day residency requirements along with similar rental restrictions. Peter Kahn will review them and prepare a letter of concern for FINCOM if he sees a potential violation of the dormant commerce clause of the US Constitution as discriminatory against non-voting taxpayers.

10. Steve requested quick feedback from meeting guests but there was no public comment.
11. The next ACNVT meeting will be held via Zoom at 10am Saturday March 1, 2025 at 10AM with a member discussion of the information from today's presentation. Leah Hill (Coastal Resilience Advisory Committee) will be invited to speak at our April 5 meeting.
12. Motion to adjourn was seconded and passed unanimously at 12:20pm.

The following link represents the recording of this meeting located on the Town of Nantucket YouTube website. [ACNVT Meeting recording for February 15 2025.](#)

Respectfully submitted,

Kathy Baird, Secretary