

REAL ESTATE ASSESSMENT COMMITTEE (“REAC”)

Meeting of July 21, 2025, at 2:00 pm

PLEASANT STREET, TRAILER ROOM A

MINUTES

Members: John Brescher, Nathaniel (“Nat”) Lowell, Lee Saperstein, Thomas Barada, Jesse Bell

Attending Members: John Brescher, Lee Saperstein, Jesse Bell, Lee Saperstein, Thomas Barada

Staff in attendance: Tracy MacDonald (Real Estate Specialist), Tom Broadus (Intern), Chase Windish (Intern)

Speakers in attendance: NONE

I. CALL TO ORDER

John Brescher called the meeting to order at 2:15 pm, Tracy MacDonald started to record the meeting, and Mr. Brescher read the requirements of a hybrid public meeting. The meeting can be viewed at [Real Estate Assessment Committee – 7/21/2025](#).

II. APPROVAL OF AGENDA

Nat Lowell made a MOTION to approve the agenda. Lee Saperstein seconded the motion.

Vote by roll call of those participating.

Nat Lowell - Aye
Lee Saperstein - Aye
Jesse Bell - Aye
John Brescher – Aye

III. APPROVAL OF MINUTES

There was no vote on the approval of the minutes as they had not been included in the packet.

IV. PUBLIC COMMENT

There were no public comments due to technical issues with the zoom link.

V. INTRODUCTION OF REAL ESTATE DIVISION SUMMER INTERNS AND REVIEW AND DISCUSSION OF YARD SALE PROGRAM PROJECT FOR A TRACKING DATABASE FROM BEGINNING OF PROGRAM IN 2003 TO PRESENT.

Tracy MacDonald introduced the database that Chase Windish has been working on, which tracks the status and details of activities within the yard sale program since 2003. The database has been designed to divide it up by different criteria including One Big Beach Easements, Tax Title parcels, parcels that were offered through Requests for Proposals (RFP) and parcels that have been conveyed and matching with warrant articles to see what has been overlooked.

John Brescher discussed the necessity of the project and the explained REAC's role in evaluating the price factor calculation and it not being based on "intended use". In addition, he explained they assume it will be used as vacant land. However, he asked if the calculations could extend out the calculation within the tax role income of the delta once the parcel is combined with the main parcel and the increased tax revenue to the Town.

Chase Windish discussed his work on the project and the different categories of information on the spreadsheet. He discussed how he had taken the inconsistent reporting of the data, standardized all of the relevant information, and input the data into one searchable program.

Nat Lowell noted that the column relating to ground cover calculations is extremely important in terms of value. He also asked how many of the properties on the list have since been sold.

Tracy MacDonald also informed the Committee about a presentation that Tom Broadus and Chase Windish had created about encroachments and encroachment enforcement on Nantucket.

There was a general discussion on potential of yard sale parcels, history of island and explaining the base of the creation of the program and some pointers by the committee to the interns in evaluating the parcels as a frame of reference. **Nat Lowell** also brought of the point that it eliminates ability to do approval not required plans and the program overall cleans up so much inconsistency in land ownership.

Tom Barada asked if he could get a section of the database for the ability to make notes and they all agreed it would be very helpful.

VI. OTHER BUSINESS

There was no other business discussed.

VII. ADJOURNMENT

Jessie Bell made a Motion to adjourn the meeting. Thomas Barada seconded the motion.

Votes by roll call of those participating.

Nat Lowell - Aye
Thomas Barada - Aye
Lee Saperstein - Aye
Jesse Bell - Aye
John Brescher - Aye

The meeting was adjourned at 3:05pm.