

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of July 14, 2020  
Remote Participation via Zoom (see below\*)

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. PROPERTY MANAGEMENT
  - a. Beach Management – Update
  - b. 2020 Draft Work Plan - Discussion
3. REGULAR BUSINESS
  - a. 2020 Annual Town Meeting – Update
4. APPROVAL OF MINUTES
  - a. Regular Meeting of June 23, 2020
5. FINANCIAL BUSINESS
  - a. Monthly Transfer Statistics
  - b. Warrant Authorization – Fiscal Year 2020 Cash Disbursements
  - c. Warrant Authorization – Cash Disbursement
  - d. Warrant Authorization – Clubhouse Requisition
  - e. Warrant Authorization – MGC Employee Housing Requisition
  - f. Warrant Authorization – MGC Capital Funds Transfer Request

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. Release of Executive Session Minutes of July 10, 2018 and September 25, 2018
3. Litigation Discussion – Land Court Department Action No. 20MISC000058: The Ceylon Elves, LLC v. Nantucket Islands Land Bank (3 & 3B Wyer's Way)
4. Litigation Discussion – Nantucket Islands Land Bank Commission, et al. v. Granite State Insurance Company; USDC Civil Action. No. 1:20-CV-10344-DJC
5. Real Estate Acquisition

C. ADJOURNMENT

**\*Join Zoom Meeting:**

Join Zoom Meeting

<https://zoom.us/j/92100759462?pwd=UkpIK29JNENZSUNYYIVXQldrUHPrZz09>

Meeting ID: 921 0075 9462

Password: 836964

One tap mobile

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# Property Management Task List 2020

(Voted \_\_\_\_\_, 2020)

- **projects in blue have already been completed this year**

## New Projects

- **Hays Property:** finalize landscape plan, remove structures & pool, begin park installation
- **27 Easy St (Arno-Deeley):** park construction oversight (Rachael/Jesse)
- **48-50 Tennessee Ave (Chase):** complete dock & walkway installation; Chapter 91 signage (Jeff/Rachael)
- **158 Orange St (Bachman):** finish landscape project, plant wetland shrubs in *Phragmites* wetland along border with Goldberg property (JP/RF/RE)
- **Washington/Francis Street (NISDA) –** develop plan, HDC permitting, ConCom permitting, install back fence (RF/JP/RE)
- **Beechwood Farm (Jensen) –** new trail connections, boardwalk Con Com permit, parking area delineation
- **Consue Springs –** *Phragmites/Knotweed* treatment project (RF); restoration project planning; temporary headwall & drainage repairs; fibergrate boardwalk extension, viewshed maintenance
- **48 South Cambridge St (McAlinden):** procurement of dock construction for fall 2020 start; Chapter 91 license from DEP (RF); walking path & viewing area construction; viewshed maintenance (JP/RE); ongoing *Phragmites* removal (RF); Chapter 91 signage (JB)
- **21 Crooked Ln (Abiah Folger/Cassidy):** work with DPW on Madaket Road culvert blockage issue; NHA parking lot/pony field agreement (ES); brushcut trail connections to W. Chester (JP); create trail to bypass wet area on W. Chester to Wannacommet by large tree (ES/RE); elevated walkway construction on hold (CC/HDC - RF)
- **Wood Property (Madaket):** develop plan based on property use (all); drain pipe replacement (RF)
- **Lily Pond:** restoration project planning/ stormwater system renovation, including vegetation mapping, species list, survey data, wetland delineation, historical information
- **Miacomet Ave –** finalize dog park plan and start construction, trail and bridge design
- **Madequecham Beach Access:** reroute trail and reconfigure parking area
- **Trailhead/Parking Area signs for Featured Properties** (RF)
- **Mueller – Pony Field:** ongoing discussions w/ NHA (ES)
- **Mueller – Garden of the Sea:** planting beds renovation plan (RF)
- **Miacomet Golf Course:** employee dorm maintenance area stockade fence & buffer planting
- **21/23 Tennessee Ave (Soverino):** finalize property plan, execute plan
- **80 Miacomet Ave (Reis):** ongoing invasive treatment; property plan & bridge design
- **Cisco Beach Parking Lot:** revisit license agreement w/ Town (JB/ES); erosion monitoring (JP/RF); long range design for erosion (JP/RF/ES); evaluate safety issues at end of access road (westerly small parking area).

- **Town/Washington St Ext (Sayles):** install posts along abutting residential property line, clean up property, [develop property plan](#), remove privet, establish natural buffer, create path to beach, oversee, create picnic area (all)
- **Somerset Road (Lappin)** – [establish Somerset Road trail access and restore area](#)
- **159 Hummock Pond Road** – [move Deeley house on](#), renovation and landscaping
- **Water Fountain Installation:** NISDA/Washington Street corner, Lily Pond
- **W. Chester Street/Wannacomet Rd.:** open up and establish trail from Cassidy property to Wannacomet Road

## Projects To Be Completed

- **Old South Rd~Hinsdale Park:** [electric, well pump assessment](#), cpc sign, [playground field renovation](#), install nature play space, additional playground landscaping, continue vegetation screening on west side, remove invasive species berm in Hinsdale Rd layout and replace w/ native shrubbery (JP)
- **17 Commercial Wharf (Petrel Landing):** Chapter 91 license/litigation (RF/ES)
- **3 Massachusetts Av (Jackson Point):** [remove dinghy racks & replace w/ 6x6 tie-up posts \(JP\)](#)
- **Lily Pond:** continue boardwalk extension work (JP); explore Lily St access improvements (RF)
- **Codfish Park** – sail shades, trees and repairs (RF)
- **Western Ave (Apthorpe)** - tree Removal for Con Com and Viewshed Management NOI
- **Con Com Regulation Updates** – viewshed maintenance (RF)
- **Accessibility Trails:** brainstorm locations for the creation of an accessible trail loop (all)
- **Miacomet Golf Course:** finish clubhouse, finish dormitory (ES/JB)

## Building Maintenance

- **2B Massasoit Bridge Rd (Reith):** [paint exterior \(JP\)](#)
- **125 Somerset Rd – LB Maintenance Facility:** new apron and parking pad at fire cache
- **MGC Housing:** biannual inspections (??)
- **22 Broad Street:** roof, gutters, paint
- [Trash Shed Renovation \(JP\)](#)

## Miscellaneous Projects

- **Burn program:** continued program development, training, etc. (all)
- **Continuing Education:** maintain licenses for pesticide application, hoister & construction supervisor (all)
- **45 Polpis Rd (Girl Scouts):** [expand parking area](#)
- **GIS Management Database:** update/improve for Smooth Hummocks, Head of Plains, Industrial Park, & Nobadeer Farm Ballfields
- **Con Com Reports**
- **Con Com Permitting**
- **Conservation Restrictions Baselines and Inspections**
- **Trailhead signs** – make list
- **Maps/Brochures** – make list
- **2020 Cross Island Hike Planning**

- **Cross Island Trail Planning**
- **Coastal Resiliency**- identify opportunities
- **Collaborative Agreements** – Girl Scouts, Audubon, NCF
- **CR Baseline Shapefile** – add deed restrictions
- **Polpis Harbor Road (Craig)** – assess and remove hazard trees along road (ConCom)
- **Massasoit Bridge Road** – road edge brushcutting, clean up dead pine trees
- **Gardner Property** – pine tree removal from fields, bench install
- **Western Ave (Apthorpe)** – japanese black tree removal, lovegrass removal
- **New Lane (Skating Pond)** - [apple tree remove/replace](#), merge with Woodbury Lane property
- **Mizzenmast Road (Burchell)**: site visit to assess existing lean-to structure status
- **Munson Property** – identify long term tenant
- **Bartlett Share 9 (Smooth Hummocks)**: create potential parking area in northeast corner, repair inside lane of road/Ladies Beach road repair
- **Fabricate and Install Benches** - 3 at Reyes, 1 at Gardner
- **158 Orange Street (Bachman)**: complete landscape installation, extended dock back to level grade
- **Fair Street Park**: paint wrought iron
- **219/231 Polpis Rd (Reyes)**: understory management within wetland boundary, tree pruning, bamboo, continue to work with DPW on culvert and dam repairs
- **Weweeder Valley**: re-examine trail network, reconsider connection to Surfside Road
- **Website**: interactive map and content updates
- **Encroachment Policy**
- **Identify potential receiving zones for future employee housing**: Gardner, Burchell, Bamber → identify sites where houses could be moved to without negatively impacting open space values (all)

## Agriculture

- **Orchard**: [trees planted](#), orchard name sign (JB), informational sign (RF)
- **Larrabee**: reinstall LB marker to northerly lot corner (JP)
- **Sustainable**: revise license agreement (JB)
- **Mt. Vernon Farm Fields (behind Brewery)**: develop agricultural plans (RF)
- **Moors End Farm**: establish an annual inspection program (TD/GD), install Land Bank markers at property corners on Polpis Road (JP)
- **Agricultural Opportunities**: identify additional opportunities for agriculture on Land Bank properties (RF)

## Annual Maintenance

- **Trails Maintenance**: Sanford Farm, Holly Farm (Craig), Nicolacci, Gardner, Norwood Farm, Stump Pond (Sanguinetti), Burchell/Mizzenmast, Hinsdale Park, Milestone/Pout Pond, Miacomet Park, Long Pond (Munson), Shawkemo Hills, Eilert, Trimpi, Trotts Hills, FAA, New Lane, Weweeder, Grove Lane Trail, Abiah Folger Trails (Cassidy), ...
- **Culvert Maintenance**: Bewkes/Miacomet, Beechwood Farm (JP/RF)
- **Viewshed Maintenance**: Stump Pond (Sanguinetti), Jackson Point, Lamb, Settler's Landing, Sharpe, Keane, Reith, Chase/Ray, Stone, Wolfe, Farrell, Aladjem, Eilert, Craig, Barrett/Zissi, Apthorpe, McAlinden, Reyes (JP/RF)

- **Road grading:** Eel Point Rd, Washing Pond Rd, Barrett Farm Rd, Clark Cove Rd, Cisco Beach access roads (Falmouth Ave), Smooth Hummocks roads (on/around Walbang Ave; West Miacomet Rd. & branches running off it south to beach), Miacomet Park, Pout Pond (JP)
- **Accessibility Improvements:** McAlinden, Bachman (JP/RF); website/trailhead indicators for accessibility (RF)
- **Road edge vegetation maintenance:** Goodwillie, Head of Plains, Smooth Hummocks, Barnard Valley Rd, Millbrook Rd (JP)
- **Mowing (Brushcutting):** Head of Plains, Smooth Hummocks, Maxey Pond/Cliff Rd, Skating Pond, Craig, Peter Puck, Lamb, Mt. Vernon Farm/Powers, Eilert, Peterson, Gardner, Sevrens, Beachwood Farm (JP/RE), Trimpi
- **Parking Lots:** maintenance (JP)
- **Equipment Upkeep:** all as needed (JP/RE)
- **Annual Property Inspections:** complete checklist of visits to every property
- **Annual Encroachment Monitoring**
- **Park Maintenance:** add list?
- **All Benches:** clean and treat wood (add list for all)
- **Dinghy and watercraft management:** implement policy, remove abandoned boats

## Grass Lawn Mowing

- Gaillard, Hinsdale Park, Lily Pond, Codfish Playground, Wolfe, Chase, Reith, Lamb, Monument Park, Latici, Apthorpe, Sharpe, Maintenance Facility, Peter Pucks, Quahog, Bachman, 50 Union, 30 Washington St (Barrett/Zissi), 27 Easy St (Arno), 219-231 Polpis Rd (Reyes), Garden by the Sea/Pony Field (JP/RE)

## Natural Heritage Mitigation/Monitoring

- **Smooth Hummocks (SHAC):** Miacomet Golf Course expansion mitigation - 92 acres/yr, complete Natural Heritage permit update
- **Industrial Park/Madequecham:** Madequecham Industrial Park and ATV track mitigation – yearly brushcutting
- **Nobadeer Farm Road Ballfields:** Nobadeer Ballfields mitigation - 3-5 year rotation
- **Head of Plains:** install transects/plots and monitor management
- **Reports for Natural Heritage:** Smooth Hummocks (plants and harriers), Industrial Park, Nobadeer Ballfields

## Invasive Plant Eradication

- **Master list & target species:** JP & RF coordinate on list development
- **Phragmites:** Consue Springs, Bachman, Peterson, Reis, Miacomet Pond, Long Pond, Hummock Pond Road, Madaket Road, Long Pond, Reyes, Garden by the Sea grasses
- **Pine Trees:** Smooth Hummocks, Cisco, Head of Plains, Miacomet Park, Gardner, Nicollaci (JP)
- **Burchell Pond:** parrotfeather remediation, remove lake bottom blankets in the spring and fix ditch screen
- **Meadowview Road Pond:** knotweed removal
- **Peterson Property/Madaket Road:** knotweed removal

## **Potential Locations for Bench Donations**

- Keane, Peterson, Soverino, Chase, Lamb, Bachman, Sevrens, Settlers' Landing, McAlinden, Arno, Garden by the Sea, Wolfe, Hinsdale Playground

## **ConCom / Chapter 91 Permitting**

- **27 Easy St (Arno):** section 6 (JB/ES/RF)
- **48 South Cambridge St (McAlinden):** Ch. 91 license
- **17 Commercial Wharf (Petrel Landing):** bulkhead & dock permitting (RF/ES)

## **Management Plans**

- **Management Plan/FAA:** habitat management (RF)
- **Head of Plains:** habitat management (RF)
- **Powers:** agricultural management (RF)
- **Document Storm Preparation Procedure/Checklist**
- **Beechwood Farm**
- **Smooth Hummocks**
- **Wood Property**
- **Coffin Property – Milestone Road**

## **Maintenance Manuals (Facilities/Structures Dept. and Environmental Dept.)**

## **Equipment Needs**

- New PC
- Loftness Gen 4 Masticator
- 20' batwing mower
- New chipper - done
- New enclosed tractor (100hp) - done
- Road edge mower – boom flail mower
- Bobcat stabilizer arms - done
- Consider adding fuel filling station

<b>MONTHLY TRANSFER STATISTICS FISCAL YEAR 2019</b>						
FY19	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-18	80	50	30	\$80,896,878	\$78,396,878	\$1,567,938
Aug-18	77	45	32	\$48,618,521	\$46,802,521	\$946,902
Sep-18	84	26	58	\$119,633,412	\$118,343,412	\$2,371,535
Oct-18	101	35	66	\$212,485,401	\$207,882,401	\$4,167,648
Nov-18	119	48	71	\$158,226,115	\$153,331,115	\$3,085,622
Dec-18	94	51	43	\$93,258,434	\$89,800,934	\$1,796,019
Jan-19	77	36	41	\$73,129,224	\$70,296,724	\$1,405,934
Feb-19	55	32	23	\$33,375,816	\$31,585,094	\$631,702
Mar-19	75	43	32	\$51,027,881	\$47,441,881	\$948,838
Apr-19	72	42	30	\$94,747,898	\$91,479,627	\$1,866,725
May-19	86	45	41	\$82,825,845	\$80,412,845	\$1,608,257
<b>Jun-19</b>	<b>70</b>	<b>42</b>	<b>28</b>	<b>\$82,330,500</b>	<b>\$71,590,500</b>	<b>\$1,438,810</b>
<b>TOTAL FY19</b>	<b>990</b>	<b>495</b>	<b>495</b>	<b>\$1,130,555,924</b>	<b>\$1,087,363,931</b>	<b>\$21,835,930</b>
Average	83	41	41	\$94,212,994	\$90,613,661	\$1,819,661
Low	55	26	23	\$33,375,816	\$31,585,094	\$631,702
High	119	51	71	\$212,485,401	\$207,882,401	\$4,167,648
<b>MONTHLY TRANSFER STATISTICS FISCAL YEAR 2020</b>						
FY20	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-19	89	56	33	\$94,955,156	\$89,775,156	\$1,796,308
Aug-19	99	46	53	\$106,405,471	\$102,684,583	\$2,063,692
Sep-19	93	48	45	\$80,267,845	\$77,392,845	\$1,549,917
Oct-19	109	49	60	\$139,977,450	\$137,527,117	\$2,759,542
Nov-19	99	51	48	\$110,400,753	\$107,270,753	\$2,145,415
Dec-19	112	71	41	\$104,991,606	\$88,127,806	\$1,772,556
Jan-20	89	47	42	\$109,790,691	\$101,405,024	\$2,028,080
Feb-20	64	43	21	\$41,203,812	\$39,403,812	\$788,096
Mar-20	50	31	19	\$36,463,714	\$34,508,714	\$690,174
Apr-20	49	27	22	\$45,321,960	\$43,866,510	\$877,330
May-20	36	18	18	\$57,099,813	\$55,087,313	\$1,111,746
<b>Jun-20</b>	<b>52</b>	<b>29</b>	<b>23</b>	<b>\$50,331,500</b>	<b>\$50,331,500</b>	<b>\$1,012,480</b>
<b>TOTAL FY20</b>	<b>941</b>	<b>516</b>	<b>425</b>	<b>\$977,209,771</b>	<b>\$927,381,133</b>	<b>\$18,595,338</b>
Average	78	43	35	\$81,434,148	\$77,281,761	\$1,549,611
Low	36	18	18	\$36,463,714	\$34,508,714	\$690,174
High	112	71	60	\$139,977,450	\$137,527,117	\$2,759,542



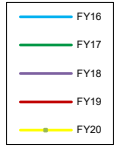
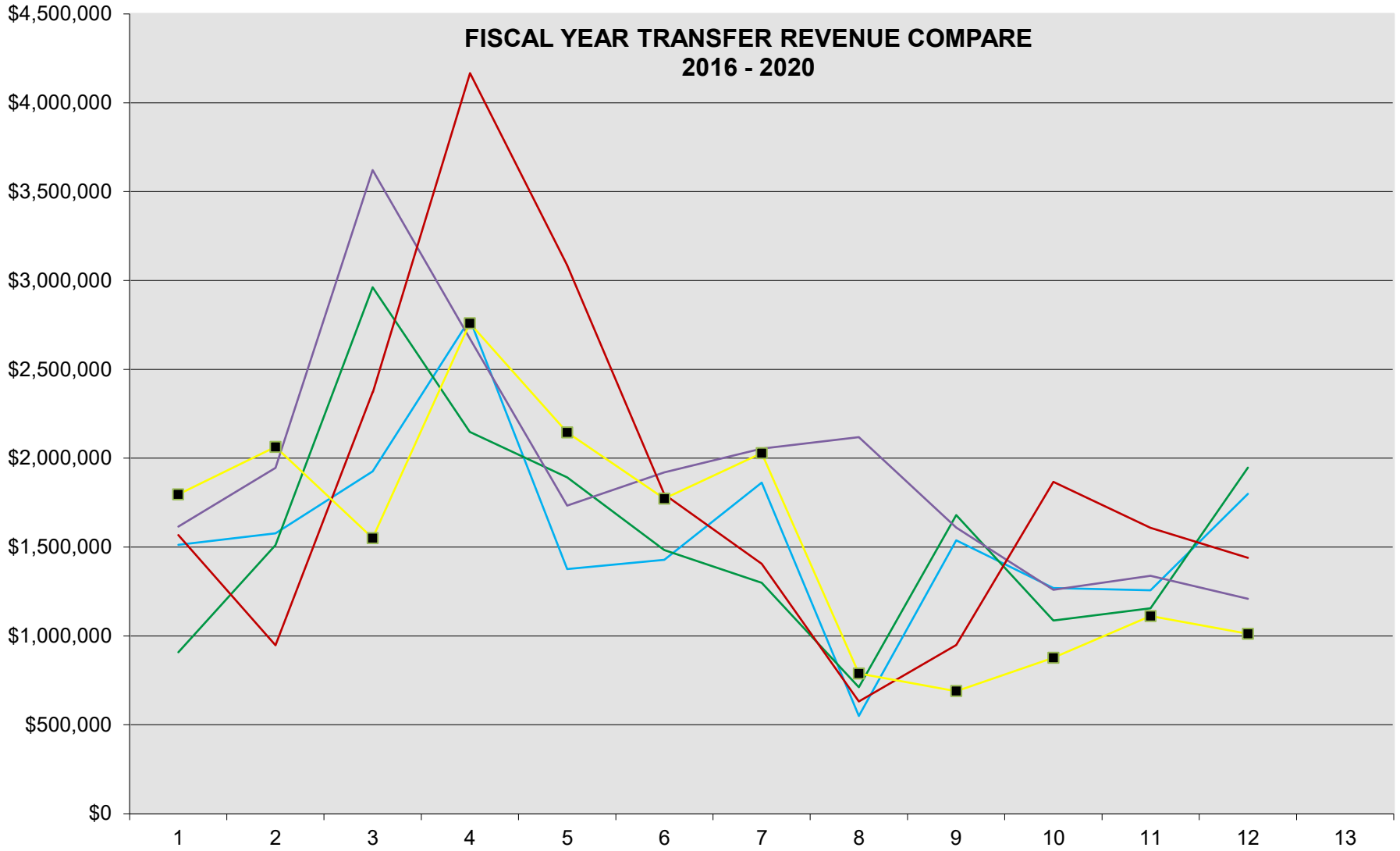
**Nantucket Islands Land Bank**

**Transfers by Month Report**

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
41707	6/1/2020	0029	431	VINECLIFF LN, 2	2 VINECLIFF LLC	VINECLIFF LOT3 LLC	-1	0	0	0	0.25	\$6,000,000.00	\$120,000.00	
41708	6/2/2020	0066	348	RUDDER LN, 2	BELAIR	BRANNIGAN	-1	0	0	0	0.38	\$1,200,000.00	\$24,000.00	
41709	6/3/2020	0594	011	MADAKET RD, 249	BETSY DILLARD TRUST	DILLARD	-1	0	0	0	0.53	\$0.00	\$0.00	D
41710	6/3/2020	4233	084	MILK ST, 11	11 MILK STREET REALT	11 MILK STREET REALT	-1	0	0	0	0.10	\$0.00	\$0.00	D
41711	6/3/2020	0071	042	LONGWOOD DR, 15	MENTOBEA LLC	ANDERSON	-1	0	0	0	2.75	\$0.00	\$0.00	I
41712	6/3/2020	0593	102	S CAMBRIDGE ST, 49	NANTUCKETEER LLC	BABECKI/BROCKMAN	0	0	0	-1	0.00	\$10,000.00	\$200.00	
41713	6/3/2020	7342	027	W SANKATY AV, 5	5 WEST SANKATY LLC	5 WEST SANKATY LLC	-1	0	0	0	0.15	\$0.00	\$0.00	D
41714	6/3/2020	4231	1622	CENTER ST, 30C	DEWEY	DEWEY, JR	0	0	0	-1	0.00	\$0.00	\$0.00	C
41715	6/3/2020	0079	081	LOVERS LN, 52	52 LOVERS LANE NOMIN	CHANDANI LLC	-1	0	0	0	0.69	\$3,100,000.00	\$62,000.00	
41716	6/5/2020	0068	490	MARY ANN DR, 9 1/2	HILSON/MCEACHERN	NANTUCKET REALTY TRU	-1	0	0	0	0.16	\$0.00	\$0.00	D
41717	6/5/2020	0041	0591	VESTAL ST, 65	HAROLD LANDY REVOCAB	LANDY	-1	0	0	0	0.51	\$0.00	\$0.00	D
41718	6/5/2020	0075	144	PARSON LN, 3	STUCKEY	HALE	-1	0	0	0	1.60	\$2,300,000.00	\$46,000.00	
41719	6/10/2020	0072	009	WOOD HOLLOW RD, 18	DEW	DEW	-1	0	0	0	1.50	\$0.00	\$0.00	C
41720	6/10/2020	0013	331	SQUAM RD, 56	56 SQUAM CA HOUSE LL	56 SQUAM ROAD LLC	-1	0	0	0	0.92	\$6,750,000.00	\$135,000.00	
41721	6/10/2020	0021	172+	D ST, 11, 16	DEBLIECK/DILL/VAN VA	MADAKET SANDBAR TRUS	-1	0	0	0	0.60	\$0.00	\$0.00	D
41722	6/10/2020	0021	172+	D ST, 11, 16	GILBERT/CATINO/ANDRA	DEBLIECK/DILL/VAN VA	-1	0	0	0	0.60	\$1,600,000.00	\$32,000.00	
41723	6/11/2020	7314	002	SANKATY RD, 20	JAYCOBS	20 SANKATY ROAD TRUS	-1	0	0	0	0.30	\$0.00	\$0.00	D
41724	6/15/2020	0038	031	EEL POINT RD, 205	205 EP TRUST	205 EP TRUST	-1	0	0	0	2.90	\$0.00	\$0.00	I
41725	6/15/2020	4232	101	FAIR ST, 49	SCHOEN	MUHLHAUSER	-1	0	0	0	0.10	\$2,885,000.00	\$57,700.00	
41726	6/15/2020	0067	260	HOOPER FARM RD, 49R	DUCE, JR/DUCE	RITA M DUCE IRREVOCA	-1	0	0	0	0.18	\$0.00	\$0.00	D
41727	6/15/2020	0067	261	HOOPER FARM RD, 49	DUCE,J R/DUCE	RITA M DUCE IRREVOCA	-1	0	0	0	0.45	\$0.00	\$0.00	D
41728	6/15/2020	0055	920	OLD FARM RD, 3	FEDER	GG DEVELOPMENT LLC	-1	0	0	0	0.22	\$4,775,000.00	\$95,500.00	
41729	6/15/2020	0080	096	WOODBINE ST, 24	ACK SURFSIDE PARTNER	JAMES LAWRENCE CONLO	-1	0	0	0	1.27	\$2,425,000.00	\$48,500.00	
41730	6/16/2020	0055	5659	MAMACK LN, 7	ENOS	ACK LIVIN LLC	-1	0	0	0	0.09	\$0.00	\$0.00	J
41731	6/16/2020	0055	504	BAILEY RD, 22	SIMPSON	ROSENBERG	-1	0	0	0	0.23	\$815,000.00	\$16,300.00	
41732	6/17/2020	0049	059	BAXTER RD, 48	DS RESIDENTIAL TRUST	JS RESIDENTIAL TRUST	-1	0	0	0	0.61	\$0.00	\$0.00	D
41733	6/17/2020	0081	1451	MIACOMET RD, 90	90 MIACOMET ROAD NOM	LYNLOCH REALTY TRUST	-1	0	0	0	1.80	\$2,765,000.00	\$55,300.00	
41734	6/18/2020	0091	111	VAN FLEET CI, 4	NEVERBLUE LLC	LEDDY	-1	0	0	0	2.76	\$0.00	\$0.00	I
41735	6/18/2020	0041	581	VESTAL ST, 63	KILLEN BROTHERS NOMI	KILLEN BROTHERS NOMI	-1	0	0	0	0.25	\$810,000.00	\$16,200.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
41736	6/19/2020	0076	080	CRESTWOOD CI, 8	EIGHT CRESTWOOD CIRC	CHV NOMINEE TRUST	-1	0	0	0	2.75	\$2,800,000.00	\$56,000.00	
41737	6/19/2020	7313	027	BANK ST, 7	TIRAPELLI	WENDY B MCCORMICK RE	-1	0	0	0	0.05	\$1,050,000.00	\$21,000.00	
41738	6/22/2020	0012	055	PLOVER LN, 10	MARTIN	MARTIN	-1	0	0	0	0.92	\$0.00	\$0.00	B
41739	6/22/2020	0012	055	PLOVER LN, 10	MARGARET B MARTIN RE	MARTIN	-1	0	0	0	0.92	\$0.00	\$0.00	D
41740	6/22/2020	0012	055	PLOVER LN, 10	JOHN A MARTIN REVOCA	MARTIN	-1	0	0	0	0.92	\$0.00	\$0.00	D
41741	6/23/2020	0055	286	ORANGE ST, 137	SOUTH LANDING TRUST	SOUTH LANDING TRUST	0	0	-1	0	0.46	\$0.00	\$0.00	E
41742	6/23/2020	0593	029	S CAMBRIDGE ST, 25	O'HEARN	O'HEARN, III/O'HEARN	-1	0	0	0	0.14	\$400,000.00	\$8,000.00	
41743	6/23/2020	0021	083	SESACHACHA RD, 12	12 SESACHACHA LLC	MILLER,EST,ELIZABETH	-1	0	0	0	0.55	\$2,000,000.00	\$40,000.00	
41744	6/25/2020	0073	000	HYDRANGEA LN	SCONSET HYDRANGEA HO	SCONSET HYDRANGEAS L	0	0	-1	0	0.00	\$0.00	\$0.00	D
41745	6/25/2020	0091	042	TOM NEVERS RD, 110	CALLAHAN NOMINEE TRU	CALLAHAN NOMINEE TRU	-1	0	0	0	4.98	\$0.00	\$0.00	D
41746	6/25/2020	0091	042	TOM NEVERS RD, 110	CALLAHAN NOMINEE TRU	CALLAHAN NOMINEE TRU	-1	0	0	0	4.98	\$0.00	\$0.00	D
41747	6/25/2020	0594	046	ARKANSAS AV, 19	MCGRAN	KRASNAKEVICH	0	0	0	-1	0.00	\$9,000.00	\$180.00	
41748	6/25/2020	4214	002	HULBERT AV, 4	ACK BLUE SHUTTERS LL	HULBERT ACK II LLC	-1	0	0	0	0.65	\$4,100,000.00	\$82,000.00	
41749	6/26/2020	0068	332	ADJ TO # 36913	DECKER/HEIGHINGTON-P		0	0	0	0	0.00	\$0.00	\$5,850.00	
41750	6/26/2020	0068	332	MACYS LN, 37	BRACKK LLC	DECKER/ HEIGHINGTON-	-1	0	0	0	0.18	\$600,000.00	\$12,000.00	
41751	6/29/2020	0076	060	TOM NEVERS RD, 53	CROYLE KOREPIN/CROYL	53 TOM NEVERS NOMINE	-1	0	0	0	1.30	\$0.00	\$0.00	D
41752	6/29/2020	4232	012	ORANGE ST, 17	WESTERN RUN NANTUCKE	WESTERN RUN NANTUCKE	-1	0	0	0	0.05	\$0.00	\$0.00	D
41753	6/29/2020	0068	356	SAND PLAIN DR, 2	2 SANDPLAIN DRIVE LL	RICHMOND GREAT POINT	-1	0	0	0	0.16	\$325,000.00	\$6,500.00	
41754	6/30/2020	4234	140	LIBERTY ST, 23	BARBARA BERNSTEIN IR	BERNSTEIN FAMILY TRU	-1	0	0	0	0.13	\$0.00	\$0.00	D
41755	6/30/2020	0029	078	WILLARD ST, 20	SIDELOCK PROPERTIES	MUSI	-1	0	0	0	0.04	\$0.00	\$0.00	I
41756	6/30/2020	4231	812	OLD NORTH WHARF, 3	SHAWKEMO REALTY TRUS	SHAWKEMO REALTY TRUS	0	0	0	-1	0.00	\$0.00	\$0.00	K
41757	6/30/2020	0067	900	BARTLETT RD, 26 1/2	WALDER	SUWANNAKON	-1	0	0	0	0.28	\$0.00	\$0.00	C
41758	6/30/2020	0055	1131	SURFSIDE RD, 21	MARTIN	BRAVO/JACQUIN	-1	0	0	0	0.21	\$1,112,500.00	\$22,250.00	
41759	6/30/2020	0030	165	CLIFF RD, 81	CLIFF LANE 81 LLC	C WILLIAM STEELMAN T	-1	0	0	0	0.48	\$2,500,000.00	\$50,000.00	
<b>GRAND TOTALS</b>							<b>-46</b>	<b>-2</b>				<b>\$50,331,500.00</b>		
							<b>0</b>	<b>-4</b>			<b>42.045</b>	<b>\$1,012,480.00</b>		

### FISCAL YEAR TRANSFER REVENUE COMPARE 2016 - 2020



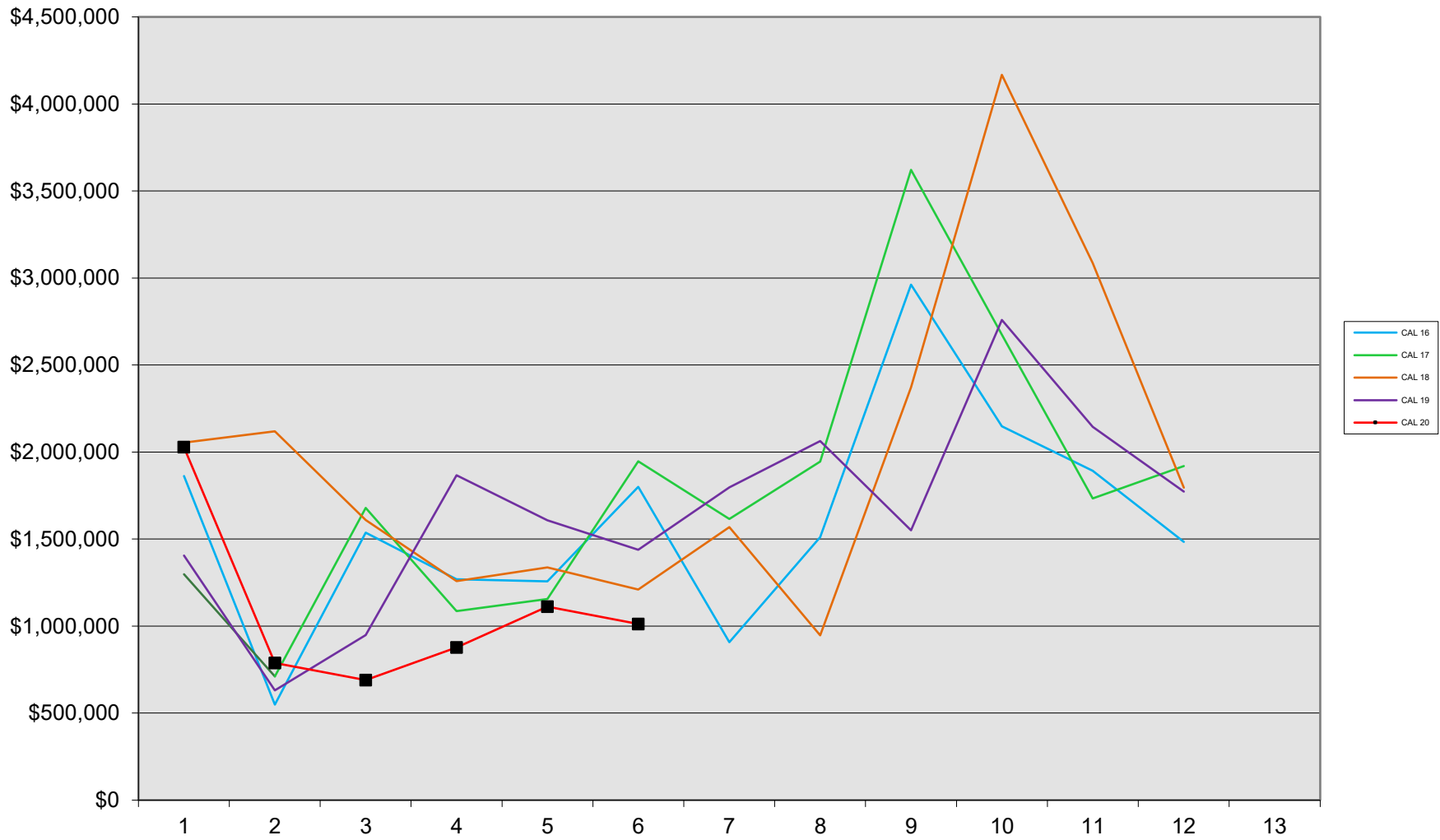
### MONTHLY TRANSFER STATISTICS CALENDAR 2019

CAL19 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-19	77	36	41	\$73,129,224	\$70,296,724	\$1,405,934
Feb-19	55	32	23	\$33,375,816	\$31,585,094	\$631,702
Mar-19	75	43	32	\$51,027,881	\$47,441,881	\$948,838
Apr-19	72	42	30	\$94,747,898	\$91,479,627	\$1,866,725
May-19	86	45	41	\$82,825,845	\$80,412,845	\$1,608,257
<b>Jun-19</b>	<b>70</b>	<b>42</b>	<b>28</b>	<b>\$82,330,500</b>	<b>\$71,590,500</b>	<b>\$1,438,810</b>
Jul-19	89	56	33	\$94,955,156	\$89,775,156	\$1,796,308
Aug-19	99	46	53	\$106,405,471	\$102,684,583	\$2,063,692
Sep-19	93	48	45	\$80,267,845	\$77,392,845	\$1,549,917
Oct-19	109	49	60	\$139,977,450	\$137,527,117	\$2,759,542
Nov-19	99	51	48	\$110,400,753	\$107,270,753	\$2,145,415
Dec-19	112	71	41	\$104,991,606	\$88,127,806	\$1,772,556
<b>THRU JUN 19</b>	<b>435</b>	<b>240</b>	<b>195</b>	<b>\$417,437,164</b>	<b>\$392,806,670</b>	<b>\$7,900,266</b>
Average	86	47	40	\$87,869,620	\$82,965,411	\$1,665,641
Low	55	32	23	\$33,375,816	\$31,585,094	\$631,702
High	112	71	60	\$139,977,450	\$137,527,117	\$2,759,542

### MONTHLY TRANSFER STATISTICS CALENDAR 2020

CAL20 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-20	89	47	42	\$109,790,691	\$101,405,024	\$2,028,080
Feb-20	64	43	21	\$41,203,812	\$39,403,812	\$788,096
Mar-20	50	31	19	\$36,463,714	\$34,508,714	\$690,174
Apr-20	49	27	22	\$45,321,960	\$43,866,510	\$877,330
May-20	36	18	18	\$57,099,813	\$55,087,313	\$1,111,746
<b>Jun-20</b>	<b>52</b>	<b>29</b>	<b>23</b>	<b>\$50,331,500</b>	<b>\$50,331,500</b>	<b>\$1,012,480</b>
Jul-20						
Aug-20						
Sep-20						
Oct-20						
Nov-20						
Dec-20						
<b>THRU JUN 20</b>	<b>340</b>	<b>195</b>	<b>145</b>	<b>\$340,211,490</b>	<b>\$324,602,873</b>	<b>\$6,507,907</b>
Average	57	33	24	\$56,701,915	\$54,100,479	\$1,084,651
Low	36	18	18	\$36,463,714	\$34,508,714	\$690,174
High	89	47	42	\$109,790,691	\$101,405,024	\$2,028,080

### CALENDAR YEAR TRANSFER REVENUE COMPARE 2016 - 2020



**NANTUCKET ISLANDS LAND BANK**  
**\*CHECK WARRANT SUMMARY\***  
**For the Period From Jun 30, 2020 to Jun 30, 2020**

Filter Criteria includes:

Check #	Payee	Amount
	ARAMARK	60.25
	FRANK BALESTER	772.50
	BAMBER TRUCKING, INC.	1,150.00
	BARTLETT TREE EXPERTS	150.00
	BLACKWELL & ASSOC., INC.	5,175.00
	CLEAN CUT LANDSCAPING	3,121.00
	COUNTY OF NANTUCKET (PAYROLL/FICA)	120,952.41
	COUNTY OF NANTUCKET (BCBS)	17,079.56
	EARLE & SULLIVAN, INC.	5,575.00
	ROBERT EARLEY	5,319.99
	RACHAEL S. FREEMAN	135.00
	ROBERT D. GORDON ADJUSTERS, INC.	5,335.00
	ISLAND LUMBER COMPANY INC	2,010.00
	LINDLEY LANDSCAPES	3,355.00
	MARINE HOME CENTER	12,748.23
	MICHAEL VAN VALKENBURGH ASSOC	11,476.65
	NAPA AUTO PARTS	252.31
	NATIONAL GRID	636.09
	NORTHWIND BUILDING CORP	32,539.38
	P & M REIS TRUCKING, INC.	217.00
	JEFFREY POLLOCK	135.00
	RYDER ELECTRIC, INC.	1,218.80
	RICHARD SCHRAFF	135.00
	STAPLES	22.42
	SUNRISE CLEANING, INC.	304.00
	SURFING HYDRANGEA NURSERY, INC	130.00
	SWCA ENVIRONMENTAL CONSULTANTS	1,256.25
	TOWN OF NANTUCKET (ASSESSORS)	5.00
	TOWN OF NANTUCKET TIPPING FEES	2,089.56
	TOWN OF NANTUCKET (GAS & DIESEL)	1,001.07
	TOWN OF NANTUCKET (INSURANCE)	47,635.73
	TOWN OF NANTUCKET (IT SERVICES)	8,205.59
	VOSS SIGNS, LLC	328.00
	WANNACOMET WATER COMPANY	1,981.20
	WATERWORKS OF NANTUCKET, INC	270.95
	W.B. MARDEN COMPANY INC.	2,237.11

**NANTUCKET ISLANDS LAND BANK**  
**\*CHECK WARRANT SUMMARY\***  
**For the Period From Jun 30, 2020 to Jun 30, 2020**

Filter Criteria includes:

<b>Check #</b>	<b>Payee</b>	<b>Amount</b>
	W.B. MASON	<u>48.38</u>
<b>Total</b>		<u><u>295,064.43</u></u>

**NANTUCKET ISLANDS LAND BANK**  
**\*CHECK WARRANT SUMMARY\***  
**For the Period From Jul 14, 2020 to Jul 14, 2020**

Filter Criteria includes:

<b>Check #</b>	<b>Payee</b>	<b>Amount</b>
	SUSAN CAMPESE	15.93
	COMCAST	69.95
	COMCAST	88.40
	GUTHRIE DIAMOND	15.26
	GALETON GLOVES	83.70
	THE INQUIRER AND MIRROR	335.10
	MASSACHUSETTS LAND TRUST	500.00
	NORTHWIND BUILDING CORP	22,691.95
	RIGHT WRENCH MECHANICS	250.00
	MANUEL SOLA	600.00
	TOWN OF NANTUCKET (IT SERVICES)	8,751.05
	TOWN OF NANTUCKET (PROP TAXES)	1,579.70
	VERIZON WIRELESS	79.98
<b>Total</b>		<b><u>35,061.02</u></b>



Nantucket Islands Land Bank  
Golf Capital Fund Transfer Request  
5/7/20 - 6/30/20

Miacomet Golf

Anything Weather Communications, Inc. (Weather Station)	\$16,742.00
TCF Lease (008-0717174-300) - April 2020	\$6,762.62
TCF Lease (008-0717174-301) - April 2020	\$3,998.23
Donnegan Systems, Inc. (Golf bag storage system)	\$21,186.65

**Total Miacomet Golf Capital Expenditures to be reimbursed**

**\$48,689.50**



77-806 Flora Road, Suite B  
Palm Desert, CA 92211

# Invoice

Date	Invoice #
6/24/2020	90670

<b>Bill To</b>
NGM, Inc. Attn: Al Costa 12 W. Miacomet Rd. Nantucket, MA 02554

<b>Ship To</b>		
NGM, Inc. Attn: Al Costa 12 W. Miacomet Rd. Nantucket, MA 02554		
<b>P.O. No.</b>	<b>Terms</b>	<b>Due Date</b>
	Due on receipt	6/24/2020

Quantity	Description	Rate	Amount
1	iStrike All-Access Annual Site-License Monitoring for one location	1,620.00	1,620.00
3	iStrike Lightning Siren System  •Red Strobe Light •112-119db Warbling Siren •Operates from 110/120 VAC Power •Controls enclosed in a NEMA 4X Fiberglass Weatherproof Enclosure •Designed for Harsh Environments (-30C to +70C)	4,999.00	14,997.00T
	Shipping & Handling	125.00	125.00
	Non-taxable sale	0.00%	0.00

**APPROVAL**

Date Rec'd \_\_\_\_\_

Acct. #	\$
1400-00	16,742.00

OK for Pymnt. *AC*

**Processed**

<b>Total</b>	\$16,742.00
<b>Payments/Credits</b>	\$0.00
<b>Customer Total Balance</b>	\$16,742.00

*Notice: When a check is provided as payment, you authorize AnythingWeather Communications to use the information on your check to make a one-time electronic fund transfer from your account.*

Tax ID #	Phone #	Fax #	E-Mail	Web Site
84-1564013	760-512-1977	760-512-1977	accounting@anythingweather.com	www.anythingweather.com



11100 Wayzata Boulevard, Suite 801  
 Minnetonka, MN 55305

Address Service Requested

**Remittance Section**

Invoice Number: 6524159  
 Customer Number: 717174  
 Contract Number(s): 008-0717174-300  
 008-0717174-301  
 Past Due Amount: \$0.00  
 Total Amount Due: \$10,760.85



Please See Reverse Side for Important Information

Use enclosed envelope and make check payable to:

5884000059 PRESORT PBPS001 <B3>



NGM, INC  
 ATTN: ACCOUNTS PAYABLE  
 12 WEST MIACOMET RD  
 NANTUCKET MA 02554-4369

TCF National Bank  
 PO Box 77077  
 Minneapolis MN 55480-7777



0000000000000 0000717174 06524159 001076085 9

Please detach the above remittance portion and return with your payment. Thank You

Due to the concerns of COVID-19, we request that all payments be made online at <https://financediv.osgview.com> or sent with invoice stub to: PO Box 77077, Minneapolis MN 55480-7777



11100 Wayzata Boulevard, Suite 801  
 Minnetonka, MN 55305

Invoice Number: 6524159  
 Customer Number: 717174  
 Invoice Date: 05/14/20  
 Invoice Due Date: 06/05/20  
 Past Due Amount: \$0.00  
 Total Amount Due: \$10,760.85

For Customer Service, Call 800-643-4354

**Invoice Details**

Contract Number	Invoice Description	Current Charges	Past Due 1-30 Days	Past Due 31-60 Days	Past Due 61+ Days	Total Due
008-0717174-300	Toro (1) RM5010 (6) GR1600 (1) GM3500 Payment Due PO# 325052	6,762.62	0.00	0.00	0.00	6,762.62
008-0717174-301	(2) Toro Reelmaster 5010-H, & (2) Toro ProCore 648 Payment Due	3,998.23	0.00	0.00	0.00	3,998.23
<b>APPROVAL</b>						
Date Pvd						
Acct. #		\$				
2052-00		6762.62				
2053-00		3998.23				
OK for Pymnt. 10,760.85						
<b>Processed</b>						
<b>Total</b>		<b>\$10,760.85</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,760.85</b>



Donnegan Systems, Inc.  
 170 Bartlett Street  
 Northboro, MA 01532

# Invoice

Date	Invoice #
6/25/2020	21057

(508) 393-5700

www.donnegan.com

<b>Bill To</b>
Miacomet Golf Course bryce@miacommetgolf.com 12 W Miacomet Road Nantucket, MA 02554

<b>Ship To</b>
Miacomet Golf Course c/o Bryce Hunt 12 W Miacomet Road Nantucket, MA 02554

P.O. No.	Ship Via	Rep	Terms	S.O. No.
		BA	Due on receipt	120-11648

Quantity	Item Code	Description	U/M	Price Each	Amount
1	Mobile Shelving	Provide (2) Spacesaver High Density Golf Bag Storage Systems as per proposal	Lot	25,235.00	25,235.00T
1	SysInstallNon	Non Taxable Systems Installation	ea	10,690.00	10,690.00
1	SysInstallNon	Housing	ea	3,750.00	3,750.00
1	Freight Non Taxa...	Non Taxable Freight		2,698.30	2,698.30
-1	Deposit	Less Deposit (paid)		21,186.65	-21,186.65
		(work completed 6/25/2020)		6.25%	1,577.19
		Mass Sales Tax			

APPROVAL

Date Rcv'd	
Acct. #	\$
1659-00	22763.84

OK for Pymnt. Ac  
 Processed

*exempt  
 call for refund*

Seller retains a security interest and retains all rights as a secured creditor under the Uniform Commercial Code until all checks have cleared and payment in full has been received. In event of default, customer shall pay all collection expenses, including attorney fees.

**Total**

\$22,763.84

*21,186.65*

Credit cards accepted for invoices less than 20 days old and less than \$5,000

**NANTUCKET ISLANDS LAND BANK**  
**\*CHECK WARRANT SUMMARY\***  
**For the Period From Jul 14, 2020 to Jul 14, 2020**

Filter Criteria includes:

<b>Check #</b>	<b>Payee</b>	<b>Amount</b>
	DELLBROOK JKS	<u>108,858.21</u>
<b>Total</b>		<u><u>108,858.21</u></u>

**NANTUCKET ISLANDS LAND BANK**  
**\*CHECK WARRANT SUMMARY\***  
**For the Period From Jul 14, 2020 to Jul 14, 2020**

Filter Criteria includes:

<b>Check #</b>	<b>Payee</b>	<b>Amount</b>
	TRIUMPH MODULAR, INC.	<u>79,828.75</u>
<b>Total</b>		<u><u>79,828.75</u></u>