

AGENDA
Nantucket Land Bank Commission
Regular Meeting of March 10, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/84709388465?pwd=kZuvnRntlQrnPGLU0o5VZkdaAR3Xf.1>

Webinar ID: 847 0938 8465

Passcode: 482112

Meeting Packets will be posted online: <https://www.nantucketlandbank.org/about/agendas/>

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. COMMISSION ACCEPTANCE OF AGENDA
2. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
3. AGRICULTURAL BUSINESS
 - a. 101 Hummock Pond Road – My Grandfather’s Farm Annual Update
 - b. 19 Wauwinet Road & 168 Hummock Pond Road - Fog Town Farm Annual Update
4. PROPERTY MANAGEMENT
 - a. Milestone Road/Bike Park – Horsley Witten Budget Amendment
 - b. Various Properties – Project Timelines
 - c. 159 Hummock Pond Road – HDC Submission for Employee Housing
 - d. 5 Miacomet Road/Dog Park – Repairs/Upgrades Discussion
5. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
 - a. Regular Meeting of February 10, 2026
8. FINANCIAL BUSINESS
 - a. Approval of FY25 Financial Statements
9. CONSENT ITEMS
 - a. Monthly Financial Report – January
 - b. Monthly Transfer Statistics – Review and Acceptance
 - c. Warrant Authorization – Cash Disbursements
 - d. Warrant Authorization – Cash Disbursements of February 24, 2026 – Ratify and Confirm
 - e. Warrant Authorization – Golf Capital Funds Transfer Request
 - f. 50 Old South Road/Discovery Playground – Property Use Request Nantucket Community School Playgroups

- g. 40th Pole – Property Use Request Clambake (8/5/26)
- h. 36 Wauwinet Road – Osprey Pole Request

10. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

B. EXECUTIVE SESSION: *The Commission will not reconvene in open session at the conclusion of executive session.*

1. Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes of 10/14/25.
2. Purpose 6 [G.L. c. 30A, § 21(a)(6)], to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body

C. ADJOURNMENT



Nantucket Land Bank Commission
Regular Meeting of March 10, 2026 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. AGRICULTURAL MANAGEMENT

a. 101 Hummock Pond Road – My Grandfather’s Farm Annual Update

Nick and Tom Larrabee will be at the meeting to discuss the past year and future plans for the farm operation. There is a summary in the packet.

b. 19 Wauwinet Road & 168 Hummock Pond Road – Fog Town Farm Annual Update

Aiden Feeney will present his annual farm update at the meeting.

2. PROPERTY MANAGEMENT

a. Milestone Road – Bike Park Budget Amendment Request

Horsley-Witten has been working diligently to develop a plan for the Land Bank Bike Park on Milestone Road. Due to various site constraints and delays in the project, there have been an unexpected number of revisions required to complete the design, and rates have increased since the original contract was awarded in 2023. The requested amendment is \$48,615.86 and a breakdown of costs is included in the meeting packet.

Original Contract Fee (2023 rates): \$ 197,600.00

Requested Amendment #1: \$ 48,615.86

Total Amended Contract Fee: \$ 246,215.46

b. Various Properties – Project Timelines

Land Bank staff are heavily engaged in the management of a variety of projects currently. Included in the meeting packet are timelines for many of the large projects that we are working on, and this information will be reviewed at the upcoming meeting.

c. 159 Hummock Pond Road – HDC Submission for Employee Housing

Newest version of plans will be presented for approval to go to the HDC.

d. 5 Miacomet Road/Dog Park – Repairs/Upgrades Discussion

Please see meeting packet for recommended improvements.

My Grandfather's Farm 2026 Annual Update

1. Farm Plan Update

- Perimeter fences are completed around fields 2, 3, and 4.
- Continue using farm truck to sell goods for 2026 season.
- Hire summer employee for support through busy months.
- Remove older stationary chicken run and move coop out of field 5.
- Brush cut wetlands located in field 1 in early – mid fall. (NRCS approved Wetland Restoration Plan and Farmed Wetland Pasture Allowances 2022).

2. Well and Irrigation Infrastructure Update

- Temporary above ground irrigation installed on 1.5 acres of blueberries.
- 2026 will finalize installation of new 4” well.
- Buried irrigation mainlines feeding fields 2, 3, 4, & 6 will be installed 2026.

3. Blueberries

- 1200 blueberry plants were delivered in April.
- 1100 plants were transplanted into field in early May.
- First year of establishment was successful with minimal loss.
- Replant any areas where plants did not survive winter.
- Expect 3 more seasons of establishment before first full crop.

4. 2025 Farm Production Review & Highlights

- Hired one part time employee for summer months.
- More than 30,000 eggs were sold.
- Over 1,000 sunflowers cut for sale and enjoyment.
- Tried zinnias, amaranth, and statice for popularity and growability .
- Asparagus needs 1-2 more seasons of establishment before first crop.
- 50 tomato plants over 250 pounds of fruit.
- Other vegetables grown: multiple varieties of squash, peas, beans, carrots, beets, radish, lettuce, cucumbers, peppers.
- Hired one part time employee for late fall to help winterize farm.

5. Farm Production Plan 2026

- 250 new chickens. Started laying in February.

- Diversify flower production, introducing dahlia, celosia, and digitalis.
- Continue growing sunflower and zinnia.
- Maintain steady supply of summer vegetables. Improve succession planning and availability of assortment of crops. No change in kinds of crops.
- Establish 1-2 generations of cover crops in unused portion of field 2.

6. Community Gatherings

- Blueberry planting day. 14 members of community joined in planting.
- Laughing gulls summer camp.
- Young families visit goats & chickens.
- 3rd annual Trick or Treat with MGF goats.



February 4, 2026

VIA EMAIL

Eleanor Weller Antonietti
Special Projects Coordinator
Nantucket Islands Land Bank
22 Broad Street
Nantucket, MA 02554

Re: Contract Amendment #1
Additional Services and Extension of Work

Dear Eleanor:

Horsley Witten Group, Inc. (HW) is submitting the following contract amendment and updated schedule (enclosed) for the Nantucket Bike Park contract executed January 8, 2024 for your review and approval.

We are also requesting an adjustment to our billing rates from 2023 to 2026 and an extension of the contract completion date. Per our proposal, the rates were intended to remain in effect through January 1, 2024, after which time HW may adjust hourly rates. We have been working under the 2023 rates through February 1, 2026 and request that all work after February 1st use the current 2026 billing rates included with this amendment. The 2026 rates will remain in effect through January 1, 2027, after which time HW may adjust hourly rates.

PHASE 1

As discussed, we are requesting a contract amendment to Phase 1 due to the following additional services completed to date:

- Pre-permitting coordination and meetings with NHESP.
- Additional site visits and conceptual design revisions to address the Nantucket Land Bank (NLB) commission and NHESP review comments.
- Parking lot and access drive options.
- 8 Additional meetings with NLB, NLB Commission, Bike Park Planning Committee (BPPC), and the town.

Below is a task by task summary of the work completed and billed to date, the additional work required to close out Phase 1, and the requested amendment amounts. As a reminder, Tasks 1C and Task 1F, which were related to site selection, were eliminated from original Phase 1 scope of work.

Task 1A: Kickoff Meeting and Project Coordination

Additional work billed to date included additional coordination meetings, phone calls, emails with NLB, NHESP staff, and the design team. This task is closed out.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW</i>	\$ 5,510	\$ 11,448.13	\$ 5,938.13
<i>Ironwood Design Group (IDG)</i>	\$ 290	\$ 392.52	\$ 102.52
<i>Ide Ride (IR)</i>	\$ 300	\$ 300.00	\$ 0
<i>Tulip Trails (TT)</i>	\$ 250	\$ 187.50	\$ (62.50)
Total	\$ 6,350	\$ 12,328.15	\$ 5,978.15

Total Requested Amendment: \$ 5,978.15

Total Amended Task Budget: \$ 12,328.15

Task 1B: HW GIS Mapping and Desktop Analysis

The additional work billed to date included mapping and analysis for the new concept locations. This involved updated GIS maps, incorporating habitat areas, field work surveys, and multiple iterations of disturbance area calculations. This task is closed out.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW Only</i>	\$ 1,405	\$ 3,576.29	\$ 2,171.29

Total Requested Amendment: \$ 2,171.29

Total Amended Task Budget: \$ 3,576.29

Task 1D: Field Visits

An amendment for this task is not requested. A second round of field visit were completed by HW to address the change in the project area and to flag the adjusted project perimeter. IR did not visit the site and that budget was applied to the overages and the task came in under budget. This task is closed out.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW</i>	\$ 1,690	\$ 2,320.54	\$ 0
<i>IDG</i>	\$ 2,280	\$ 2,280.00	\$ 0
<i>IR</i>	\$ 1,200	\$ 0	\$ 0
<i>TT</i>	\$ 1,750	\$ 2,030.00	\$ 0
Total	\$ 6,920	\$ 6,630.54	\$ 0

Task 1E: Conceptual Designs

Additional work billed to date included additional coordination meetings with NHESP, BPPC, abutters and NLB with updates to concept plans based on these meetings. This involved restarting concept design in a new location, multiple concept revisions, and additional concept plans. Time budgeted for graphics in the original proposal, including 3D modeling of bike features has been used to cover a portion of the additional work listed above. We assume these services are no longer required with a design/build approach. This task is closed out.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW</i>	\$ 8,435	\$ 18,017.16	\$ 9,582.16
<i>IDG</i>	\$ 5,960	\$ 5,114.87	\$ (845.13)
<i>IR</i>	\$ 1,500	\$ 1,800.00	\$ 300.00
<i>TT</i>	\$ 1,000	\$ 3,375.00	\$ 2,375.00
Total	\$ 16,895	\$ 28,307.03	\$ 11,412.03

Total Requested Amendment: \$ 11,412.03

Total Amended Task Budget: \$ 28,307.03

Task 1G: Phase 1 Design Review

Additional work billed to date included the following:

- Additional updates and reviews of the revised concept plans following Community Meeting #1
- Meeting with NLB staff to review concept and the creation of a public survey with summaries of results.

The budget for Community Meeting #2 was applied toward this additional work and the meeting with abutters. We have also added additional budget for HW, IDG, IR and TT to completed the final concept plan, coordination with NLB prior to Phase 2 and review meetings and coordination with the town planning department, fire, and emergency, DPW, Commission on Disability, and the transportation program manager.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW</i>	\$ 4,600	\$ 5,185.12	\$ 6,745.12
<i>IDG</i>	\$ 2,030	\$ 3,103.87	\$ 1,573.87
<i>IR</i>	\$ 0	\$ 0	\$ 400.00
<i>TT</i>	\$ 0	\$ 0	\$ 400.00
Total	\$ 6,630	\$ 8,288.99	\$ 9,118.99

Total Requested Amendment: \$ 9,188.99

Total Amended Task Budget: \$ 15,748.99

Phase 1 Amended Deliverables:

- 2 rounds of Additional Conceptual Plans including draft options and revisions
 - Relocating the project area to Southeast corner (based on Commission Comment) and concept revisions.
 - Relocating the project area Southwest corner (based on NHESP Comment) and concept revisions.
- One round of additional Site Visit
- Additional coordination meetings and review with NLB
- Updated presentations for NLB Commission and Abutters.

Phase 1 Total Requested Amendment: \$ 28,680.46
Phase 1 Total Amended Task Budget: \$ 66,880.46

PHASE 2 – DESIGN DEVELOPMENT AND PERMITTING (50% & 75%)

The contract amendment for Phase 2 includes the rate increases and some additional pre-permitting time as described under Task 2F below as well as any revisions to the task scopes based upon the agreed upon changes to design development and permitting.

Task 2A: Site Survey

The amendment includes rate increase only. HW will complete a combined aerial and field run topographic survey and limited property line survey, and field collected data for critical information within the project area. This includes a stamped survey of the proposed 5-acre area. We anticipate this task may come in under budget but would prefer to adjust the rates to the original task budget.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW Only</i>	\$ 17,465	\$ 261.98	\$ 2,975.00

Total Requested Amendment: \$ 2,975.00
Total Amended Task Budget: \$ 20,440.00

Task 2C: HW Site Soil Evaluation

The amendment includes rate increase only.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW Only</i>	\$ 2,155	\$ 0	\$ 845.00

Total Requested Amendment: \$ 845.00
Total Amended Task Budget: \$ 3,000.00

Task 2D: 50% Design Drawings

Based upon our discussion we assume that bike park portion of the project will be bid a design/build project and only a detailed conceptual plan and narrative suitable for bidding. The bike park layout and design of all features will be the responsibility of the selected contractor. The 50% drawings will only be required for the access driveway and parking areas and will include:

- Cover Page (HW)
- Erosion Control and Site Preparation (HW)
- Driveway and Parking Materials and Layout (HW)
- Driveway and Parking Grading and Drainage (HW)
- Utilities plan (water connection or well) (HW)
- General Construction Notes and Details
- Planting Plan and Details (IDG)

The amendment includes rate increase and also a fee reduction due to the reduced scope for 50% design.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW*</i>	\$ 22,525	\$ 0	\$ (525.00)
<i>IDG*</i>	\$ 14,540	\$ 0	\$ (3,740.00)
<i>IR</i>	\$ 1,500	\$ 0	\$ 100.00
<i>TT</i>	\$ 750	\$ 0	\$ 250.00
Total	\$ 39,315	\$ 0	\$ (3,915.00)

**Note removed budget for construction documents for bike park.*

Total Requested Amendment (reduction): \$ (3,915.00)
Total Amended Task Budget: \$ 35,400.00

Task 2E: 75% Design Drawings

Similar to task 2C, the bike park layout and design of all features will be the responsibility of the selected contractor. The 75% drawings will only be required for the access driveway and parking areas only.

The amendment includes rate increase and also a fee reduction due to the reduced scope.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW</i>	\$ 14,495	\$ 0	\$ 1,625.00
<i>IDG*</i>	\$ 11,020	\$ 0	\$ (4,020.00)
<i>TT</i>	\$ 750	\$ 0	\$ 250.00
Total	\$ 26,265	\$ 0	\$ (2,245.00)

**Note removed budget for construction documents for bike park.*

Total Requested Amendment (reduction): \$ (2,245.00)
Total Amended Task Budget: \$ 24,020.00

Task 2F: Permitting

The amendment includes rate increase and the additional time billed to date for coordination with NHESP. It also included additional time for the coordination with the Town, MassDOT on the proposed water connection and a new curb cut on a state road, Milestone Road as shown on the concept plan. We anticipate permitting will include the following:

- Natural Heritage and Endangered Species
- Planning Board – Site Plan Review
- MassDOT Curb Cut

We assume NLB staff will take the lead and will coordinate with our team to submit and present any required permitting applications. HW will assist NLB staff with the preparation of the permit documents, as required, for the proposed work. We also added time to coordinate with the town and attend one hearing, as necessary.

We assume an *Environmental Notification Form (ENF) – MEPA will not be required.*

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW</i>	\$ 7,730	\$ 1,351.98	\$ 7,270.00

Total Requested Amendment: \$ 7,270.00
Total Amended Task Budget: \$ 15,000.00

Task 2G: Phase 2 Design Review

The amendment includes rate increases for the following:

- Design Review Meeting with the NLB and the Bike Park Planning Committee (BPPC) During this meeting we assume NLB staff and BPPC will have reviewed the plans in advance and will be prepared to provide final comments and directions prior to moving towards 100% Construction Documents.
- Community Meeting: If this meeting is scheduled after permits have been submitted, we assume the meeting will be set up as an information only session and changes to the layout / design will not occur after this meeting.

The task amendment also includes additional time for Phase 2 project coordination and check-in meetings with the NLB staff.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW</i>	\$ 4,000	\$ 100.00	\$ 3,050.00
<i>IDG</i>	\$ 3,770	\$ 0	\$ 280.00
Total	\$ 7,770	\$ 100.00*	\$ 3,330.00

*Note this time was inadvertently billed to the wrong task

Total Requested Amendment: \$ 3,330.00

Total Amended Task Budget: \$ 11,100.00

Phase 2 Total Requested Amendment: \$ 8,260.00

Phase 2 Total Amended Task Budget: \$ 108,960.00

Phase 2 Amended Deliverables:

- *Stamped Existing Conditions Survey of the project area*
 - *Two hard copies mailed to the NLB*
 - *Electronic versions - DWG and PDF*
- *50% Plans of the Access Drive and Parking Lot (PDF) and OPCC (Excel)*
- *75% Plans of the Access Drive and Parking Lot (PDF) and OPCC (Excel)*
- *75% Draft Technical Specifications*
- *Permit Documents*
 - *NHESP*
 - *Planning Board Site Plan Review*
 - *MassDOT Curb Cut Applications*
 - *Stormwater Management Report*

PHASE 3 – CONSTRUCTION DOCUMENTS AND BIDDING

The contract amendment for Phase 3 includes rate increases and additional time for Phase 3 project coordination and check-in meetings with the NLB staff.

Task 3A: Construction Documents

The amendment includes rate increases only.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW</i>	\$ 8,825	\$ 0	\$ 1,925.00
<i>IDG</i>	\$ 6,860	\$ 0	\$ 465.00
<i>TT</i>	\$ 1,500	\$ 0	\$ 100.00
Total	\$ 17,185	\$ 0	\$ 2,490.00

Total Requested Amendment: \$ 2,490.00

Total Amended Task Budget: \$ 19,675.00

Task 3B: Bid Documents and Support

The amendment includes rate increase only.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW</i>	\$ 4,265	\$ 0	\$ 735.00
<i>IDG</i>	\$ 940	\$ 0	\$ 160.00
Total	\$ 5,205	\$ 0	\$ 895.00

Total Requested Amendment: \$ 895.00

Total Amended Task Budget: \$ 6,100.00

Task 3C: Phase 3 Design Review

The amendment includes rate increase for the following:

- 100% Construction Documents for final NLB review
- Prepare for and attend Design Review Meeting #4.
 - During this meeting we assume NLB staff will have reviewed the plans in advance and prepared to provide final comments and directions prior to bidding.

The task amendment also includes additional time for Phase 3 project coordination and check-in meetings with the NLB staff.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW</i>	\$ 710	\$ 0	\$ 1,290.00

Total Requested Amendment: \$ 1,290.00

Total Amended Task Budget: \$ 2,000.00

Phase 3 Total Requested Amendment: \$ 4,675.00

Phase 3 Total Amended Task Budget: \$ 27,775.00

Phase 3 Amended Deliverables:

- None

PHASE 4 – CONSTRUCTION DOCUMENTS AND BIDDING

The contract amendment for Phase 4 includes the rate increases only. We recommend the tasks and budget be revisited prior to the start of construction to determine the level of effort required for construction oversight and HW staffing.

Task 4A: Construction Meetings

The amendment includes rate increases only.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW</i>	\$ 8,600	\$ 0	\$ 1,400.00
<i>IDG</i>	\$ 290	\$ 0	\$ 110.00
<i>TT</i>	\$ 250	\$ 0	\$ 50.00
Total	\$ 9,140	\$ 0	\$ 1,560.00

Total Requested Amendment: \$ 1,560.00

Total Amended Task Budget: \$ 10,700.00

Task 4B: Submittal and RFI Review

The amendment includes rate increases only.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW</i>	\$ 8,260	\$ 0	\$ 2,540.00
<i>IDG</i>	\$ 1,660	\$ 0	\$ 140.00
Total	\$ 9,920	\$ 0	\$ 2,680.00

Total Requested Amendment: \$ 2,680.00

Total Amended Task Budget: \$ 12,600.00

Task 4C: Field Visits

The amendment includes rate increases only.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW</i>	\$ 11,400	\$ 489.06*	\$ 1,900.00

**Note this time was inadvertently billed to the wrong task*

Total Requested Amendment: \$ 1,900.00

Total Amended Task Budget: \$ 13,300.00

Task 4D: Project Closeout

The amendment includes rate increases only.

	<i>Original Task Budget</i>	<i>Billed to Date</i>	<i>Requested Amendment</i>
<i>HW</i>	\$ 5,140	\$ 0	\$ 860.00

Total Requested Amendment: \$ 860.00

Total Amended Task Budget: \$ 6,000.00

<i>Phase 4 Total Requested Amendment:</i>	\$ 7,000.00
<i>Phase 4 Total Amended Task Budget:</i>	\$ 42,600.00

Phase 4 Amended Deliverables:

- *None*
-

<i>Original Contract Fee (2023 rates):</i>	\$ 197,600.00
<i>Requested Amendment #1:</i>	\$ 48,615.86

<i>Total Amended Contract Fee:</i>	\$ 246,215.46
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PROPOSAL ELEMENTS AND ASSUMPTIONS:

The following additional Proposal Element and Assumptions are applied as part of the contract amendment. The scope of work and budget are based on the following additional exclusions and assumptions. If any of the exclusions or assumptions prove to be false, or if work is required beyond the scope as proposed, HW will discuss those needs with you and provide the necessary contract amendments. All assumptions under the original contract are applicable to this amendment.

Exclusions

1. This proposal does not include the following:
 - a. Reimbursable expenses for travel (mileage, ferry, etc.)

Assumptions

1. Any meetings, additional work items, extension of the duration of work items, or additional materials not specifically outlined in this proposal will be billed at HW standard rates, with prior client approval.

Eleanor Weller Antonietti

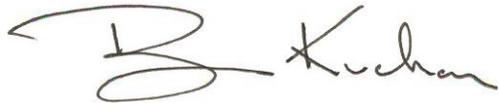
February 4, 2026

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If you are in agreement with our amended scope of work and fee, please sign in the space provided below and return to authorize work. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

HORSLEY WITTEN GROUP, INC.

A handwritten signature in black ink that reads "B. Kuchar". The signature is fluid and cursive, with a large initial "B" and a stylized "Kuchar".

Brian Kuchar, R.L.A. P.E.

Principal

Attachment

ACKNOWLEDGED AND APPROVED:

Authorized Signature

Title

Date

Horsley Witten Group

Sustainable Environmental Solutions

90 Route 6A • Unit 1 • Sandwich, MA 02563
508-833-6600 • horsleywitten.com



STANDARD CONTRACT AMENDMENT FORM

For valuable consideration, receipt of which is hereby acknowledged, the parties to the below referenced agreement mutually desire to amend said agreement as follows:

Consultant: Horsley Witten Group, Inc.	Client: Nantucket Islands Land Bank
Contact: Brian Kuchar, R.L.A. P.E.	Contact: Eleanor Weller Antonietti
Address: Sextant Hill, 90 Route 6A Sandwich, MA 02563 508-833-6600	Address: 22 Broad Street Nantucket, MA 02554
Amendment Type:	
<input type="checkbox"/>	Option to Renew Contract
<input type="checkbox"/>	Increase in Budget Due to Change in Scope of Work
<input checked="" type="checkbox"/>	Amendment to Scope of Work
<input type="checkbox"/>	Change in Dates of Performance
<input type="checkbox"/>	Other
Regarding:	
<p style="text-align: center;">Additional Services and Extension of Work Land Bank Bike Park</p>	
Original Information:	
Project #	24002
Contract Date:	8-Jan-2024
Original Budget Estimate:	\$197,600.00
Previous Amendments:	\$0.00
Budget Subtotal:	\$197,600.00
New Information:	
Amendment #	1
Amendment Date:	4-Feb-2026
This Amendment Budget:	\$48,615.86
Total Contract Estimate:	\$246,215.86

This form shall be integrated with the original contract agreement and, as such, becomes part of said agreement.

Unless modified by this form, all terms, conditions and limitations of the original agreement shall remain binding on all parties.

Hourly rates and expenses will remain as quoted in the original contract unless otherwise specified by this amendment.

For the Consultant:

X: _____

Name: _____

Title: _____

Date: _____

For the Client:

X: _____

Name: _____

Title: _____

Date: _____

41 Jefferson:

Task	Date	Notes
HDC and Concom permitting for structure move off	Complete (NHESP time of year restriction incursion request pending)	
Structure preparation and move off	4/1/2026-6/30/2026	
Temporary parking lot protection (jersey barriers, tie in to railroad ties, or fence?)	By 6/30/2026	We need to finalize the plan for the temporary protection
Beach grading and mobi mat installation	Spring 2026 (will be concurrent with structure move off work)	If after April 1, a TOY incursion request must be submitted to NHESP.
Parking lot improvements, dune installation	November 2026-March 2027	Dune restoration work is dependent on whether a Chapter 91 permit is required, which WHG is determining with MassDEP. I'll follow up with them about it. If we need chapter 91 we can still do the parking lot and install fencing for sand to start accumulating naturally. I don't think we need procurement if we're just doing the parking lot but can ask for quotes?

41 Jefferson Avenue - Building Moves

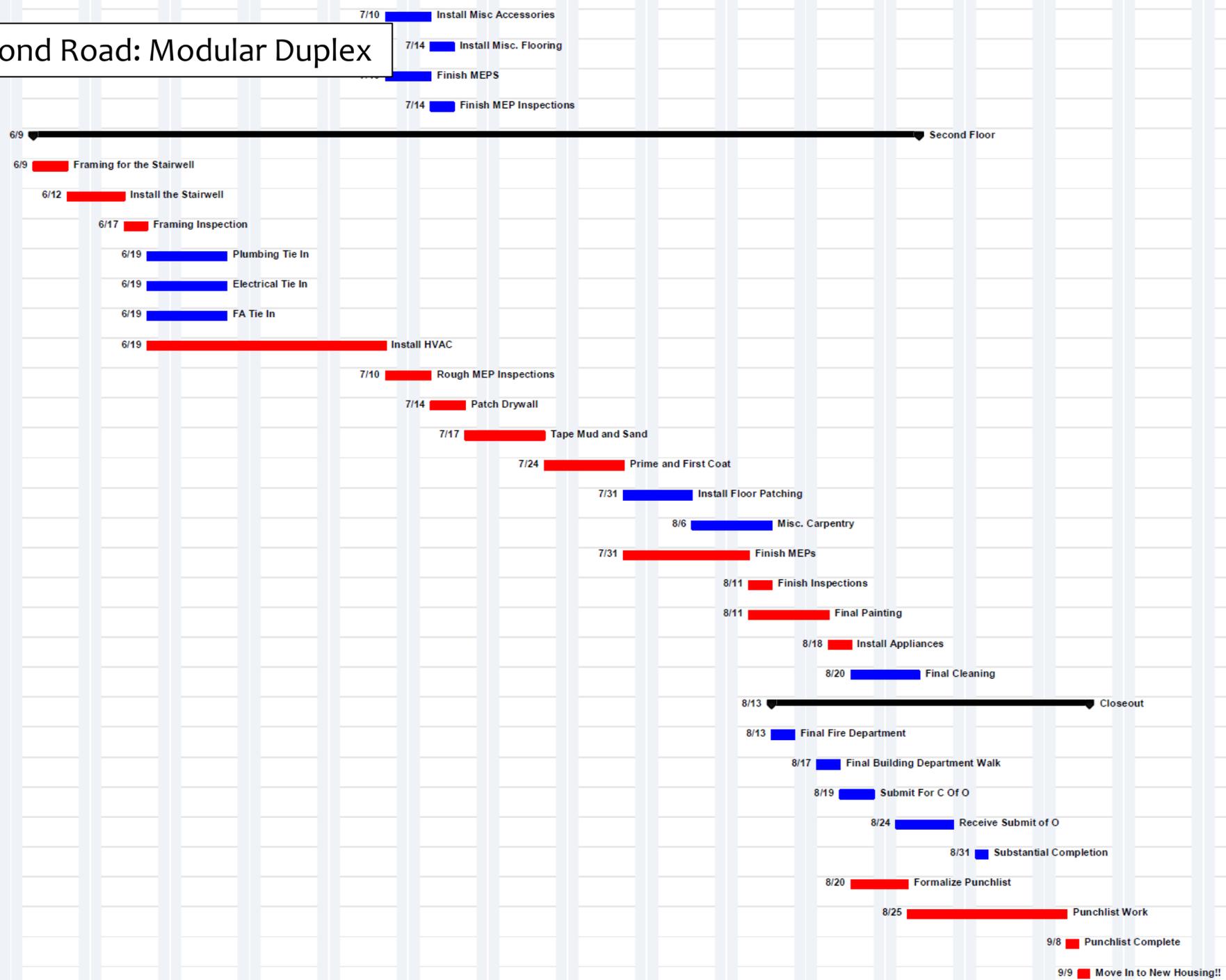
- Th., 1/15/26 → LB submits application to ConCom
- Mon., 1/26/26 → SMRT submits 3 applicationsⁱⁱ to HDC
- Week of 1/26/26 → LB/Vertex to secure Over the Road permit move dates with Erika Mooneyⁱⁱⁱ
- Tues., 2/3/26 → HDC hearing
- Th., 2/5/26 → ConCom hearing
- Week of 2/9/26 *or sooner* → EWA/Vertex assemble front end & SMRT submits back-end specs
- Mon., 2/9/26 → Order Prevailing Wage
- Th., 2/12/26 → Send Legal ad to CR
- Fri., 2/13/26 → Send Legal ad to Inky
- Week of 2/16/26 *or sooner* → EWA/Vertex file Bldg. Permit for work^{iv}
- **Wed., 2/18/26** → **Publish Legal ad in CR**
- **Wed., 2/18/26** → **IFB posted on TON Procurement page, at 16 Broad, & Ad in CommBuys**
- Th., 2/19/26 → Publish Legal ad in Inky
- Mon. 3/2/26 → Pre-bid site conference(s) *to include receiving sites*
- Fri., 3/6/26 → Deadline for General bids questions
- Wed., 3/11/26 → RFI Addendum posted (if needed)
- **Wed., 3/18/26^{3pm}** → **General Bids due, opened, and ranked**
- 3/19-20/26 → check references / DCAMM
- **Tues., 3/24/26** → **Contract approved by LB Commission**
- Fri., 3/27/26 *or sooner* → Contract fully executed and all related documents/bonds received by LB/Town
- WEEK of 3/30/26 → Construction kick-off meeting
- **WEEK of 4/6/26 *or sooner*** → **Project site work begins**
- **Th., 5/21/26** → **Move Off/Move On complete**
- **Mon., 6/15/26** → **Over the Road moratorium**
- 6/19/2026 *or sooner* → Substantial Completion Punch List
- 8/3/2026 *or sooner* → Punch list at 100% - 45 days later

166 Hummock Pond Road: Modular Duplex

5/18 Delivery to Nantucket / Site



166 Hummock Pond Road: Modular Duplex



125 Somerset Road & 166 Hummock Pond Road: Maintenance Facility Renovation



ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Qtr 1, 2026			Qtr 2, 2026			Qtr 3, 2026			Qtr 4, 2026		
							Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	
1		SUBMITTALS AND BUYS	32 days	Wed 1/21/26	Thu 3/5/26													
2		SUBMITTAL REVIEW	45 days	Mon 1/26/26	Fri 3/27/26													
3		PERMITS	36 days	Mon 2/2/26	Mon 3/23/26													
4		SILT FENCE & KNOCK OUT PAD - HUMMOCK	1 day	Tue 3/24/26	Tue 3/24/26	3												
5		EXCAVATION - SOMERSET	3 days	Tue 3/24/26	Thu 3/26/26	3												
6		CONCRETE FOUNDATION WALLS - SOMERSET	5 days	Fri 3/27/26	Thu 4/2/26	5												
7		EXCAVATION - HUMMOCK	4 days	Fri 3/27/26	Wed 4/1/26	5												
8		CONCRETE FOUNDATION WALL - HUMMOCK	7 days	Thu 4/2/26	Fri 4/10/26	7												
9		ELECTRICAL GROUNDING - SOMERSET - ANNESE	1 day	Fri 3/27/26	Fri 3/27/26	5												
10		ELECTRICAL GROUNDING - HUMMOCK - ANNESE	1 day	Thu 4/2/26	Thu 4/2/26	7												
11		BITUMINOUS DAMPPROOFING - SOMERSET/HUMMOCK - FOLAN	5 days	Mon 4/13/26	Fri 4/17/26	8												
12		RIGID FOUNDATION INSULATION - SOMERSET/HUMMOCK	3 days	Mon 4/20/26	Wed 4/22/26	11												
13		BACKFILL - SOMERSET/HUMMOCK	2 days	Thu 4/23/26	Fri 4/24/26	12												
14		FRAMING AND SHEATHING - SOMERSET/HUMMOCK	88 days	Mon 4/27/26	Wed 8/26/26	13												
15		WINDOWS AND EXT DOORS - SOMERSET/HUMMOCK	14 days	Thu 8/27/26	Tue 9/15/26	14												
16		WEATHER BARRIERS - SOMERSET/HUMMOCK - FOLAN	7 days	Wed 9/16/26	Thu 9/24/26	15												
17		ROOFING & FLASHING - SOMERSET/HUMMOCK	8 days	Fri 9/25/26	Tue 10/6/26	16												
18		SIDING	16 days	Wed 10/7/26	Wed 10/28/26	17												

Project: NANTUCKET LAND BAN
Date: Wed 1/28/26

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

125 Somerset Road & 166 Hummock Pond Road: Maintenance Facility Renovation

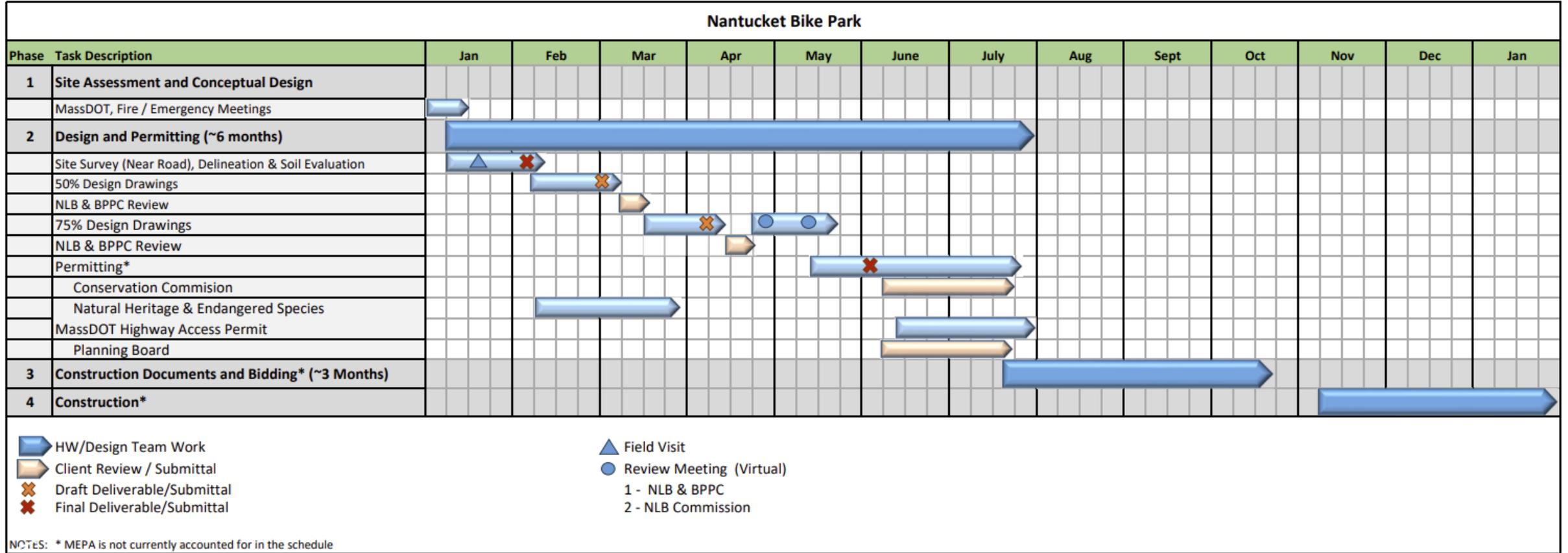


ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Qtr 1, 2026			Qtr 2, 2026			Qtr 3, 2026			Qtr 4, 2026	
							Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
19	↳	JOINT SEALANTS - SOMERSET/HUMMOCK	4 days	Thu 10/29/26	Tue 11/3/26	18											
20	↳	GUTTERS - SOMERSET/HUMMOCK	4 days	Wed 11/4/26	Mon 11/9/26	19											
21	↳	WATER SERVICE - SOMERSET	3 days	Mon 4/27/26	Wed 4/29/26	13											
22	↳	ELECTRICAL TRENCH/CONDUIT/BACKFILL	3 days	Thu 4/30/26	Mon 5/4/26	21											
23	↳	SITE TO SUGRADE - SOMERSET	3 days	Tue 5/5/26	Thu 5/7/26	22											
24	↳	BOLLARDS - SOMERSET	2 days	Fri 5/8/26	Mon 5/11/26	23											
25	↳	CONCRETE APRON/FLATWORK - SOMERSET	4 days	Tue 5/12/26	Fri 5/15/26	24											
26	↳	SEPTIC SYSTEM - SOMERSET	6 days	Fri 5/8/26	Fri 5/15/26	23											
27	↳	DRIVEWAY PREP SUBBASE - SOMERSET	3 days	Mon 5/18/26	Wed 5/20/26	26											
28	↳	HMA BINDER - SOMERSET	1 day	Thu 5/21/26	Thu 5/21/26	27											
29	↳	SITE TO SUBGRADE - HUMMOCK	5 days	Thu 5/21/26	Wed 5/27/26	27											
30	↳	SEPTIC SYSTEM - HUMMOCK	6 days	Thu 5/28/26	Thu 6/4/26	29											
31	↳	BOLLARDS - HUMMOCK	3 days	Thu 5/28/26	Mon 6/1/26	29											
32	↳	CONCRETE APRON/FLATWORK - HUMMOCK	6 days	Tue 6/2/26	Tue 6/9/26	31											
33	↳	DRAINAGE - HUMMOCK	1 day	Wed 6/10/26	Wed 6/10/26	32											
34	↳	DRIVEWAY PREP SUBBASE - HUMMOCK	2 days	Mon 6/15/26	Tue 6/16/26	33											
35	↳	HMA BINDER - HUMMOCK	1 day	Wed 6/17/26	Wed 6/17/26	34											
36	↳																

Project: NANTUCKET LAND BAN
Date: Wed 1/28/26

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

Milestone Road: Bike Park

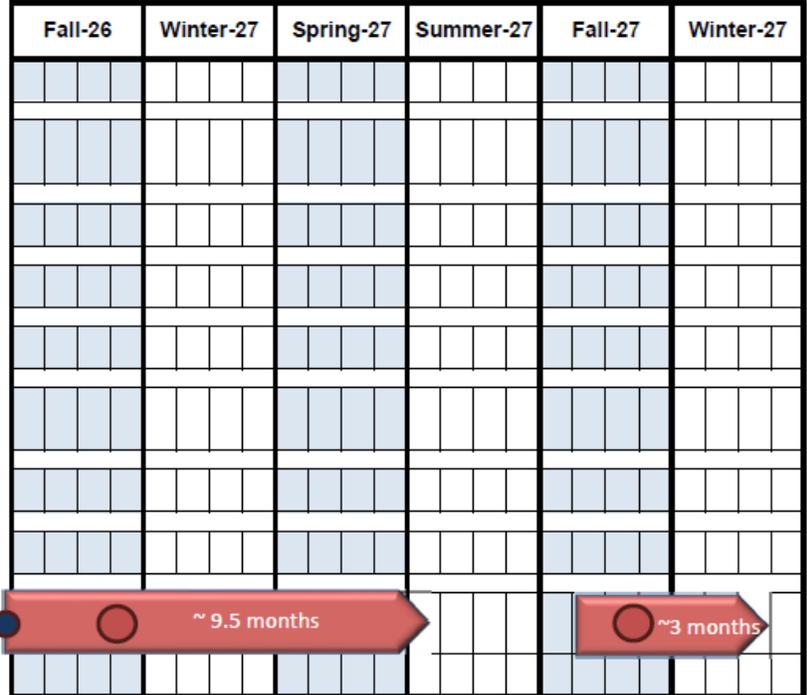
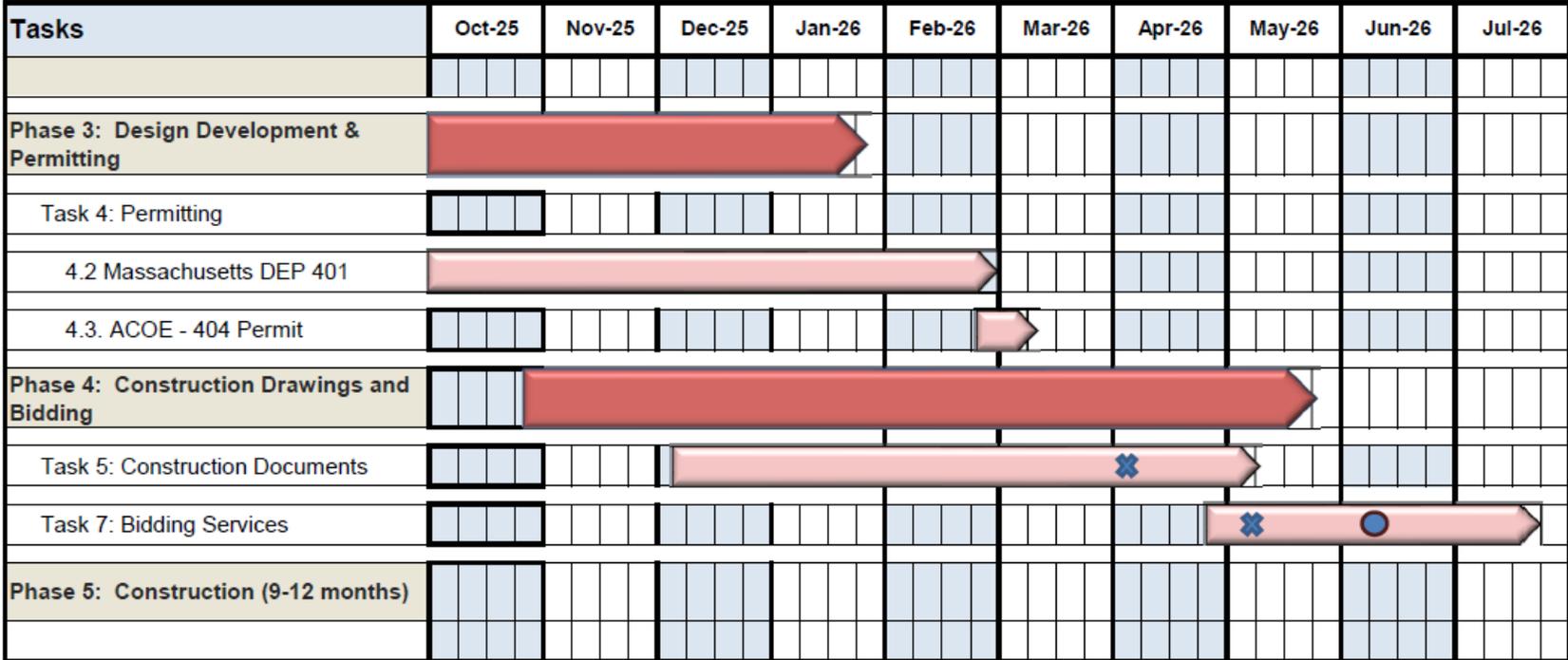


6 Wesco Place: Lily Pond Restoration



Proposed Project Schedule (updated 2/11/2026)

Lily Pond Park Improvements



Symbol Key

- Phase
- Task
- Deliverable to NLB
April 8th - Draft package to NLB
- Bid Package Out
- Construction Begin

Grant Deadline:

Begin Post-Construction Monitoring: Fall 2026

Project Ends: Winter 2027

19 East Creek Road: House Deconstruction and Park Improvements



19 East Creek

Task	Date	Notes
HDC and Concom permitting	March 19, 2026	This date is dependent on whether the Concom application is approved on this date, or if revisions are required.
Structure Demo (Remain)	I'm not sure? We are hoping for spring 2026?	
Chapter 91 License for dock	Spring/Summer 2027	If Pare can submit quickly after we get the OOC
Start construction	November 2027	Procurement will be required

Mill Hill: Park Improvements

Task	Date	Notes
Planning	Feb - April 2026	
Parking lot move toward road	Spring 2026	move parking lot towards road, create seating/picnic area in old lot location
formalize and create new trails	Fall 2026	have plan. Needs finalizing
Exercise trail	Fall 2026	have quotes, want to check out other companies. Will enter design phase once trail plans are finalized.
Forage Trail/NE corner	spring/summer 2026	clean up trails and lawn areas, improve seating, explore forage plants/water/locations, forage plant signage?
Invasives management	ongoing	
9 Vesper	summer 2026 - ongoing	currently planning for invasives removal, reseeding

48 South Cambridge Street: Long Pond Landing Accessibility Improvements

Task	Status	Notes
HDC and ConCom permitting	Approved	
Stake elevation heights	Requested	Once surveyor work is done, other work will proceed.
Demo	Spring '26	
Concrete parking spot	Spring '26	Need temp 43F for 24 hours
Boardwalk and deck	Spring '26	
ADA picnic table	May	
Revegetate	April/May	
Complete	May	

Nantucket Land Bank Dog Park Improvement

The current condition of the very popular large dog section of the dog park unfortunately includes a bare dirt area where the dogs run frequently. It is a dust bowl in the summer and causes large puddles during rain events. Reseeding every year is costly, futile and closing the park to do this is unfair to the public.

We have had discussions with dog park designer from Berkshire Design Group, and he has shown us examples in Brewster and Falmouth where they also started with grass but ultimately went with pea-stone gravel and it has been successful. We are lucky at the Nantucket Dog Park to have beautiful pine trees offering shade and vegetation within the large dog enclosure. The gravel would be enclosed within the confines of the path within the enclosure; grass would still be on the outside of the path where the benches are.





TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of March 10, 2026

1. February 2026 Transfers – Record Nos. 48372 through 48437

2. “M” Exemption Update:

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

No. 42712 John O’Mara and Molly O’Mara

No. 42735 Jennifer Quigley

No. 42748 Conner Soverino and Lauren Murray

No. 42759 Erik Junghans and Amanda Ciarmataro

No. 42775 Seth Lynn and Alicia Lynn

No. 42782 George S. MacLellan and Kerry Meredith Buckley

No. 42795 Rachel Gates

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48372	2/2/2026	0073	124	BLACK FISH LN, 7	7 BLACKFISH LANE LLC	7 BLACKFISH LANE LLC	0	0	-1	0	0.47	\$0.00	\$0.00	C
48373	2/2/2026	7341	261	COFFIN ST, 33	33 COFFIN STREET LLC	33 COFFIN STREET LLC	-1	0	0	0	0.64	\$0.00	\$0.00	C
48374	2/2/2026	0041	852	GINGY LN, 5	MINELLA	AMBRECHT	0	0	-1	0	1.03	\$300,000.00	\$6,000.00	
48375	2/2/2026	0041	852	GINGY LN, 5	MINELLA	AMBRECHT	0	0	-1	0	1.03	\$300,000.00	\$6,000.00	
48376	2/3/2026	4232	481	PINE ST, 25C	RICH	REGINA M RICH REVOCA	-1	0	0	0	0.12	\$0.00	\$0.00	C
48377	2/3/2026	0079	053	SKYLINE DR, 84	VON KAMPEN	84 SKYLINE DRIVE REA	-1	0	0	0	2.24	\$0.00	\$0.00	D
48378	2/3/2026	7324	029	ELBOW LN, 2	2 ELBOW LANE LLC	O'HALLORAN LIVING TR	-1	0	0	0	0.05	\$0.00	\$0.00	I
48379	2/3/2026	5514	084	INDEPENDENT WY, 3	PARADISO LLC	PARROTTO	-1	0	0	0	0.16	\$0.00	\$0.00	I
48380	2/3/2026	0066	149	SOMERSET RD, 118	HICKMAN REALTY TRUST	HICKMAN	-1	0	0	0	0.45	\$0.00	\$0.00	D
48381	2/3/2026	0075	080	FLINTLOCK RD, 24	24 FLINTLOCK ROAD NO	PICCOLO	-1	0	0	0	2.45	\$9,750,000.00	\$195,000.00	
48382	2/4/2026	4241	105	WALSH ST, 23	BEDNAR	CCW LLC	-1	0	0	0	0.12	\$0.00	\$0.00	C
48383	2/4/2026	4232	1931+	FAIR ST, 27 & 29	27 FAIR STREET LLC	27 FAIR STREET LLC	0	-1	0	0	0.31	\$693,600.00	\$13,872.00	
48384	2/4/2026	0088	011	NOBADEER AV, 62	DALGAARD	BACK EAST LOT #62 LL	-1	0	0	0	0.69	\$4,400,000.00	\$88,000.00	
48385	2/4/2026	0067	154	FAIRGROUNDS RD, 21	GARDNER, JR/GARDNER	RUSCH ET AL	-1	0	0	0	0.46	\$1,200,000.00	\$24,000.00	
48386	2/5/2026	5541	022	WEYMOUTH ST, 6	GREGORY M OLCHOWSKI	SIX WEYMOUTH NOMINEE	-1	0	0	0	0.10	\$0.00	\$0.00	D
48387	2/5/2026	0043	016	SHIMMO POND RD, 13	FOG HOLLOW LLC	FOG	0	0	-1	0	0.23	\$0.00	\$0.00	I
48388	2/5/2026	0054+	015+	SHIMMO POND RD, 12	DAVID A PAUL REVOCAB	FOG HOLLOW LLC	-1	0	-1	0	1.81	\$4,795,000.00	\$95,900.00	
48389	2/6/2026	0068	389	HONEYSUCKLE DR, 25	25 HONEYSUCKLE DRIVE	TIRONE	-1	0	0	0	0.11	\$0.00	\$0.00	D
48390	2/6/2026	4233	981	MAIN ST, 126 R	CASINO PARTNERS III	126 MAIN STREET NOMI	-1	0	0	0	0.12	\$0.00	\$0.00	D
48391	2/6/2026	4233	098	MAIN ST, 126	CASINO PARTNERS II L	126 MAIN STREET NOMI	-1	0	0	0	0.12	\$0.00	\$0.00	D
48392	2/6/2026	0068	181	GREGLEN RD, 12 A	LOUIE DOG LLC	ACK GREGLEN 12A LLC	0	0	-1	0	0.26	\$1,600,000.00	\$32,000.00	
48393	2/10/2026	0041	435	GROVE LN, 30	BOBER	ALEXANDER BOBER JR T	-1	0	0	0	0.68	\$0.00	\$0.00	D
48394	2/10/2026	0068	061+	DAVKIM LN, 10 & 12	DXD SS FUND II NANTU	DXD SS FUND II NANTU	0	0	-1	0	1.22	\$2,055,090.91	\$41,101.82	
48395	2/10/2026	0053	053	MIDDLE TAWPAWSHAW, 3	PETER E HOEY TRUST 2	HOEY	-1	0	0	0	0.40	\$0.00	\$0.00	D
48396	2/10/2026	0067	392	PINE GROVE RD, 20	LOFTUS BROTHERS LLC	KOTALAC	-1	0	0	0	0.23	\$2,400,000.00	\$48,000.00	
48397	2/10/2026	0041	500	N LIBERTY ST, 51	LEUDTKE	JOHN A HRONES JR FAM	-1	0	0	0	0.14	\$2,550,000.00	\$51,000.00	
48398	2/11/2026	0067	320	GRAY AV, 5	GETTING GRAY LLC	LAMPE	0	0	-1	0	0.45	\$1,487,500.00	\$29,750.00	
48399	2/11/2026	0067	3201	GRAY AV, 3	5 GRAY LLC	LAMPE	0	0	-1	0	0.24	\$1,487,500.00	\$29,750.00	
48400	2/11/2026	0041	299	MADAKET RD, 15	KKZ REALTY TRUST	DRISCOLL, JR/DRISCOL	-1	0	0	0	0.46	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48401	2/11/2026	0594	213	MADAKET RD, 250 A	JOHNSON, III	SEVENTH GENERATION R	-1	0	0	0	0.56	\$0.00	\$0.00	D
48402	2/12/2026	0056	1137	WAMASQUID PL, 6	PAUL A WOLF, JR TRU	WOLF	-1	0	0	0	2.00	\$0.00	\$0.00	D
48403	2/12/2026	0041	2003	MADAKET RD, 66	SCULLY-POWER	66 MADAKET ROAD LLC	-1	0	0	0	0.47	\$0.00	\$0.00	J
48404	2/13/2026	4241	736	SWAIN ST, 15, A 6	PULLIAM/AMARAL	PAUL	0	0	0	-1	0.00	\$14,000.00	\$280.00	
48405	2/17/2026	0020	021	WAUWINET RD, 38	CHAOS CORNER FAMILY	NASSIF	-1	0	0	0	0.80	\$0.00	\$0.00	D
48406	2/17/2026	4231	069	CHESTNUT ST, 2	29 CENTER STREET LLC	29 CENTER STREET LLC	0	-1	0	0	0.08	\$393,600.00	\$7,872.00	
48407	2/17/2026	4234	105	HUSSEY ST, 10	10 HUSSEY STREET LLC	10 HUSSEY STREET LLC	0	-1	0	0	0.08	\$390,400.00	\$7,808.00	
48408	2/17/2026	4231	070	FEDERAL ST, 16-	29 CENTER STREET LLC	29 CENTER STREET LLC	0	-1	0	0	0.08	\$249,312.00	\$4,986.24	
48409	2/17/2026	4234	135	INDIA ST, 31	31 INDIA STREET LLC	31 INDIA STREET LLC	0	-1	0	0	0.09	\$195,200.00	\$3,904.00	
48410	2/17/2026	0067	150	FAIRGROUNDS RD, 27	27 FAIRGROUNDS LLC	WKP REALTY TRUST	0	-1	0	0	1.55	\$4,200,000.00	\$84,000.00	
48411	2/17/2026	0002	172	WINGSPREAD LN, 6	HAROLD J BAXTER WING	FIFTEEN YEAR HAROLD	-1	0	0	0	5.01	\$0.00	\$0.00	D
48412	2/17/2026	0055	7014	PLEASANT ST, 96 B	VALERIE A SAMPIER 20	SAMPIER	0	0	0	-1	0.00	\$0.00	\$0.00	D
48413	2/17/2026	0071	030	WHITETAIL CI, 11	VALERIE A SAMPIER 20	SAMPIER	-1	0	0	0	2.75	\$0.00	\$0.00	D
48414	2/17/2026	0041	385	W CHESTER ST, 48	LESLIE A JOHNSTON TR	JOHNSTON	-1	0	0	0	0.13	\$0.00	\$0.00	D
48415	2/17/2026	0068	282	MILESTONE RD, 71	CAREY GIFT REALTY TR	CIELO AZUL REALTY TR	-1	0	0	0	3.00	\$0.00	\$0.00	D
48416	2/18/2026	0073	025	CANNONBURY LN, 34	34 CANNONBURY LANE L	34 CANNONBURY LANE L	0	0	-1	0	0.46	\$0.00	\$0.00	C
48417	2/18/2026	5544	782	N MILL ST, 8	8 N MILL STREET LLC	SARKISIAN	-1	0	0	0	0.15	\$0.00	\$0.00	I
48418	2/18/2026	4244	042	CLIFF RD, 37	CALLMOMNDAD-ONEMORET	37 CLIFF ROAD NOMINE	-1	0	0	0	0.14	\$8,141,000.00	\$162,820.00	
48419	2/19/2026	0056	029	VESPER LN, 48	VESPER LANE LLC	CIARDELLI	-1	0	0	0	0.47	\$0.00	\$0.00	I
48420	2/19/2026	5514	098	BEAVER ST, 5	5 BEAVER STREET LLC	HAZELWOOD/YANES	-1	0	0	0	0.15	\$0.00	\$0.00	I
48421	2/19/2026	4242	032+	WHITE ELEPHANT WY, 4	NANTUCKET RESORTS IN	WHITE ELEPHANT HOTEL	0	0	-1	0	0.33	\$0.00	\$0.00	J
48422	2/19/2026	4242	032+	WHITE ELEPHANT WY, 4	WEHR HOMES LLC	NANTUCKET RESORTS IN	0	0	-1	0	0.33	\$0.00	\$0.00	I
48423	2/19/2026	0080	014-	NOBADEER AV, PAR B	SEVEN DIALS NANTUCKE	TOWN OF NANTUCKET	0	0	-1	0	0.05	\$5,400.00	\$108.00	
48424	2/20/2026	0593	102	S CAMBRIDGE ST, 49	LOSURDO	KATHLEEN S MCALINDEN	0	0	0	-1	0.00	\$30,000.00	\$600.00	
48425	2/20/2026	0041	039	VESTAL ST, 22	MDMD ISLAND HOLDINGS	NANTUCKET 22 VESTAL	-1	0	0	0	0.55	\$5,100,000.00	\$102,000.00	
48426	2/20/2026	0040	124	BISHOPS RISE, 14	GLIDDEN	RUSSELL	-1	0	0	0	1.91	\$0.00	\$0.00	E
48427	2/20/2026	0040	124	BISHOPS RISE, 14	RUSSELL	GLIDDEN	-1	0	0	0	1.91	\$0.00	\$0.00	E
48428	2/20/2026	0067	1733	PARKER LN, 13	KEITH A BLOISE REVOC	BLOISE	-1	0	0	0	0.23	\$0.00	\$0.00	D
48429	2/20/2026	0060	146	MACY RD, 8	8 MACY LLC	GALLAGHER JR	-1	0	0	0	0.79	\$1,700,000.00	\$34,000.00	
48430	2/20/2026	0055	662	CATO LN, 6	MEDEIROS REALTY TRUS	MEDEIROS	-1	0	0	0	0.11	\$0.00	\$0.00	D
48431	2/25/2026	0032	034	EEL POINT RD, 118	WEST CISCO LLC	BELLEVUE NOMINEE TRU	-1	0	0	0	1.16	\$5,550,000.00	\$111,000.00	
48432	2/25/2026	0041	371	W CHESTER ST, 66	BLACKBIRD MAKY LLC	HOLLAND/HOLLAND JR	-1	0	0	0	0.58	\$0.00	\$0.00	I

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48433	2/25/2026	0041	1761	QUAKER RD, 16	GRUBER	NANTUCKET 16 QUAKER	-1	0	0	0	0.12	\$0.00	\$0.00	B
48434	2/26/2026	0032	045	EEL POINT RD, 69	RYE REALTY TRUST	RYE REALTY TRUST	-1	0	0	0	2.15	\$0.00	\$0.00	D
48435	2/27/2026	0079	082	LOVERS LN, 50	ACHILLES POINT LLC	CARVAJAL/KOSSNAR	-1	0	0	0	0.71	\$4,340,000.00	\$86,800.00	
48436	2/27/2026	0068	185	OLD SOUTH RD, 54 B	MAI LLC	MAURY ASSOCIATES INC	0	0	0	-1	0.00	\$0.00	\$0.00	I
48437	2/27/2026	4932	014	BURNELL ST, 55	BEE HAVEN LLC	NOTLIH LLC	-1	0	0	0	0.50	\$0.00	\$0.00	I
GRAND TOTALS							-44	-13				\$63,327,602.91		
							-6	-4			46.189		\$1,266,552.06	

NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of December 31, 2025

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS	DEC YIELD	JAN YIELD	12/31/2025	1/31/2026
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$119,078.24	\$118,703.06
Nantucket Bank / Collection Account x7653	3.67	3.56	\$43,570,248.19	\$44,924,857.47
TOTAL UNRESTRICTED FUNDS:			\$43,689,326.43	\$45,043,560.53

FISCAL YEAR 2026 REMAINING UNRESTRICTED FUNDS COMMITTED

Capital and Projects			\$14,651,527.56	\$14,414,980.05
Operating Budget			\$4,642,892.28	\$4,231,661.54
Debt & Interest Payments			\$3,733,480.97	\$3,733,480.97
TOTAL REMAINING COMMITTED FUNDS FOR FY2026			\$23,027,900.81	\$22,380,122.56

STATEMENT OF ACCOUNTS - RESERVE FUNDS	DEC YIELD	JAN YIELD	12/31/2025	1/31/2026
Nantucket Bank / Special CD x1135 matures 4/20/2026	3.68	3.68	\$5,716,630.94	\$5,734,525.20
Nantucket Bank / Operations Reserve Fund CD matures 6/18/26	3.92/3.54	3.92/3.54	\$3,879,808.21	\$3,891,490.13
TOTAL RESERVED FUNDS:			\$9,596,439.15	\$9,626,015.33

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS	DEC YIELD	JAN YIELD	12/31/2025	1/31/2026
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	\$1,577,388.06	\$1,579,315.20
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$20,922.38	\$418,028.88
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund	0.25	0.25	\$20,025.22	\$20,029.47
Nantucket Bank / WTCA Escrow	0.25	0.25	\$25,031.52	\$25,036.83
Nantucket Bank / SHAC Escrow x7038	0.21	0.15	\$34,432.84	\$34,437.23
Nantucket Bank / NFRM Escrow x9058	0.21	0.15	\$10,037.27	\$10,038.55
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.21	0.15	\$28,104.30	\$28,107.88
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,675.35	\$1,675.71
Nantucket Bank / MGC Golf Capital Reserve	0.21	0.15	\$523,616.62	\$523,683.33
Nantucket Bank / SGC Capital Reserve	0.21	0.15	\$523,602.92	\$523,669.63
Nantucket Bank / NGM Management Reserve CD matures 7/12/26	3.54	3.54	\$54,299.42	\$54,480.49
Hingham Savings / Marble Reserve CD matures 6/11/26	3.78	3.78	\$257,829.16	\$258,658.22
Citizens Bank / Verrill Dana Acquisition Escrow			\$60,010.00	\$60,010.00
TOTAL RESTRICTED FUNDS:			\$3,136,976.16	\$3,537,172.52

STATEMENT OF DEBT

BONDS:	Principal Outstanding	NOTES:	Principal Outstanding
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$2,725,000	Marble Note #19	\$1,700,000
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$2,055,000	Purple Wampum Note	\$3,250,000
TOTAL BONDS:	\$4,780,000	TOTAL NOTES:	\$4,950,000

TOTAL DEBT: \$9,730,000

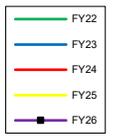
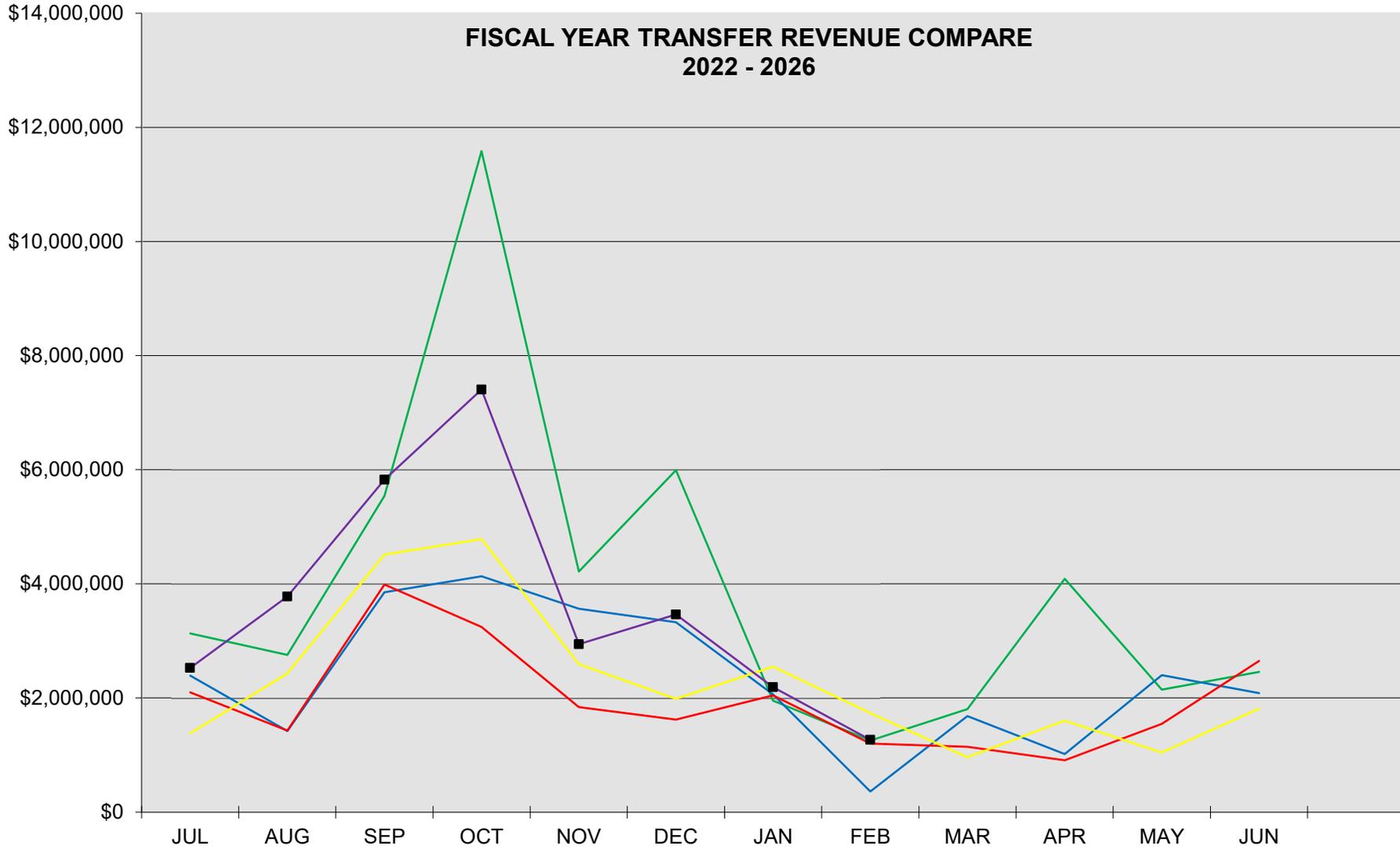
MONTHLY TRANSFER STATISTICS FISCAL YEAR 2025

FY25	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-24	63	39	24	\$76,415,466	\$68,633,501	\$1,380,660
Aug-24	79	46	33	\$127,025,110	\$121,370,110	\$2,427,402
Sep-24	79	33	46	\$225,879,050	\$225,595,050	\$4,511,901
Oct-24	126	59	67	\$244,351,215	\$239,356,715	\$4,787,134
Nov-24	100	62	38	\$163,279,002	\$129,527,502	\$2,590,550
Dec-24	98	55	43	\$100,230,788	\$98,330,788	\$1,983,616
Jan-25	73	39	34	\$127,656,212	\$126,456,212	\$2,546,124
Feb-25	70	42	28	\$87,983,281	\$86,601,066	\$1,732,021
Mar-25	71	45	26	\$52,759,234	\$48,099,234	\$961,985
Apr-25	105	74	31	\$108,265,355	\$81,340,730	\$1,602,815
May-25	71	48	23	\$57,144,875	\$52,036,875	\$1,040,738
Jun-25	81	45	36	\$103,731,341	\$90,711,341	\$1,814,227
THRU FEB 25	688	375	313	\$1,152,820,123	\$1,095,870,943	\$21,959,409
Average	85	49	36	\$122,893,411	\$114,004,927	\$2,281,598
Low	63	33	23	\$52,759,234	\$48,099,234	\$961,985
High	126	74	67	\$244,351,215	\$239,356,715	\$4,787,134

MONTHLY TRANSFER STATISTICS FISCAL YEAR 2026

FY26	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-25	112	68	44	\$130,369,920	\$126,355,390	\$2,527,108
Aug-25	87	48	39	\$188,805,200	\$188,805,200	\$3,776,104
Sep-25	121	53	68	\$295,786,701	\$291,281,945	\$5,825,639
Oct-25	123	46	77	\$380,274,007	\$370,305,507	\$7,406,110
Nov-25	100	64	36	\$151,682,925	\$147,002,925	\$2,940,058
Dec-25	113	60	53	\$182,100,954	\$173,100,954	\$3,462,019
Jan-26	65	37	28	\$111,074,178	\$109,367,678	\$2,187,354
Feb-26	66	40	26	\$63,327,603	\$63,327,603	\$1,266,552
Mar-26						
Apr-26						
May-26						
Jun-26						
THRU FEB 26	787	416	371	\$1,503,421,488	\$1,469,547,202	\$29,390,944
Average	98	52	46	\$187,927,686	\$183,693,400	\$3,673,868
Low	65	37	26	\$63,327,603	\$63,327,603	\$1,266,552
High	123	68	77	\$380,274,007	\$370,305,507	\$7,406,110

FISCAL YEAR TRANSFER REVENUE COMPARE 2022 - 2026



Nantucket Islands Land Bank
Golf Capital Fund Transfer Request
11.13.25 – 02.18.26

Miacomet Golf

DLL Finance, LLC (Dec Lease 101-0576193-000)	\$2,238.92
DLL Finance, LLC (Jan Lease 101-0576193-000)	\$2,238.92
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)	\$658.19
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)	\$1,906.54
DLL Finance, LLC (Feb Lease 101-0568608-000)	\$1,906.54
DLL Finance, LLC (Dec Lease 101-0601264-000)	\$1,753.69
DLL Finance, LLC (Jan Lease 101-0601264-000)	\$1,753.69
DLL Finance, LLC (Feb Lease 101-0601264-000)	\$1,753.69
DLL Finance, LLC (Dec Lease 101-0613102-000)	\$425.90
DLL Finance, LLC (Jan Lease 101-0613102-000)	\$425.90
DLL Finance, LLC (Feb Lease 101-0613102-000)	\$425.90
DLL Finance, LLC (Dec Lease 101-0630604-000)	\$1,261.71
DLL Finance, LLC (Jan Lease 101-0630604-000)	\$1,261.71
DLL Finance, LLC (Feb Lease 101-0630604-000)	\$1,261.71
DLL Finance, LLC (Dec Lease 101-0623515-000)	\$2,975.50
DLL Finance, LLC (Jan Lease 101-0623515-000)	\$2,975.50
DLL Finance, LLC (Feb Lease 101-0623515-000)	\$2,975.50
NMP Golf Construction Corp (Putting Green)	\$84,201.48

Total Miacomet Golf Capital Expenditures to be reimbursed \$117,862.83



**REQUESTS FOR TEMPORARY PRIVATE or COMMERCIAL 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 photo shoots and filming which require 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: Lindsay Daley
MAILING ADDRESS: 7 S Water Street
TELEPHONE: (916)-756-5867 **E-MAIL:** Lindsay@ppxevents.com

Proposed Location of EVENT: 40th Pole (Land Bank)

DATE of EVENT: 8/05/2026

TIME of EVENT: 6:00 pm

Description / Anticipated # of attendees *friends, family, catering staff:* 25 guests and 4 staff members

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

Beach dinner Clambake on 8/05/26 for 25 people at 40th Pole. PPX Events will provide the food service, and as for alcohol, beer and wine will be served. The guests will be arriving via transportation company and will be dropped off on the beach parking lot. The time of the event will be from 6:00 pm to 9 pm.

Approved/Denied: _____

Special Projects Coordinator

Date: _____

Approval date

Staff Comments: _____

ⁱ Applicants must be in full compliance with Health Department, Fire, Police, and Natural Resources regulations. Contact Town of Nantucket Cultural Affairs and Special Events Coordinator, Deana Weatherly at 508-228-7200 ext. 7314 or by email to dweatherly@nantucket-ma.gov

New Osprey Pole on NLB Property

Project Background and Description

Libby Buck from LLNF reached out in February to see if NLB would be interested in installing a new osprey pole for the Summer '26 season. This project is a collaborative effort between LLNF and NLB to expand the LLNF Osprey Monitoring Program (a community science initiative started last year) as well as provide a new recreational aspect to this specific NLB property. We are looking to install an 8-12" osprey pole with a platform in the view line of the seating area.

[Nantucket Osprey Watch | Osprey Monitoring Program — Linda Loring Nature Foundation](#)

Project Location - Chaos Corner, 36 Wauwinet Road

Project Cost

- Total*: \$175.49 - TG gathered costs of materials, *most materials are at Maintenance Facility, this total is for PVC, pea stone, lumber (not at shop), spray paint, steel screws.

Site Pictures



Figure 1: Existing conditions. Standing at seating area. Looking at SW corner of property. Proposed pole location to the right of cedar trees within shrubland.



Figure 2: Existing conditions. Standing at seating area. Looking towards NW corner of property.

Maps



Figure 1: All existing NLB osprey nests.

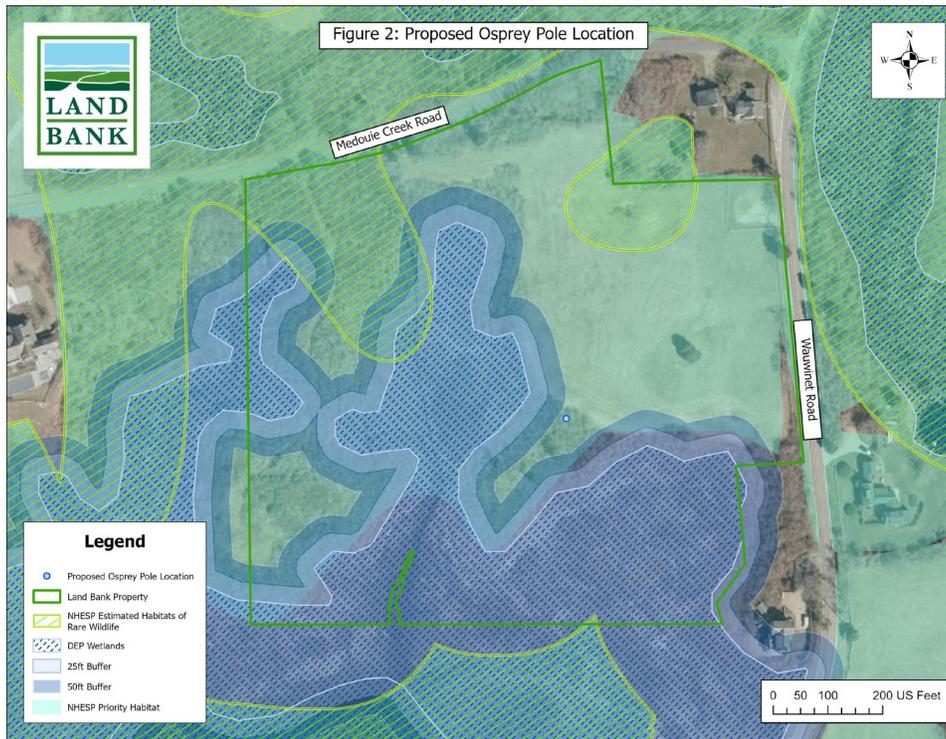


Figure 2: Proposed osprey pole location.