

AGENDA
Nantucket Land Bank Commission
Regular Meeting of July 8, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/87849635082?pwd=CHdDVoXPFIHy15pkkR3DedtYVxvKll.1>

Webinar ID: 878 4963 5082

Passcode: 303766

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. PROPERTY MANAGEMENT
 - a. 7 Nobadeer Farm Road/NRSA Expansion Project – Update
4. TRANSFER BUSINESS
5. APPROVAL OF MINUTES
 - a. Regular Meeting of June 24, 2025
6. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Fiscal Year 2025 Cash Disbursements
 - c. Warrant Authorization – Cash Disbursements
 - d. 31 Fairgrounds Road/Housing Nantucket – Property Use Request
7. 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 04/22/25.
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 Racquet Sports Association (NRSA)

Serving the
Nantucket
Community with
Excellence in
Racquet Sports



82 Hinsdale Road, Nantucket

Phone: (508) 228-5406

Website: www.ackrsa.org

NRSA History

1974 (50 years ago!) - Founded as the Nantucket Platform Tennis Association

Original location - Two Platform Tennis Courts off Polpis Road

501-c7 Nonprofit Organization - Five Member Board of Directors on three-year staggered terms

Public-accessible facility with membership structure

2009 - Moved to current location on Land Bank Property at 82 Hinsdale Road - NRSA is a lessee

2009-2010 - Expanded to 4 Platform Tennis Courts plus heated Warming Hut and Viewing Deck (~75 Members)

2019 - Constructed 4 Lighted PickleBall Courts, Warming Hut plus a Viewing Deck

2020 - 2022 - Membership increases to 400+ (380 currently)

All campus additions post the original paddle tennis courts funded via the MA Community Preservation Act / CPC



Membership & Guest Use

Membership-

- Currently: 380+ members | \$500 annual fee | 130+ active paddle players & public use
- Recently added 30 year-round members (young locals)
- Members reserve 7 days in advance; with access to tournaments
- Membership will expand with new courts (goal: +100 members expanding to approximately 500)

Guests/ Public Use

- Lessons & clinics, guest tournaments, drop-in play and court reservations open to the public
- Reserve 3 days ahead via app | \$60 per 1.5 hour court reservation
- \$15 drop-in for up to 3 hours of play
- \$60K generated from 4000 guest fees (mostly pickleball)
- Free paddles and balls provided at all courts

Paddle Tennis Programs



Winter Member Programs:

- Team League: 76+ players (Oct-Dec) with 6 teams of 16 players each
- Masters League: 38 seniors (age 60+)
- Tournaments: Duxbury, Chatham, Member/ Guest, Club Championships, Team Tournaments, "Nantucket Open"
- Clinics: 8 sessions, offered monthly, 4 courts, 4 coaches. Free
- Paddle Ladder: 68+ players (Jan-Apr)
- Court reservations & recreational play

Public Use:

- Visiting Pros & Clinics
- Springbok Paddle Camps
- Charlotte Sikora Clinics & Lessons
- Friday night Pizza & Paddle events
- Court reservations (4 courts, open 7:00 am – 10 pm, with lights on courts)
- 'Nantucket Open' Fall 2024 : Nationally Recognized/ ranked tournament
- Member/ Guest Tournaments

Pickleball Programs

Open for NRSA members & Public:

- 7 Open Play sessions/week (16 hours)
- Free novice clinics : T & Th weekly
- Strong Wings: 2 courts, 2x/week: *donated*
- Free Member/Guest Tournaments
- Clinics: Boston Pickle Club
- Lessons by Ethan Hall: Pickleball Pro
- Fairwinds youth clients with member coach (Bryan Fascati) *donated*

Court Use:

7:00 am – 9:00 pm open court reservations= 48 hours of court use per day, with average of 150 players/ day.

336 hours of court time provided per week
4 courts, 12 hours of use per court/ per day

(it's rare that a court isn't used in prime summer season)

Management & Expansion

Board:

Mark Vanacore (President), Karen Gottlieb (VP), Joao Coutinho, Ellie Olsen, Nichole Marks

- Committees: 7-Person Pickleball, 8-Person Paddle
- Linda Reith (Bookkeeper), Charlie Ruddy (Website)

Expansion:

- 4 Pickleball + 2 Padel Courts | Parking + ADA
- Contractor selected: Approved lowest bid from Holdgate Partners and Cape/Island Tennis and Padel – (Contract not signed yet)
- Intent is to begin construction in Fall 2025 and have courts ready in Spring 2026
- \$1.7M (\$1.495M CPC Grant)
- Construction Fall 2025 | Open Spring 2026

Hiring:

- Project Manager 20- 25 hours/ week for duration of the construction
- Club Manager (beginning Spring, 2026)

Vision:

- Expansion of racquet involvement in the Nantucket Community
- Expansion of membership

Financials

Revenues:

- Membership: \$196K
- Guest Fees: \$60.8K

Expenses:

- Consultant: \$128K
- Paddle Court Resurfacing: \$73.9K
- Fencing: \$35K
- Maintenance/Supplies: ~\$30K
- Insurance: \$8.49K
- Future: \$70K : Pickle Court Resurfacing
- Pickleball fencing replacement - \$35k

Hiring needs:

- Project manager to oversee expansion: 20 - 25 hours/ week for the duration of the construction.
- Club manager starting in Spring 2026



TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of July 8, 2025

1. June 2025 Transfers – Record Nos. 47570 through 47650

a. Current “M” Exemption and Liens:

No. 47636 Henry Dickson and Allison Wight Dickson

No. 47639 Atanas Georgiev Borisov and Lyuben Danailov Stankov

b. Current “O” Exemption and Lien:

No. 47608 Grace Anne Tornovish and Patrick O’Toole

2. Unreported Transfer of Corporate Interest: Payment / Request for Waiver:

20B Bishops Rise Investors LLC

Nantucket Islands Land Bank
Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47570	6/1/2025	0066	406	BARTLETT RD, 91	NANTUCKET HISTORICAL	LENHART/NEWMAN	0	-1	0	0	0.97	\$6,000,000.00	\$0.00	G
47571	6/1/2025	0041	396	MAYHEW LN, 6	SCHWARZ-HEMNES FAMIL	HEMNES	-1	0	0	0	0.17	\$0.00	\$0.00	D
47572	6/1/2025	0045	001	POLPIS RD, 175	COMEBAK LLC	COMEBAK LLC	-1	0	0	0	1.98	\$0.00	\$0.00	D
47573	6/1/2025	0056	440	AURORA WY, 4	REMINGTON REALTY TRU	BAKER/SOHN	-1	0	0	0	0.21	\$0.00	\$0.00	D
47574	6/1/2025	0040	087	DEACONS WY, 5	MELISSA B ALMEIDA RE	FIVE PEAKS NANTUCKE	-1	0	0	0	1.85	\$0.00	\$0.00	D
47575	6/1/2025	0068	9602	PINE TREE RD, 5C	FIVE-C PINE TREE LLC	5C PINE TREE TRUST	0	0	0	-1	0.00	\$0.00	\$0.00	I
47576	6/1/2025	0067	206	BOUCHER WY, 2	TWO BOUCHER WAY LLC	5C PINE TREE TRUST	0	-1	0	0	0.17	\$0.00	\$0.00	I
47577	6/1/2025	0068	629	KITTIWAKE LN, 16	TOWN OF NANTUCKET	DENNIS L WINGER AND	-1	0	0	0	0.14	\$2,295,000.00	\$0.00	A
47578	6/3/2025	4233	122	PLEASANT ST, 13	PLEASANT STREET THIR	PLEASANT STREET THIR	-1	0	0	0	0.14	\$647,300.00	\$12,946.00	
47579	6/4/2025	0593	102	S CAMBRIDGE ST, 49	LOSURDO	SILVERS-BELIVEAU NOM	0	0	0	-1	0.00	\$27,500.00	\$550.00	
47580	6/4/2025	0068	7831	ROSE BUD LN, 5	5 ROSE BUD NANTUCKET	5 ROSE BUD LANE LLC	0	0	-1	0	0.11	\$1,030,000.00	\$20,600.00	
47581	6/4/2025	0056	182+	HAWTHORNE LN, 23	ROBBIN ANN LARUE REV	LARUE	0	0	-1	0	1.23	\$0.00	\$0.00	D
47582	6/4/2025	4243	052	W CHESTER RD, 23B	NICKEL	SCOTT	0	0	0	-1	0.00	\$1,470,000.00	\$29,400.00	
47583	6/4/2025	0056	802	HAWTHORNE LN, 8A	8A HAWTHORNE LANE LL	THOMAS M MOPULTON 20	-1	0	0	0	0.20	\$0.00	\$0.00	I
47584	6/4/2025	6024	060+	MASSACHUSETTS AV, 9	FOUNDYLLER	FOUNDYLLER	-1	0	-1	0	2.07	\$0.00	\$0.00	C
47585	6/5/2025	0055	1064	BAILEY RD, 8	BLIADIN INIS NOMINEE	BAKER/BENZIE	-1	0	0	0	0.23	\$0.00	\$0.00	D
47586	6/5/2025	0054	015	SHIMMO POND RD, 12	FOG HOLLOW LLC	FOG	-1	0	0	0	1.58	\$0.00	\$0.00	I
47587	6/5/2025	0055	014	W YORK LN, 6	JOHN E AND KAREN N T	TIFFANY	-1	0	0	0	0.11	\$0.00	\$0.00	D
47588	6/5/2025	0041	512	WINN ST, 8	WALLACE	DEXTER STREET REALTY	-1	0	0	0	0.16	\$6,750,000.00	\$135,000.00	
47589	6/6/2025	4232	203	UNION ST, 27	REVOCABLE TRUST SHEI	27 UNION STREET LLC	-1	0	0	0	0.08	\$4,715,000.00	\$94,300.00	
47590	6/9/2025	0075	047	JONATHANS WY, 4	LIZA J OTTANI REVOCA	OTTANI	-1	0	0	0	1.36	\$0.00	\$0.00	D
47591	6/9/2025	0593	145	ARKANSAS AV, 84	CHIN	CHIN	0	0	0	-1	0.00	\$0.00	\$0.00	C
47592	6/9/2025	0080	421	FIELD AV, 5D	GEORGE J KELLY JR RE	KELLY	-1	0	0	0	0.14	\$0.00	\$0.00	D
47593	6/10/2025	0055	189	GOLD STAR DR, 4	4 AU STAR NOMINEE TR	4 AU STAR NOMINEE TR	-1	0	0	0	0.24	\$0.00	\$0.00	C
47594	6/11/2025	4223	022	WASHINGTON ST, 92	92 WASHINGTON STREE	ALEXANDRA PETRILLO R	-1	0	0	0	0.40	\$0.00	\$0.00	I
47595	6/12/2025	0041	069	CLIFF RD, 166	PRIDE FOUNDATION II	CHARLES A ERNST III	-1	0	0	0	1.99	\$10,050,000.00	\$201,000.00	
47596	6/12/2025	4244	043	CLIFF RD, 38	LOVEY TRUST LLC	LOVEY TRUST	-1	0	0	0	0.13	\$0.00	\$0.00	I
47597	6/12/2025	0593	145	ARKANSAS AV, 84	MCALINDEN	WALTER, EST, BETTY R	0	0	0	-1	0.00	\$11,500.00	\$230.00	
47598	6/13/2025	0068	241	DAISY WY, 6	NEW ISLAND PROPERTIE	SIX DAISY WAY LLC	0	-1	0	0	0.46	\$0.00	\$0.00	I

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47599	6/13/2025	4241	764	SWAIN ST, 15, C4	MCKAIN	REED/LEECH	0	0	0	-1	0.00	\$1.00	\$0.02	
47600	6/13/2025	0068	420	PINE CREST DR, 8	COFFIN, SR	COFFIN, JR	-1	0	0	0	0.99	\$0.00	\$0.00	C
47601	6/16/2025	0041	442	GROVE LN, 16	HOLLY ANNE LEATHER K	KELSEY	-1	0	0	0	0.50	\$0.00	\$0.00	D
47602	6/16/2025	0040	127	BISHOPS RISE, 20A	20A BISHOPS RISE INV	20A BISHOPS RISE INV	-1	0	0	0	1.87	\$441,290.25	\$8,825.82	
47603	6/16/2025	0040	127	BISHOPS RISE, 20A	20A BISHOPS RISE INV	20A BISHOPS RISE INV	-1	0	0	0	1.87	\$149,750.00	\$2,995.00	
47604	6/16/2025	4231	1623	CENTRE ST, 30D	TORCH	ROWE	0	0	0	-1	0.00	\$4,500.00	\$90.00	
47605	6/16/2025	0055	170	ORANGE ST, 159	159 ORANGE STREET LI	BAMBER	0	-1	0	0	0.27	\$2,700,000.00	\$54,000.00	
47606	6/16/2025	0067	320	GRAY AV, 5	LAMPE	GURLEY	0	0	-1	0	0.45	\$3,375,000.00	\$67,500.00	
47607	6/16/2025	0040	127	BISHOPS RISE, 20	BISHOPS RISE HOLDING	MULBERRY STREET REAL	-1	0	0	0	1.87	\$11,500,000.00	\$230,000.00	
47608	6/16/2025	0067	171	ALLENS LN, 21	TORNOVISH/O'TOOLE	COFFIN, JR	-1	0	0	0	0.26	\$222,500.00	\$0.00	O
47609	6/16/2025	0014	101	LAURETTA LN, 15	EEC MANAGEMENT II LL	HANLEY HIDEOUT LLC	-1	0	0	0	1.70	\$4,900,000.00	\$98,000.00	
47610	6/17/2025	0056	1042	BITTERSWEET LN, 2	SEA HERO LLC	SOMERSET NOMINEE TRU	0	0	-1	0	0.46	\$1,400,000.00	\$28,000.00	
47611	6/17/2025	0067	638	ESSEX RD, 12	12 ESSEX ROAD LLC	GAULT	-1	0	0	0	0.19	\$0.00	\$0.00	I
47612	6/17/2025	0040	127	ADJ TO # 47602	20A BISHOPS RISE INV		0	0	0	0	0.00	\$0.00	\$0.00	
47613	6/17/2025	0040	127	ADJ TO # 47603	20A BISHOPS RISE INV		0	0	0	0	0.00	\$0.00	\$0.00	
47614	6/18/2025	0075	046	JONATHAN WY, 6	CONNOLLY/SERRA	6JW LLC	-1	0	0	0	1.18	\$3,015,000.00	\$60,300.00	
47615	6/18/2025	0088	031	MADEQUECHAM VLY, 44	MAD BLUES LLC	KELLOGG	0	0	-1	0	1.52	\$1,500,000.00	\$30,000.00	
47616	6/18/2025	0056	1043	BITTERSWEET LN, 4	SEA HERO LLC	SOMERSET NOMINEE TRU	0	0	-1	0	0.47	\$1,400,000.00	\$28,000.00	
47617	6/20/2025	0067	902	PERRY LN, 1	JNBD LLC	JN DESIGN BUILD LLC	0	-1	0	0	0.12	\$1,000,000.00	\$20,000.00	C
47618	6/23/2025	0068	398	HONEYSUCKLE DR, 17	RELM-ACK REVOCABLE T	NANTUCKET PROPERTY O	-1	0	0	0	0.10	\$2,245,000.00	\$44,900.00	
47619	6/23/2025	0072	007	MCGARVEYS WY, 1	ONE MCGARVEYS WAY RE	O'TOOLE, III	-1	0	0	0	0.13	\$0.00	\$0.00	D
47620	6/23/2025	0066	389	APPLETON RD, 3	3 APPLETON ROAD LLC	O'TOOLE III	-1	0	0	0	0.23	\$0.00	\$0.00	I
47621	6/23/2025	0055	252	VESPER LN, 2	HOLDGATE	HOLDGATE HOLDINGS LL	-1	0	0	0	0.23	\$0.00	\$0.00	K
47622	6/24/2025	0044	072	POLPIS RD, 139	IVANOV JOINT REVOCAB	IVANOV/DONKOVA	-1	0	0	0	1.22	\$0.00	\$0.00	D
47623	6/24/2025	0054	2301	SANDWICH RD, 8	ATE SANDWICH LLC	RYDER	0	0	-1	0	0.75	\$0.00	\$0.00	I
47624	6/24/2025	4241	735	SWAIN ST, 15, A5	CHRISTIAN/REID	ROODS	0	0	0	-1	0.00	\$8,000.00	\$160.00	
47625	6/24/2025	0593	099	MIDLAND AV, 5	MONBOUQUETTE EVANGEL	MONBOUQUETTE/EVANGE	0	0	0	-1	0.00	\$0.00	\$0.00	D
47626	6/24/2025	0065	068	AHAB DR, 9	NANCY L RICH REVOCAB	JOHN F RICH REVOCABL	-1	0	0	0	0.52	\$0.00	\$0.00	E
47627	6/24/2025	0059	020	LONG POND DR, 18	AUERBACH YARD LLC	COHEN	-1	0	0	0	0.71	\$0.00	\$0.00	I
47628	6/25/2025	0030	741	CLIFF RD, 84	MULBERRY STREET REAL	84 CLIFF LLC	-1	0	0	0	0.21	\$7,625,000.00	\$152,500.00	
47629	6/25/2025	0076	020	LYONS LN, 19	CHRISTMAS FOREVER LL	CHRISTMAS FOREVER LL	-1	0	0	0	0.94	\$0.00	\$0.00	E
47630	6/25/2025	0043	102	MONOMOY RD, 69	69 MONAMOUR LLC	MENDELSON	-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
47631	6/25/2025	0041	2131	PILGRIM RD, 19	HEB SLACK PILGRIMS L	RUDIKOFF	-1	0	0	0	0.13	\$6,335,000.00	\$126,700.00	
47632	6/26/2025	0054	147	MONOMOY CREEK RD, 4	WHITE HORSE BARN LLC	E CROSBY WILLET REVO	-1	0	0	0	1.00	\$0.00	\$0.00	I
47633	6/26/2025	0067	282	BRINDA LN, 6	6 BRINDA LANE LLC	DIGGLE	-1	0	0	0	0.25	\$0.00	\$0.00	I
47634	6/26/2025	0055	081	W YORK LN, 18	MCGRADY	MCGRADY, JR, EST JOH	-1	0	0	0	0.15	\$0.00	\$0.00	E
47635	6/26/2025	0049	032	MEETINGHOUSE LN, 11	PIERO FENCI TRUST	FENCI	-1	0	0	0	0.37	\$0.00	\$0.00	D
47636	6/26/2025	0055	194	GOLD STAR DR, 3	DICKSON	GAUVIN	-1	0	0	0	0.15	\$1,450,000.00	\$5,000.00	M
47637	6/26/2025	4244	611	CLIFF RD, 10A	DUNEDIN LLC	10 CLIFF ROAD LLC	-1	0	0	0	0.03	\$2,350,000.00	\$47,000.00	
47638	6/27/2025	0068	2221	MARY ANN DR, 13A	GARY REALTY TRUST OF	GARY	0	0	0	-1	0.00	\$0.00	\$0.00	D
47639	6/27/2025	0068	781	ROSE BUD LN, 4	BORISOV/STANKOV	DOG REALTY TRUST	0	0	-1	0	0.44	\$1,052,500.00	\$0.00	M
47640	6/27/2025	4242	049	N WATER ST, 17	NORTH WATER HOLDINGS	SMILEY 17 NORTH WATE	0	-1	0	0	0.12	\$4,250,000.00	\$85,000.00	
47641	6/30/2025	4243	036	GAY ST, 15	NANTUCKET PROPERTY H	LEVIN, EST, ROBERT B	-1	0	0	0	0.06	\$650,000.00	\$13,000.00	
47642	6/30/2025	4243	036	GAY ST, 15	NANTUCKET PROPERTY H	KEEFE/PLOVNICK/LEVIN	-1	0	0	0	0.06	\$991,500.00	\$19,830.00	
47643	6/30/2025	4242	432	STEP LN, 5B	5B STEP LANE LLC	SPATCHER JR	0	0	0	-1	0.00	\$1,400,000.00	\$28,000.00	
47644	6/30/2025	0080	401	FIELD AV, 1	KOZLOWSKI	BRAUNOHLER/FRAKER	-1	0	0	0	0.15	\$1,800,000.00	\$36,000.00	
47645	6/30/2025	0594	051	ARKANSAS AV, 21	DOSTALER-TOUCHETTE/B	TARTE/DOSTALER	0	0	0	-1	0.00	\$20,000.00	\$400.00	
47646	6/30/2025	0041	279	WOODBURY LN, 34	JCB FAMILY LLC	JCB FAMILY LLC	-1	0	0	0	0.12	\$0.00	\$0.00	D
47647	6/30/2025	7313	057	BANK ST, 21	OLD GRAY LADY LLC	SPEREAU	-1	0	0	0	0.06	\$1,805,000.00	\$36,100.00	
47648	6/30/2025	0068	579	GOLDFINCH DR, 91	NANTUCKET REGIONAL T	FLANAGAN/KENNEDY	-1	0	0	0	0.12	\$2,250,000.00	\$0.00	A
47649	6/30/2025	0068	174-	LITTLE ISLE LN, LOT	LITTLE ISLE LANE LLC	MCLAUGHLIN	0	0	-1	0	0.97	\$1,400,000.00	\$28,000.00	
47650	6/30/2025	7313	075	BROADWAY, 10	2538970 ONTARIO INC	WILLIAMS-HASEOTES	-1	0	0	0	0.08	\$3,495,000.00	\$69,900.00	
GRAND TOTALS							-52	-10			\$103,731,341.25			
							-6	-12			39.7215		\$1,814,226.84	

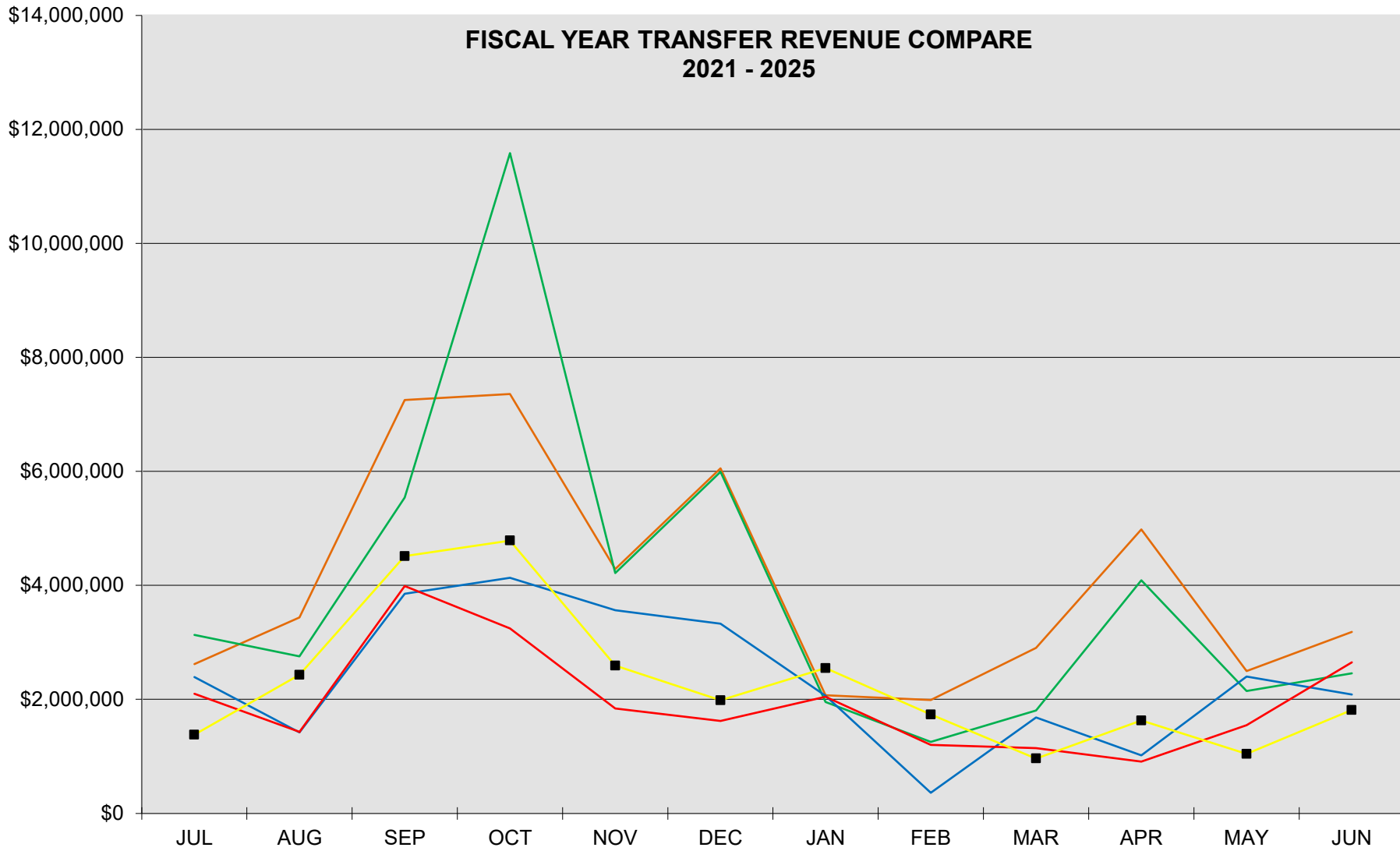
MONTHLY TRANSFER STATISTICS FISCAL YEAR 2024

FY24	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-23	75	49	26	\$110,131,693	\$104,912,515	\$2,098,250
Aug-23	64	32	32	\$78,042,000	\$71,417,000	\$1,428,340
Sep-23	93	46	47	\$199,648,798	\$199,548,798	\$3,990,976
Oct-23	101	56	45	\$170,787,010	\$162,137,010	\$3,242,740
Nov-23	79	51	28	\$92,790,100	\$91,990,100	\$1,840,004
Dec-23	76	50	26	\$87,561,537	\$80,894,700	\$1,617,894
Jan-24	72	42	30	\$109,580,517	\$102,178,767	\$2,043,575
Feb-24	46	26	20	\$60,093,759	\$60,093,759	\$1,201,875
Mar-24	87	61	26	\$58,903,942	\$57,203,942	\$1,144,079
Apr-24	76	52	24	\$52,555,750	\$45,355,750	\$907,115
May-24	92	65	27	\$80,726,142	\$76,323,677	\$1,543,474
Jun-24	91	61	31	\$137,002,538	\$132,506,538	\$2,650,131
TOTAL FY24	952	591	362	\$1,237,823,786	\$1,184,562,555	\$23,708,453
Average	79	49	30	\$103,151,982	\$98,713,546	\$1,975,704
Low	46	26	20	\$52,555,750	\$45,355,750	\$907,115
High	101	65	47	\$199,648,798	\$199,548,798	\$3,990,976

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	\$1,626,815
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
TOTAL FY 25	1,016	587	429	\$1,474,720,928	\$1,368,059,123	\$27,403,173
Average	85	49	36	\$122,893,411	\$114,004,927	\$2,283,598
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

FISCAL YEAR TRANSFER REVENUE COMPARE 2021 - 2025

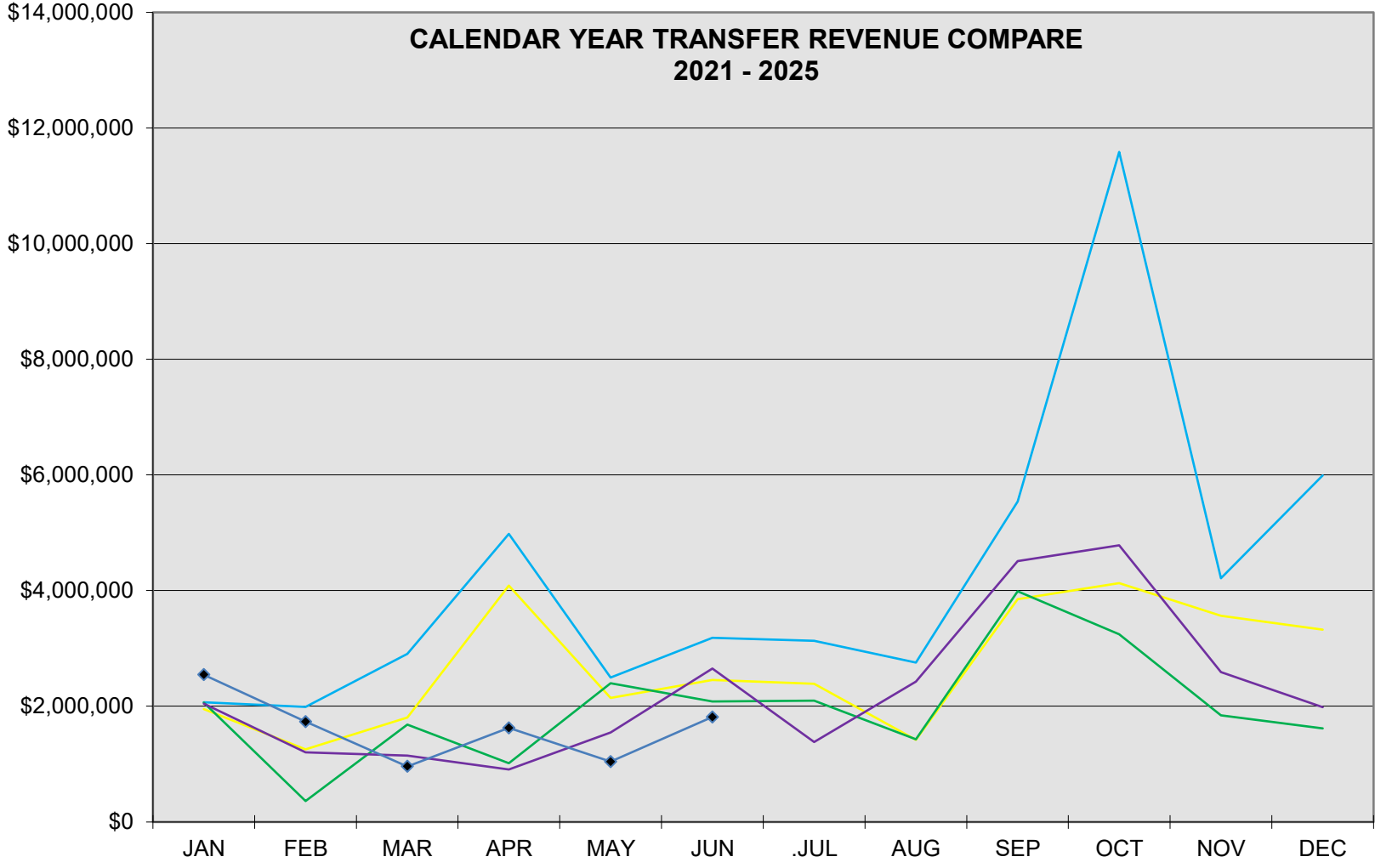


MONTHLY TRANSFER STATISTICS CALENDAR 2024

CAL24	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-24	72	42	30	\$109,580,517	\$102,178,767	\$2,043,575
Feb-24	46	26	20	\$60,093,759	\$60,093,759	\$1,201,875
Mar-24	87	61	26	\$58,903,942	\$57,203,942	\$1,144,079
Apr-24	76	52	24	\$52,555,750	\$45,355,750	\$907,115
May-24	92	65	27	\$80,726,142	\$76,323,677	\$1,543,474
Jun-24	91	61	31	\$137,002,538	\$132,506,538	\$2,650,131
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
THRU JUN 24	464	307	158	\$498,862,647.97	\$473,662,432.97	\$9,490,248.66
Average	84	50	34	\$119,670,273	\$113,039,675	\$2,264,293
Low	46	26	20	\$52,555,750	\$45,355,750	\$907,115
High	126	65	67	\$244,351,215	\$239,356,715	\$4,787,134

MONTHLY TRANSFER STATISTICS CALENDAR 2025

CAL25	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
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	\$1,626,815
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
Jul-25						
Aug-25						
Sep-25						
Oct-25						
Nov-25						
Dec-25						
THRU JUN 25	471	293	178	\$537,540,298	\$485,245,458	\$9,721,909
Average	79	49	30	\$89,590,050	\$80,874,243	\$1,620,318
Low	70	39	23	\$52,759,234	\$48,099,234	\$961,985
High	105	74	36	\$127,656,212	\$126,456,212	\$2,546,124





**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.¹**

APPLICANT NAME: Kylie Wilcox (Housing Nantucket)

MAILING ADDRESS: 75 Old South Rd., Nantucket, MA 02554

TELEPHONE: (508)-228-4422 **E-MAIL:** kylie@housingnantucket.org

Proposed Location of EVENT: Wiggles Way - 31 Fairgrounds Rd.

DATE of EVENT: July 18, 2025

TIME of EVENT:

5:00-6:30PM

Description / Anticipated # of attendees friends, family, catering staff: Around 100 people will be invited.

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

Housing Nantucket will be hosting a block party to celebrate the completion of the Wiggles Way development on July 18 from 5:00 to 6:30 PM. There will be an ice cream truck from Hang Loose, most likely live music from a local band, and roughly 100 people will be invited. People will stop by at their leisure, so it is highly unlikely that there will be

¹ 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

100 people in attendance at the same time. Attendees will be the tenants of Wiggles Way, so there will not be an influx of cars to be parked. Those that need parking will have it available as there is extra parking available at the site.

Approved/Denied: _____ **Date:** _____

_____ Special Projects Coordinator *Approval*

date

Staff Comments: _____

