AGENDA
Nantucket Land Bank Commission
Regular Meeting of October 13, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

https://us06web.zoom.us/j/81493922587?pwd=rEgGh3qzis0RDZZcFE6lEGdsBV9aJs.1
Webinar ID: 814 9392 2587
Passcode: 482398

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. 41 Jefferson Avenue – Site Plan Review
   b. 159 Hummock Pond Rd & 158 Madaket Road – Construction Contract Award
   c. 7 Nobadeer Farm Road/Nantucket Racquet Sports Association – Expansion Discussion
   d. 17, 19 & 21 Boynton Lane/Community Food Hub – Landscaping Plan Review
   e. 19 E. Creek Road – Deconstruction Contract

4. FINANCIAL BUSINESS
   a. FY27 Draft Capital Budget - Discussion

5. LONG-RANGE OBJECTIVES
   a. Update on Long-Range Objectives Workgroup

6. TRANSFER BUSINESS

7. APPROVAL OF MINUTES
   a. Regular Meeting of September 22, 2026
   b. Special Meeting of October 1, 2026

8. CONSENT ITEMS
   a. Monthly Transfer Statistics – Review and Acceptance
   b. Warrant Authorization – Cash Disbursements.

9. 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 9/22/26 and 10/1/26.

2. Purpose 3 [G.L. c. 30A, § 21(a)(3)], to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares, i.e.:

    i. Commonwealth of Massachusetts Land Court Department of Trial Court: Docket No. 26 MISC 000358: Ocean Heath LLC v. Nantucket Islands Land Bank, et al.

3. 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 October 13, 2026 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. **Property Management**

a. 41 Jefferson Avenue – Site Plan Review

Staff have reviewed several options for future conditions at Cliff Beach, focusing mainly on parking capacity, building location, facilities, viewsheds, and accessibility. The meeting packet includes the current conditions plan (16 parking spaces), the permitted future conditions plan, and a rough sketch of a staff recommendation. Because the staff recommendation reconfigures the permitted plan, it would require review by the HDC and the Conservation Commission.

The permitted plan moves the building and all facilities to the east edge of the parking area. This opens the view of the beach and provides 25 parking spaces. However, it gives up the benefit of having the structure trap windblown sand along the western property line.
The staff recommendation turns and relocates the building but keeps it along Jefferson Avenue, where it will continue to act as a windbreak for blowing sand. Placing a seasonal bathroom on Jefferson Avenue also allows the shortest connection to sewer and water. This design moves the ADA parking closer to the road and provides 22 parking spaces, three fewer than the permitted plan.

Staff are seeking Commission input on the final design so that the project can be put out to bid and completed before next spring.

b. 159 Hummock Pond Road & 158 Madaket Road – Construction Contract Award

The meeting packet includes renderings of the buildings as designed for 158 Madaket Road and 159 Hummock Pond Road. Together, these five structures, which were relocated from 41 Jefferson Avenue, will be repurposed as six dwellings on the two sites.

Five general contractor bids were received. The lowest eligible bidder is JJ Cardosi, at $9,038,600. Staff are seeking Commission approval to award the contract to JJ Cardosi and for the Executive Director to sign contract.

c. 7 Nobadeer Farm Road / Nantucket Racquet Sports Association – Expansion

Last winter, the Nantucket Racquet Sports Association (NRSA) began a campus expansion that includes four new pickleball courts, two padel courts, accessibility improvements, and expanded parking. The project has greatly increased the facility's capacity and is expected to be complete within the next few weeks.

Mark Vanacore, President of the NRSA, will attend the upcoming Land Bank meeting to update the Commission on the expansion and to request the Commission's support for the NRSA's recent Community Preservation Committee (CPC) application. The application, included in the meeting packet, seeks $547,000 for two additional padel courts, a hydration station, and the associated site work and utilities.

d. 17, 19 & 21 Boynton Lane / Community Food Hub – Landscaping Plan Review

The meeting packet includes a landscape design proposal for the Community Food Hub prepared by Amy Pallenberg Garden Design. Garden improvements will be an attractive addition to the property. Staff request that the Commission review the proposal and establish a budget for the project. The design can then be scaled or phased to fit the budget.

e. 19 East Creek Road – Deconstruction Contract

Wise Construction has submitted a proposal to deconstruct the house at 19 East Creek Road (see meeting packet). The goal of this project is to reuse the building materials: usable wood, windows, and doors will be salvaged and donated to Habitat for Humanity, which will use them to build four sheds. Deconstruction is expected to take 8–10 weeks, beginning in early November. Staff are seeking Commission approval to proceed with this project

2. Financial Business

a. FY27 Draft Capital Budget – Discussion

Included in the meeting packet is the draft capital budget for Commission review. Please bring questions and comments for discussion. We will be voting on the budget at the Land Bank Commission meeting on October 27.

TRUE NORTH

JEFFERSON AVENUE
ORDER OF TAKING Doc. #16553- 10/31/1975
ROAD PLANS D1 Plan No. 183- LAYOUT OF JUNE 1935

APPROXIMATE END OF
10/31/1975 COUNTY TAKING.
ABOUT 1,075' FROM SOUTHERLY
LINE OF BEACH AVE.

368'±

172.90'

31.90'

PAVER BLOCK
PARKING AREA

TIMBER PLANTERS

1 STY
W/F
STRUCTURE

BOARD FENCE

37.07'

16 parking spaces

PAVER BLOCK PARKING
AREA

BRICK
PATIO

MOBI MAT

BOARD FENCE

38.35'

22.61'

ADA PARKING
AREA

WOODEN WALKWAY

MHW L.C.C. 16877-D
TIE-119.39'

COASTAL BEACH

COASTAL DUNE

BOT OF BANK

TIMBER FENCE

54.73'

TOP OF BANK

138.35'

3' PLANK FENCE

203.65'

342'±

30-47 (PORTION)
N/F
TOWN OF NANTUCKET
Cert. 27533
L.C.C. 14356-C, LOT 4
#43 JEFFERSON AVENUE

TRW

W/F
STRUCTURE

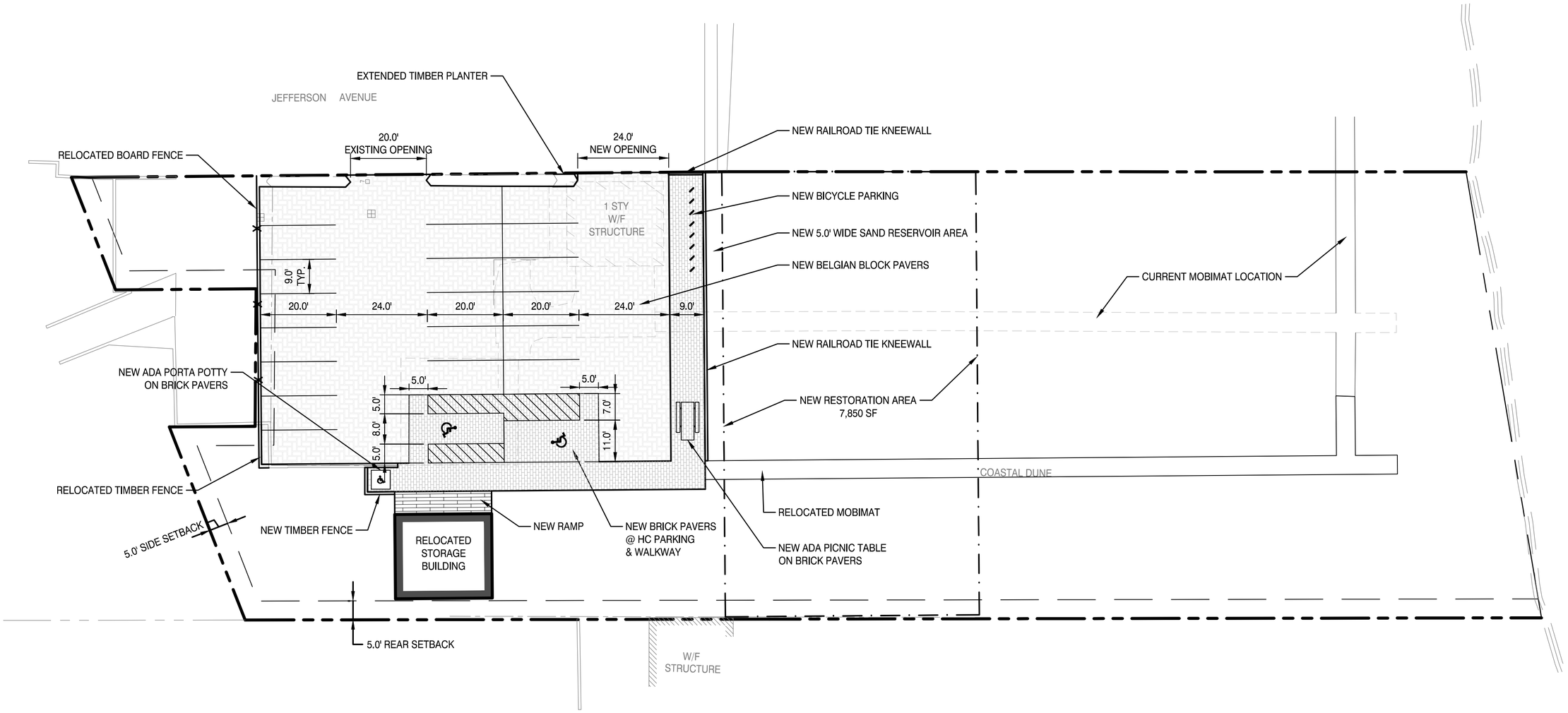
41 Jefferson Ave Site Plan - Existing Conditions

Nantucket Land Bank

September 24, 2026

0 10' 20' 40'
1" = 20'

SMRT



PARKING DATA	
EXISTING SPACES	PROPOSED SPACES
16	22

41 Jefferson Ave Site Plan - Option A1

Nantucket Land Bank

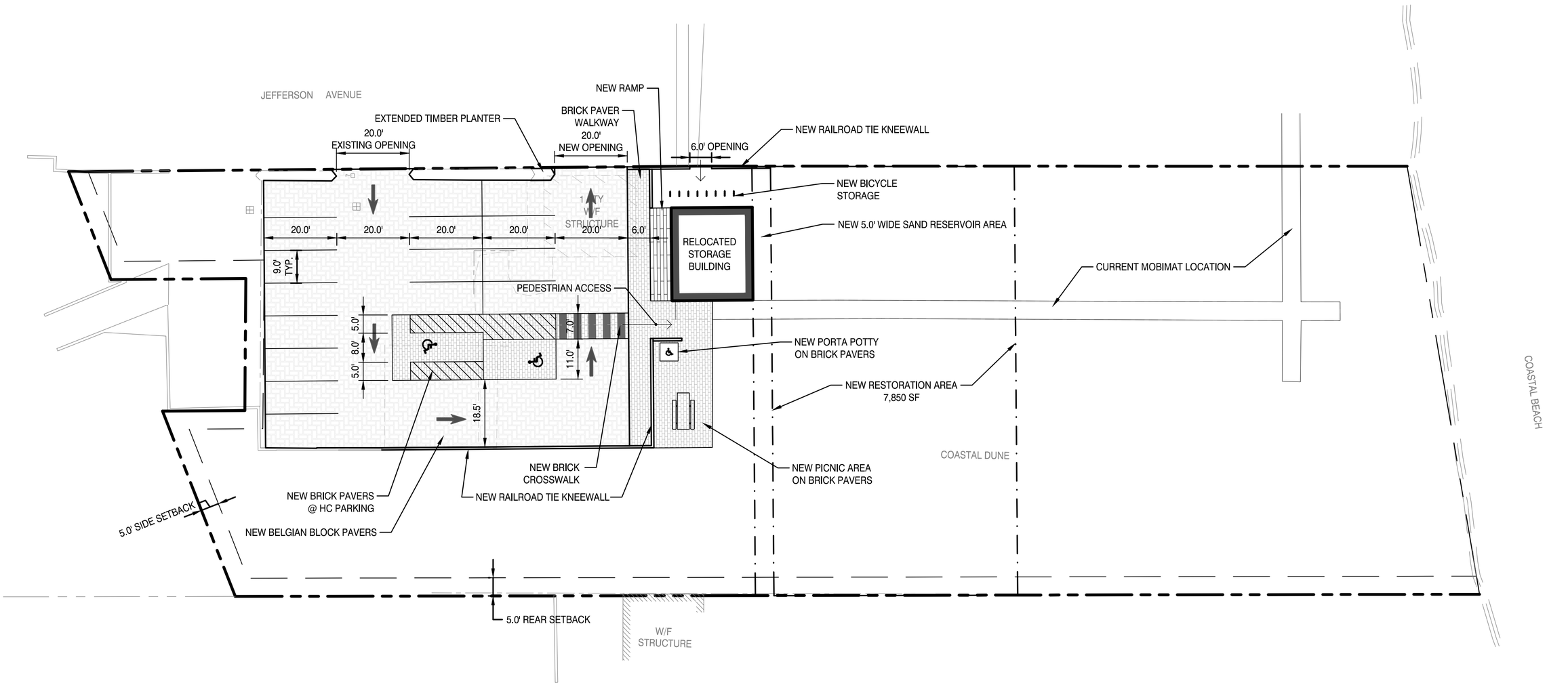
September 18, 2026

Future Conditions - permitted plan (needs minor permitting modifications)

0 10' 20' 40'

1" = 20'

SMRT



PARKING DATA	
EXISTING SPACES	PROPOSED SPACES
16	18

41 Jefferson Ave Site Plan - Option E

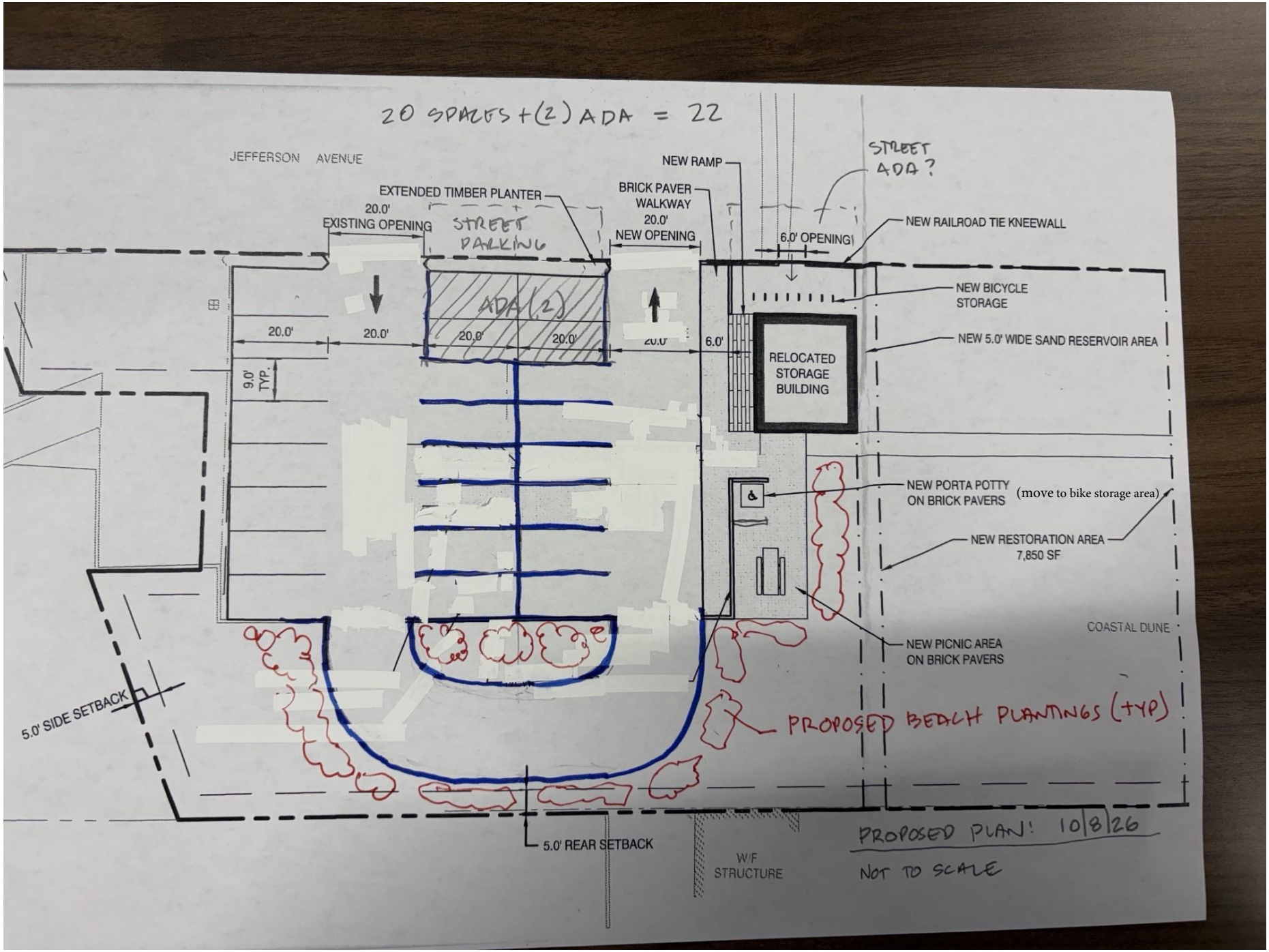
Nantucket Land Bank

September 24, 2026

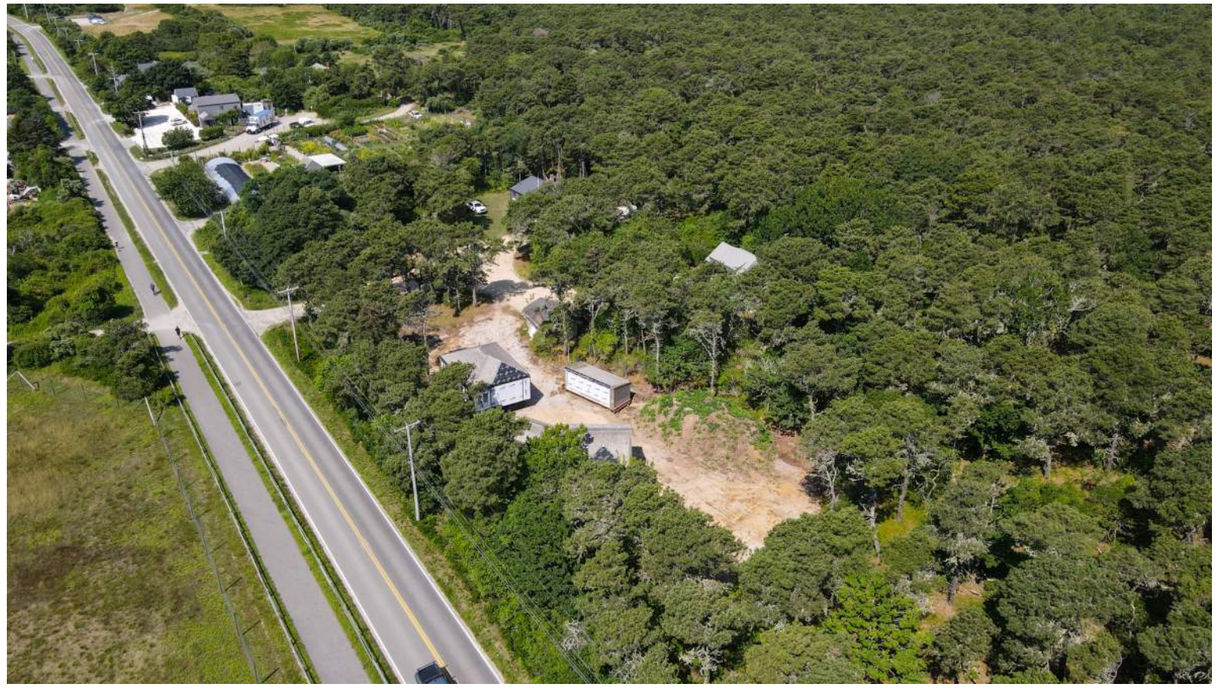
0 10' 20' 40'

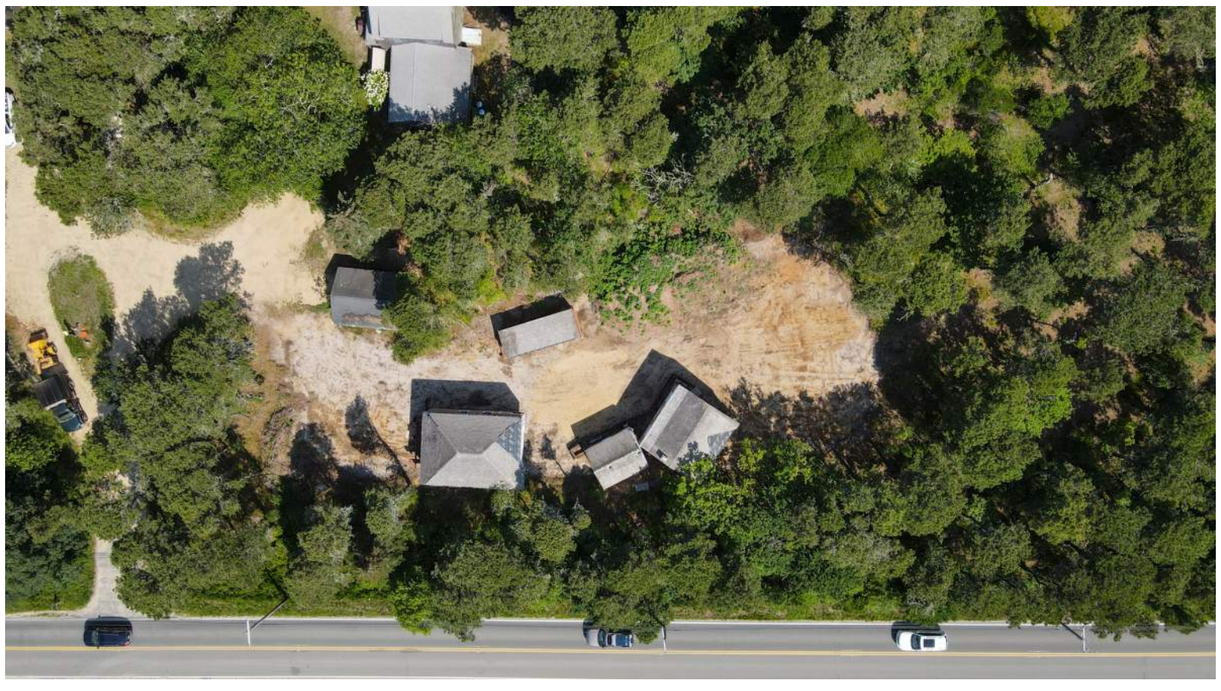
1" = 20'

SMRT


20 SPACES + (2) ADA = 22
JEFFERSON AVENUE
NEW RAMP
STREET ADA?
EXTENDED TIMBER PLANTER
BRICK PAVER WALKWAY
20.0' NEW OPENING
20.0' EXISTING OPENING
STREET PARKING
6.0' OPENING
NEW RAILROAD TIE KNEEWALL
NEW BICYCLE STORAGE
ADA (2)
20.0'
20.0'
20.0'
20.0'
20.0'
6.0'
9.0' TYP.
RELOCATED STORAGE BUILDING
NEW 5.0' WIDE SAND RESERVOIR AREA
NEW PORTA POTTY ON BRICK PAVERS
(move to bike storage area)
NEW RESTORATION AREA 7,850 SF
COASTAL DUNE
NEW PICNIC AREA ON BRICK PAVERS
5.0' SIDE SETBACK
PROPOSED BEACH PLANTINGS (TYP)
5.0' REAR SETBACK
W/F STRUCTURE
PROPOSED PLAN: 10/8/26
NOT TO SCALE









159 HUMMOCK POND

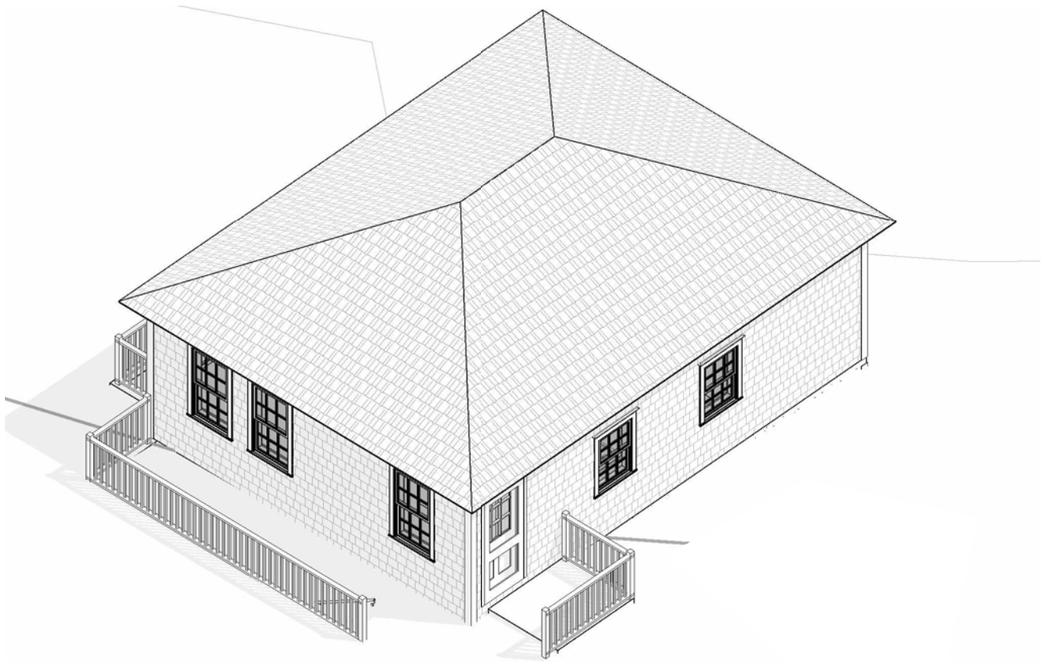
BUILDING D

2 BEDROOMS

2 BATHROOMS

1,270 SQ FT

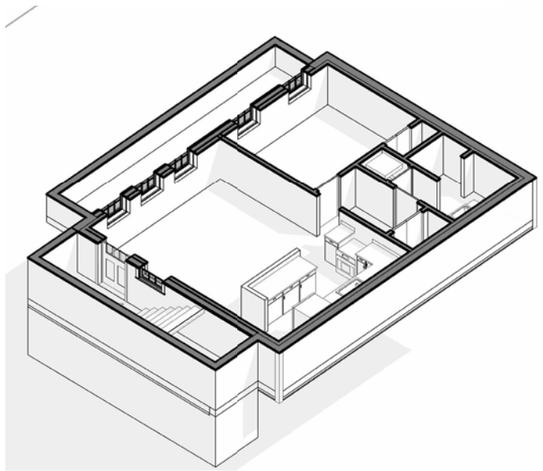
2 PARKING SPOTS



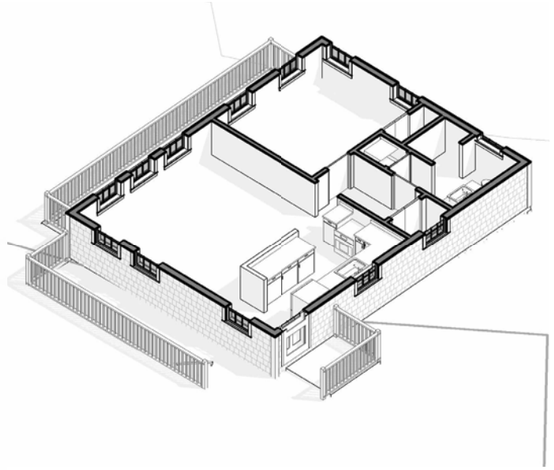
3D VIEW - EXTERIOR

SITE PLAN



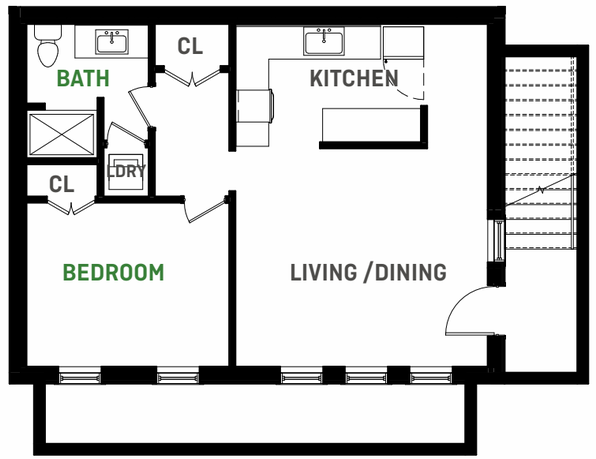


3D FLOOR PLAN - BASEMENT



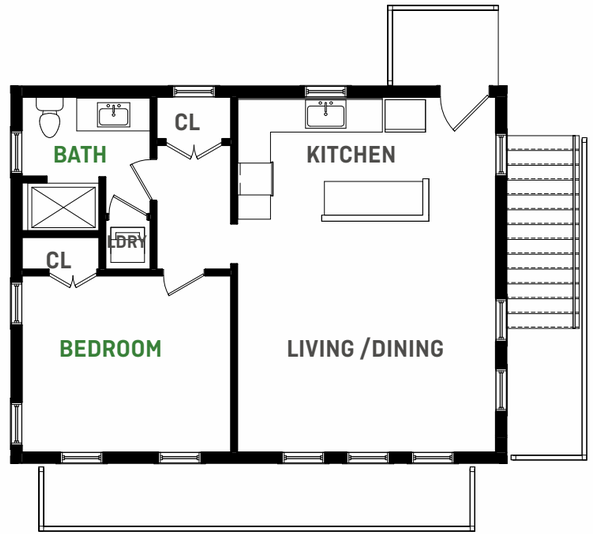
3D FLOOR PLAN - FIRST FLOOR

FLOOR PLANS



BASEMENT

620 sf



FIRST FLOOR

650 sf

159 HUMMOCK POND

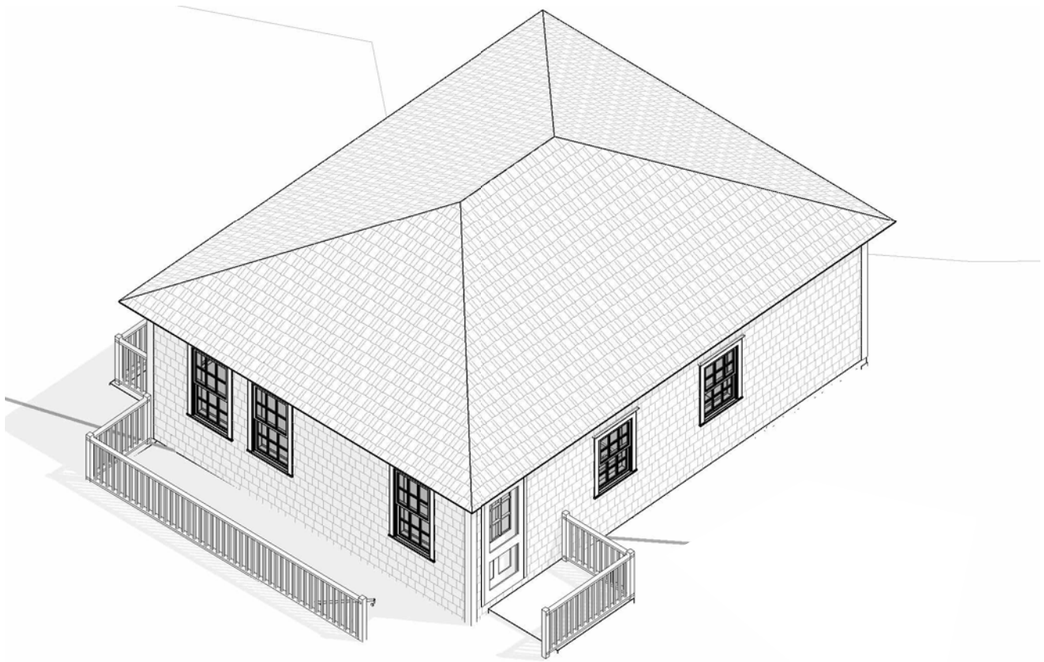
BUILDING D - UNIT 1

1 BEDROOMS

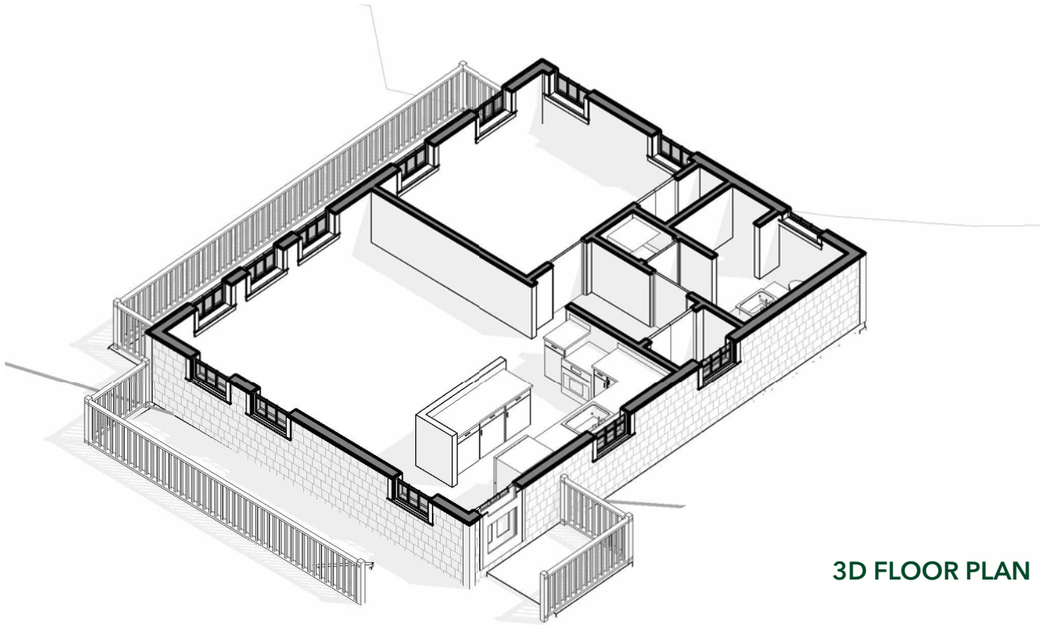
1 BATHROOMS

650 SQ FT

1 PARKING SPOTS



3D VIEW - EXTERIOR

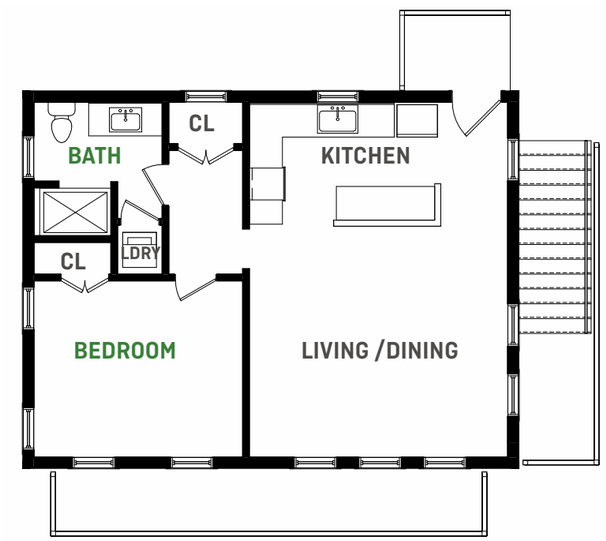


3D FLOOR PLAN

SITE PLAN



FLOOR PLANS



FIRST FLOOR

650 sf

159 HUMMOCK POND

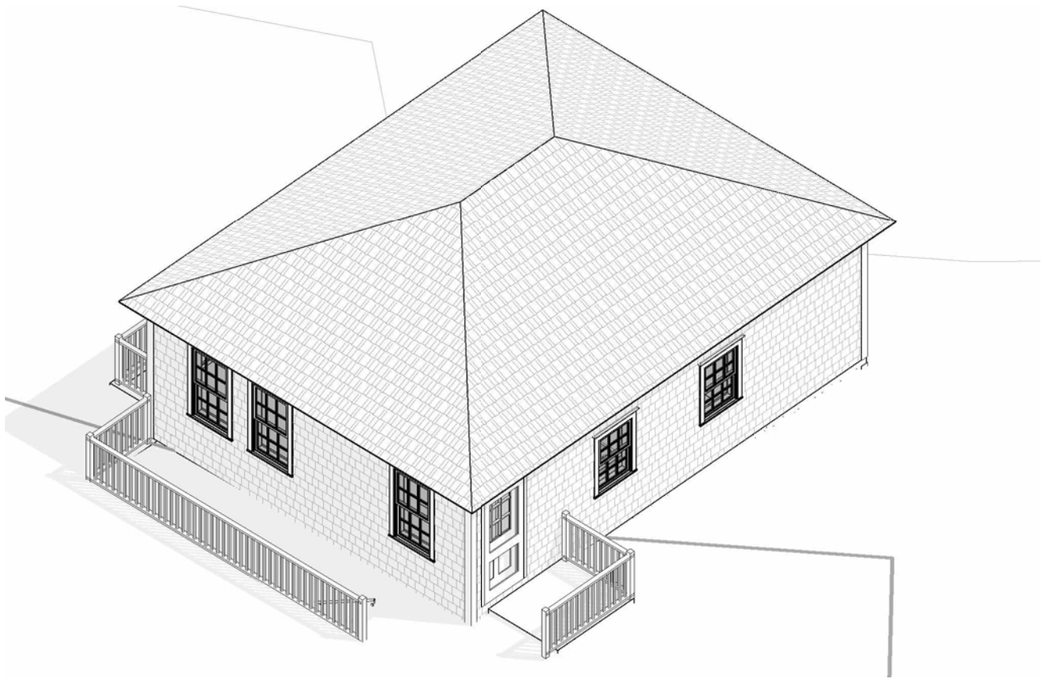
BUILDING D - UNIT 2

1 BEDROOMS

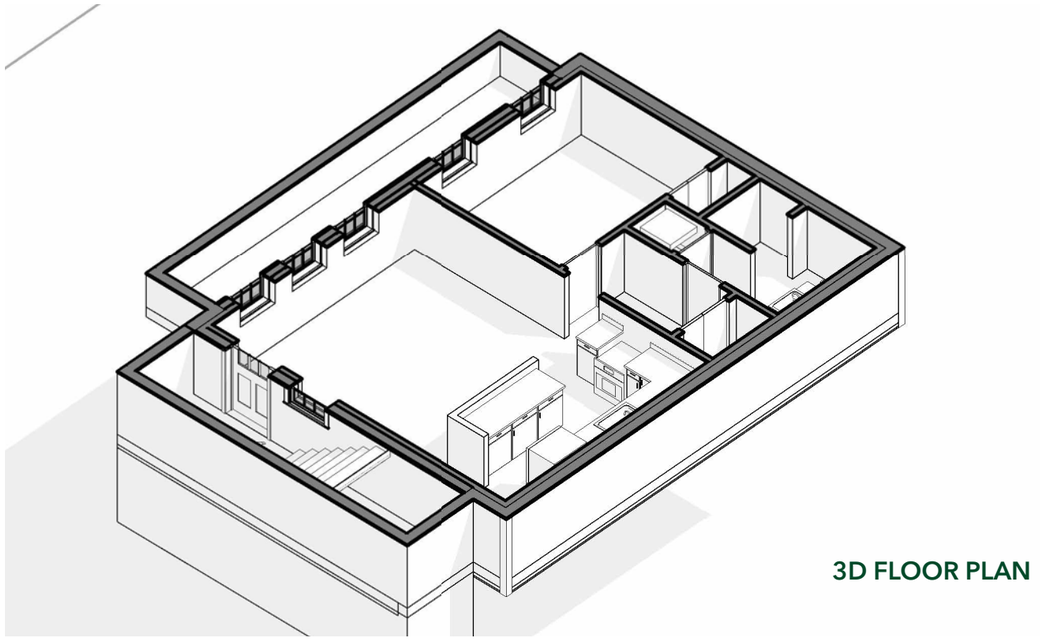
1 BATHROOMS

620 SQ FT

1 PARKING SPOTS



3D VIEW - EXTERIOR

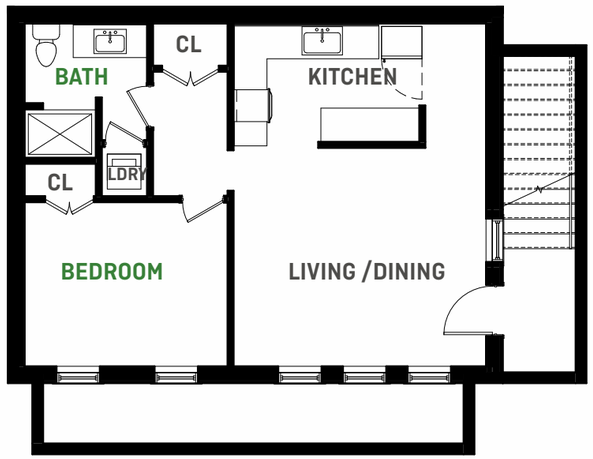


3D FLOOR PLAN

SITE PLAN



FLOOR PLANS



FIRST FLOOR

620 sf

159 HUMMOCK POND

BUILDING D



159 HUMMOCK POND

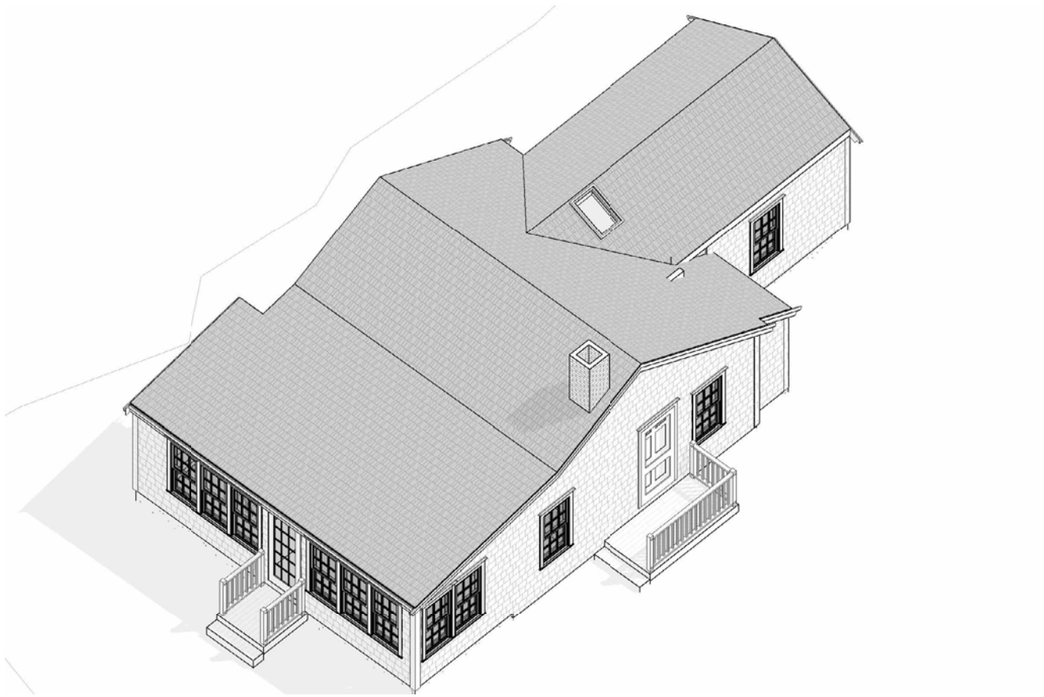
BUILDING E

3 BEDROOMS

2 BATHROOMS

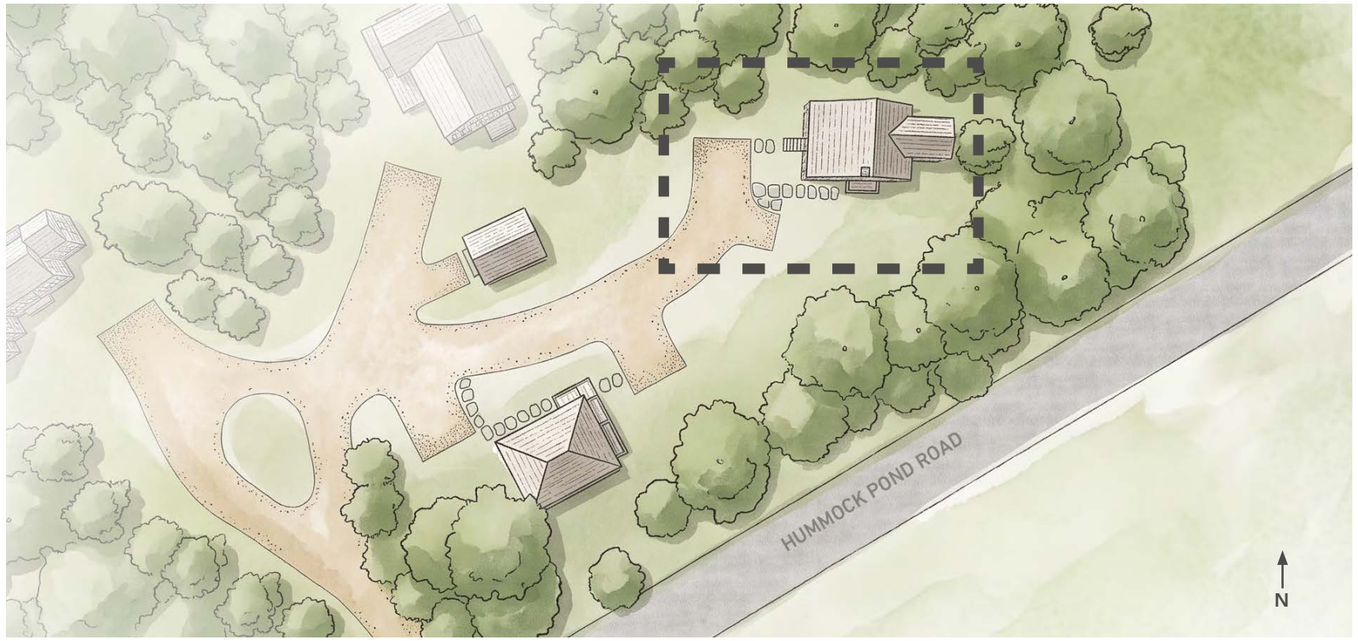
1,675 SQ FT

2 PARKING SPOTS

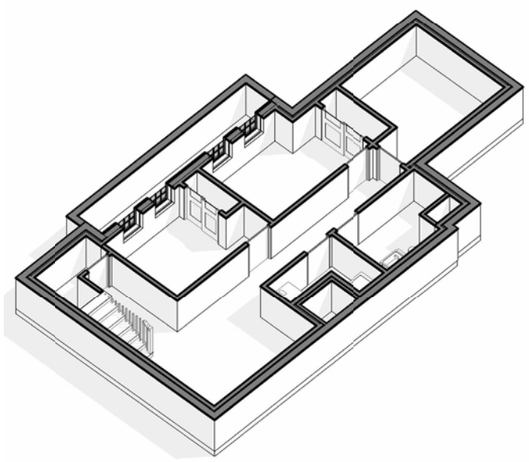


3D VIEW - EXTERIOR

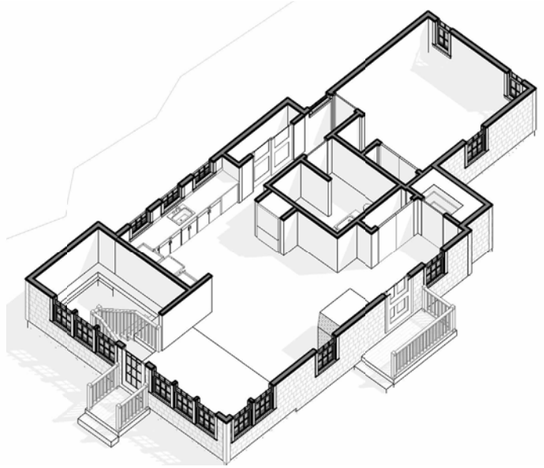
SITE PLAN



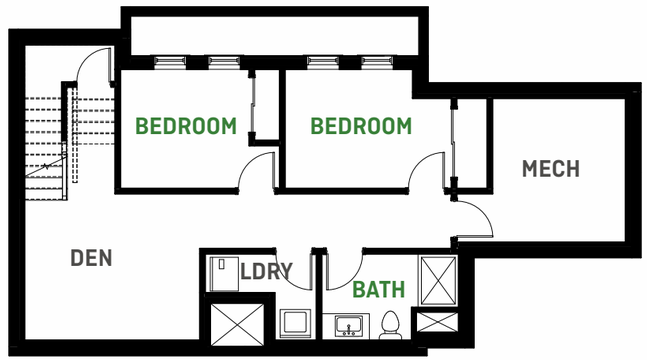
FLOOR PLANS



3D FLOOR PLAN - BASEMENT

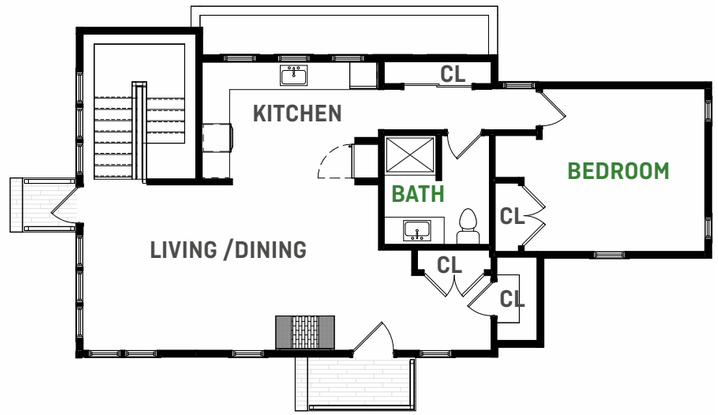


3D FLOOR PLAN - FIRST FLOOR



BASEMENT

790 sf



FIRST FLOOR

885 sf

159 HUMMOCK POND

BUILDING E











158 MADAKET ROAD

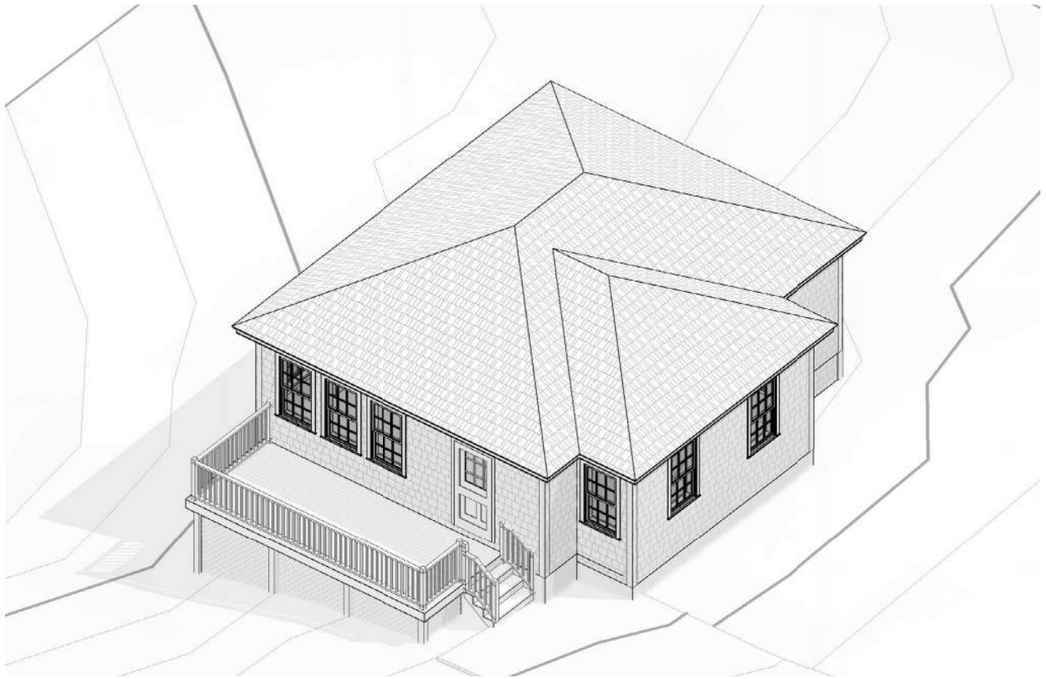
BUILDING A

2 BEDROOMS

2 BATHROOMS

1,400 SQ FT

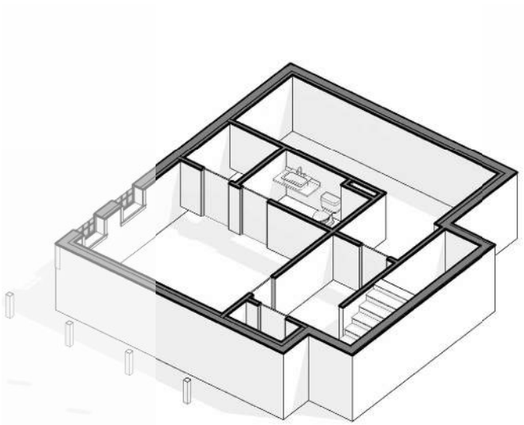
2 PARKING SPOTS



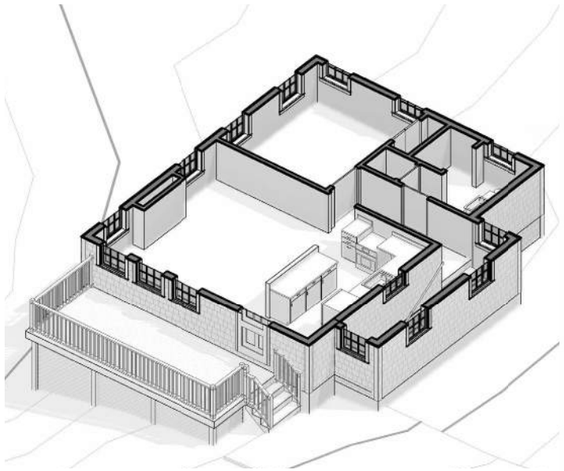
3D VIEW - EXTERIOR

SITE PLAN



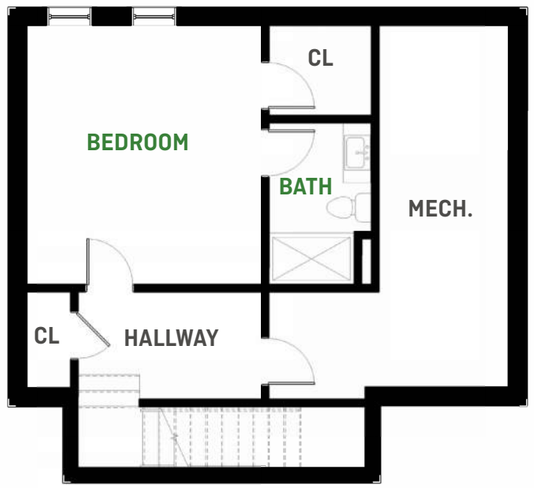


3D FLOOR PLAN - BASEMENT



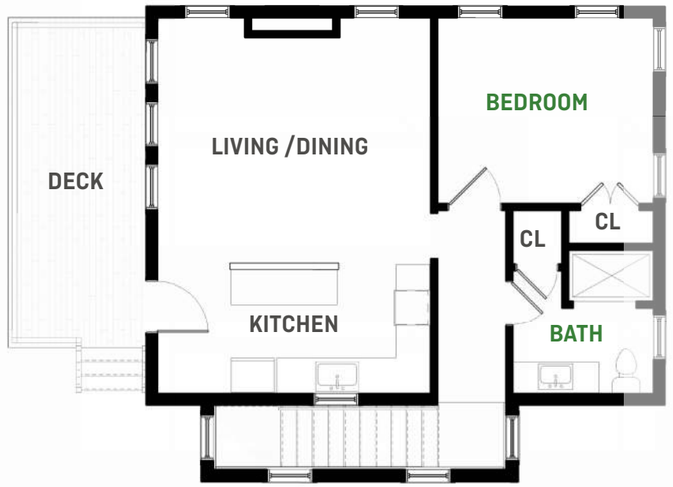
3D FLOOR PLAN - FIRST FLOOR

FLOOR PLANS



BASEMENT

675 sf



FIRST FLOOR

725 sf

158 MADAKET ROAD

BUILDING A



158 MADAKET ROAD

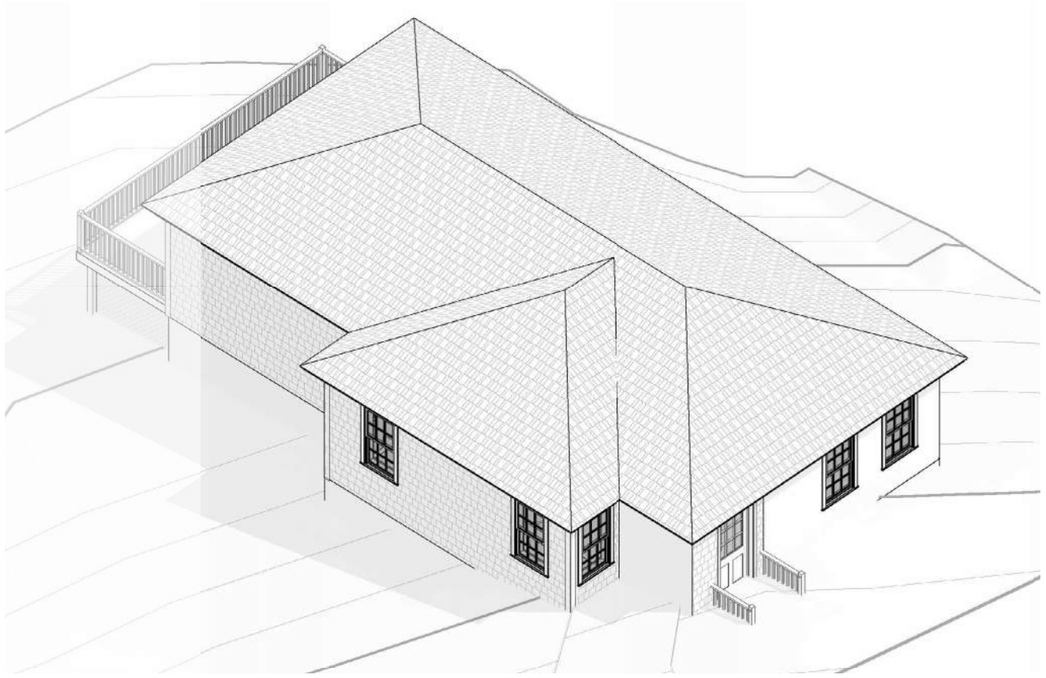
BUILDING B

2 BEDROOMS

2 BATHROOMS

2,050 SQ FT

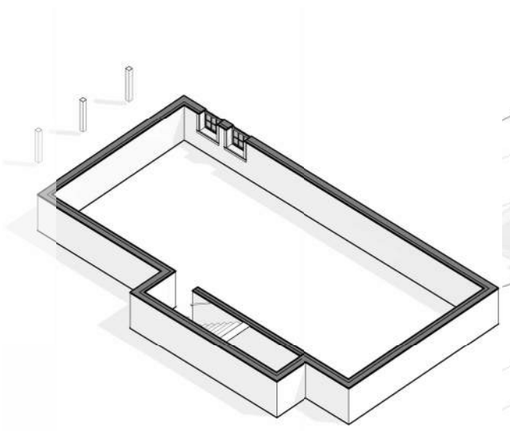
2 PARKING SPOTS



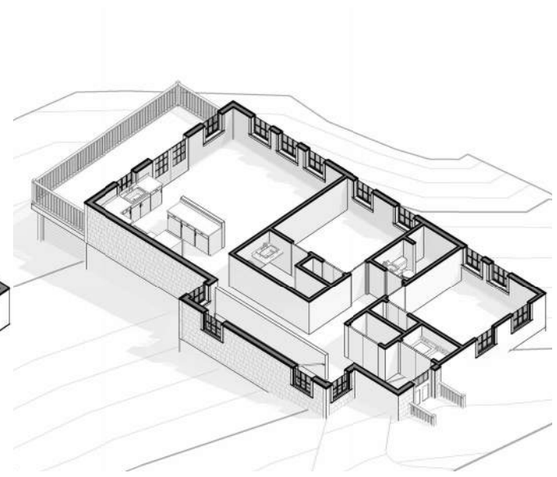
3D VIEW - EXTERIOR

SITE PLAN



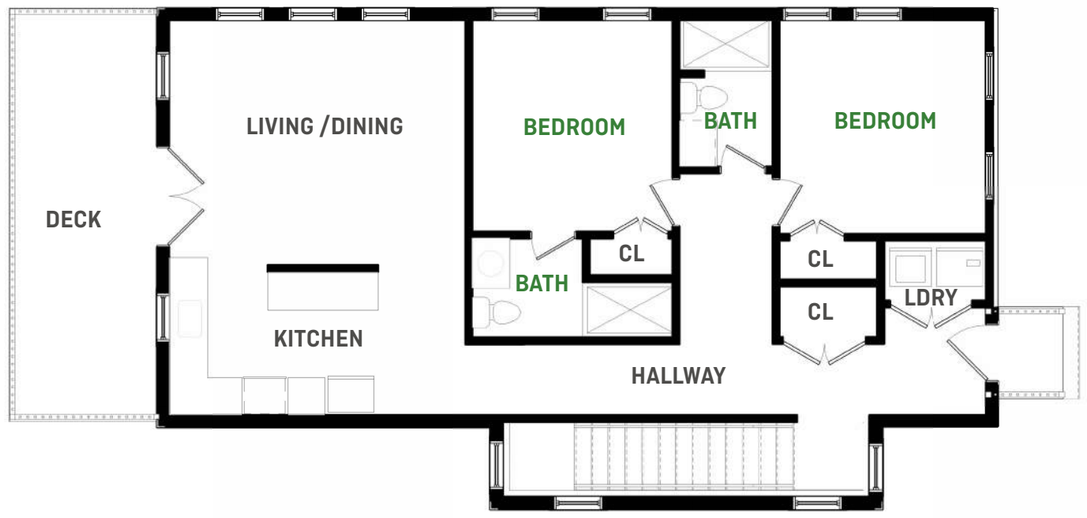


3D FLOOR PLAN - BASEMENT



3D FLOOR PLAN - FIRST FLOOR

FLOOR PLANS



FIRST FLOOR

1,060 sf

(Not shown: 990 sf unfinished basement)

158 MADAKET ROAD

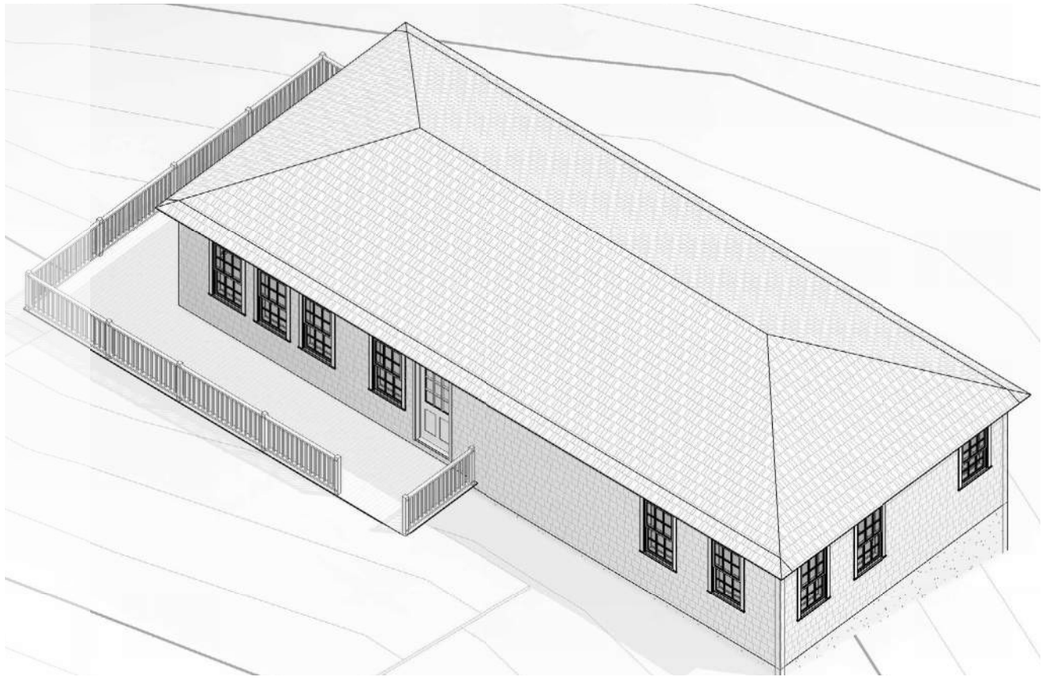
BUILDING B



158 MADAKET ROAD

BUILDING C

4 BEDROOMS | **3** BATHROOMS | **2,200** SQ FT | **3** PARKING SPOTS

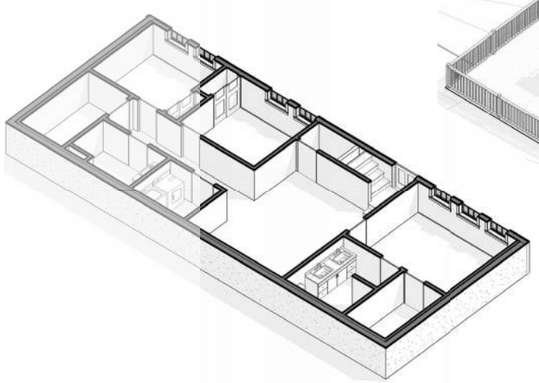


3D VIEW - EXTERIOR

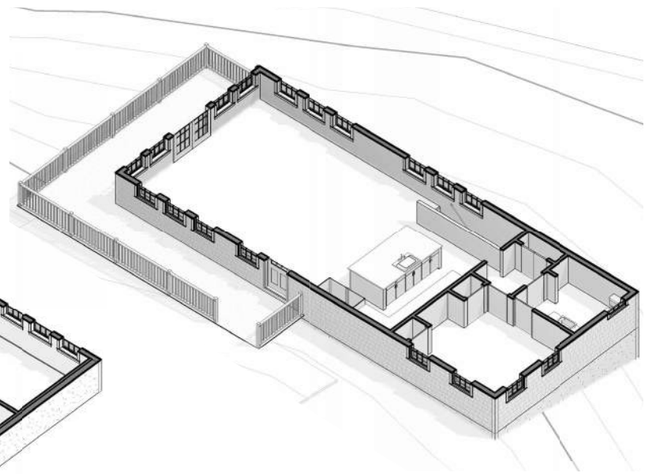
SITE PLAN



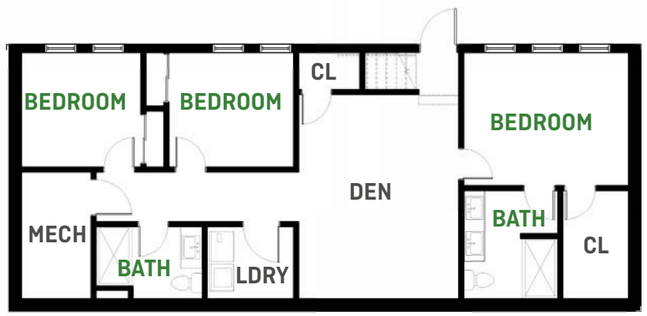
FLOOR PLANS



3D FLOOR PLAN - BASEMENT

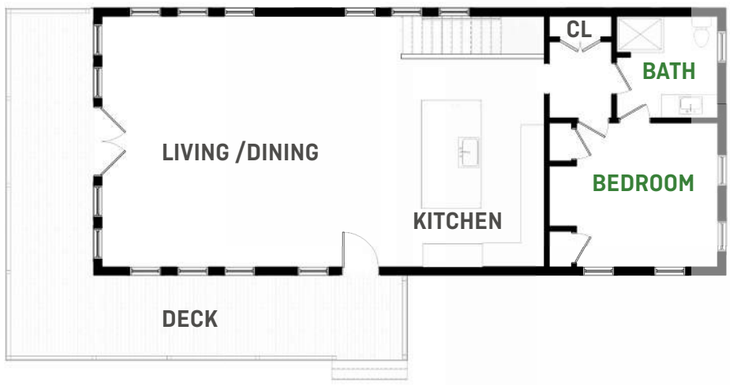


3D FLOOR PLAN - FIRST FLOOR



BASEMENT

1,090 sf



FIRST FLOOR

1,100 sf

158 MADAKET ROAD

BUILDING C



158 Madaket & 159 Hummock Pond Housing | #2026-LB-06
GC Bid Results
09/17/26 - 12:00 PM

	Base	Alternate	Base + Alternate	Plumbing	HVAC
JJ Cardosi	$ 4,225,600.00	$ 4,813,000.00	$ 9,038,600.00	Bayside	Bayside
Pearl	$ 3,916,069.82	$ 5,243,490.00	$ 9,159,559.82	Bayside	Bayside
TRAC Builders	$ 5,020,000.00	$ 4,960,000.00	$ 9,980,000.00	Bayside	Bayside
RB Our	$ 4,355,750.54	$ 6,062,035.49	$ 10,417,786.03	Bayside	Bayside
Homer Contracting	$ 9,170,000.00	$ 9,400,000.00	$ 18,570,000.00	Bayside	Bayside

Nantucket Racquet Sports Association Campus Expansion

CPC Funding Request: September 2026

Open Space/Recreation

SYNOPSIS

Project Title: Nantucket Racquet Sports Association Campus Expansion

Name of Organization: Nantucket Racquet Sports Association (NRSA)

Synopsis of Project

The Nantucket Racquet Sports Association (NRSA) is requesting an additional **$547,000** in funding from the Open Space/Recreation division of the Community Preservation Committee (CPC) to complete the next and final phase of our Campus Expansion Project at **82 Hinsdale Road**. This phase will add two additional Padel courts, bringing the campus total to four Padel courts, along with essential supporting infrastructure, including a dedicated hydration station.

NRSA has successfully completed the initial phase of the Campus Expansion Project, which included the construction of four pickleball courts and two Padel courts. The project was completed with **Holdgate Partners**, in collaboration with **Cape & Island Tennis/Pickleball**, with **Scott Andersen** serving as the NRSA's Project Manager. The Nantucket Land Bank provided funding for the Project Manager costs. The success of this initial expansion has demonstrated both the tremendous demand for racquet sports on Nantucket and the importance of continuing to develop the campus as a community recreational resource.

This proposal seeks **$547,000** to complete the addition of two new Padel courts on the property identified as NRSA Land Bank property at 82 Hinsdale Road. Padel is experiencing rapid growth throughout the United States and has quickly become one of the most popular and accessible racquet sports. NRSA currently provides the **only publicly accessible Padel courts on Nantucket**, and demand for the existing courts has far exceeded available capacity. Our membership has increased to 540 players with a waiting list largely due to the addition

of the Padel courts. Padel is growing rapidly in the US - in 2019 there were 20 padel courts across the country and now there are more than 1,000 with many more under construction. The new courts will allow NRSA to accommodate this demand while expanding opportunities for residents, youth, families, visitors, and community partners.

The requested funding will support the following project components:

- **Two additional Padel courts**, including court purchase, installation, concrete surfacing, fencing, and associated construction.
- **Surveying, Earthwork and Permitting**
- **Water access and a dedicated hydration station**, conveniently located between the courts to support player health and safety.
- **Electrical work** for new courts.
- **Importantly** the ADA-accessible walkways and the landscaping for the current Phase 1 Project incorporate the addition of the new Padel courts so minimal additional work is needed.

NRSA has some financial resources through membership dues, court rentals, guest fees, and programming. However, we are seeking CPC support so that these resources can be preserved for the ongoing operation and maintenance of the campus rather than being depleted by capital construction costs. These operating funds are particularly important as NRSA prepares to hire a **full-time Club Manager in Spring 2027** to oversee daily operations, programming, maintenance, community partnerships, and continued development of the expanded facility. We also now have fourteen actively used courts and a much larger campus to maintain.

NRSA has also demonstrated a significant commitment of its own resources to the overall campus expansion. At the beginning of the project, NRSA invested **$129,000 of its own funds in design services provided by CHA**, an essential expense that was not eligible for CPC reimbursement. This investment reflects NRSA's commitment to the project and its willingness to contribute substantially toward the development of this long-term community asset.

NRSA is committed to using its ongoing operating income to support the day-to-day expenses associated with running and maintaining a fully operational racquet sports campus with fourteen courts and hundreds of visitors each week. CPC funding for these final capital improvements will allow NRSA to preserve the financial resources necessary for long-term sustainability while completing the infrastructure needed to make the expanded campus safe, accessible, functional, and welcoming.

The proposed investment will enable NRSA to meet the extraordinary demand for as the only public Padel facility on Nantucket while completing the essential amenities and accessibility improvements necessary to support the lower campus for years to come. Ultimately, this project will strengthen NRSA's ability to provide affordable, healthy, inclusive, and year-round recreation to the Nantucket community.

APPLICANT INFORMATION:

Project Title: NRSA Campus Expansion

Name of Organization: Nantucket Racquet Sports Association: (Public Organization)

CPC Funding Request: Acquisition, Creation and Preservation of Open Space

Address: 82 Hinsdale Road, Nantucket MA 02554
PO Box 3432, Nantucket MA 02584

Location of Project Site: 82 Hinsdale Road, Nantucket MA 02554

(see attached documents with Tax Map & Parcel with Site Highlighted, Acreage & Zoning District)

Telephone: 508-221-9110

Email: nantucketplatformtennis@gmail.com; info@ackrsa.org

Website: www.ackrsa.org

Contact Person (s):

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Linda Reith, Bookkeeper/ Accountant
617-784-5179
reithlinda@gmail.com

Federal Tax ID: 04-2591297

APPLICANT BACKGROUND

Applicant History

The Nantucket Racquet Sports Association (NRSA) was founded in 1974 as the Nantucket Platform Tennis Association, beginning with two platform tennis courts off Polpis Road. For more than 50 years, NRSA has

provided Nantucket residents and visitors with opportunities for healthy recreation, competition, and community connection.

In 2009, NRSA relocated to its current location at **82 Hinsdale Road**, located on Nantucket Land Bank property, where NRSA operates as a lessee. From 2009–2010, the organization expanded the campus to include four lighted platform tennis courts, a heated warming hut, and a viewing deck. In 2019, NRSA further expanded its recreational offerings with the construction of four lighted pickleball courts.

With the exception of the original platform tennis courts, these major campus improvements have been made possible through funding from the Massachusetts Community Preservation Act (CPA) and grants awarded through the Community Preservation Committee (CPC). This long-standing public investment has allowed NRSA to develop a unique recreational resource that serves residents and visitors throughout the year.

Most recently, NRSA completed the primary scope of its Campus Expansion Project, including the addition of four pickleball courts and two Padel courts. The project was awarded to **Holdgate Partners**, in collaboration with **Cape & Island Tennis/Pickleball**, and was overseen by Owner's Project Manager **Scott Andersen**. NRSA received $1.7 million in CPC funding for the Phase 1 expansion. NRSA is now requesting an additional **$547,000 from the CPC** to complete the next and final phase of the campus expansion: the addition of two more Padel courts, along with essential supporting infrastructure, including a hydration station, and related site improvements.

NRSA is currently a primarily volunteer-led organization, governed by a five-member Board of Directors and supported by active committees overseeing programming and club operations. The organization employs a part-time bookkeeper and seasonal racquet professionals who provide on-site oversight, help ensure safe and appropriate use of the facility, and support an inclusive experience for members and guests.

The history of NRSA reflects a sustained commitment to partnership, responsible stewardship, and community recreation. With the support of the CPC, NRSA has been able to incrementally expand and improve this important public recreational resource. The requested additional **$547,000** will build upon that successful history by completing the next phase of the campus and ensuring that NRSA has the capacity, accessibility, and infrastructure necessary to serve the Nantucket community for decades to come.

Names of governing board, committees, and membership

The NRSA is governed by a five-member Board of Directors serving three-year rotating terms, supported by a paid accountant/bookkeeper and two active eight-member racquet committees: the Pickle Committee and the Paddle Committee.

Membership currently includes 540 players, with plans to expand membership through a waitlist system, visiting guest engagement, member outreach, and public outreach initiatives. We anticipate accepting additional members next spring when these two new Padel courts are completed and currently have a 30-person waitlist.

Board of Directors:

Mark J. Vanacore, President:

Mark and his family have been summer residents of Nantucket for over 30 years and moved to the island full-time 6 years ago. Prior to moving to Nantucket, Mark and his wife Tricia raised their four children in Connecticut where Mark was a member of several school finance and investment committees and coached many years of youth soccer. As a member of the NRSA pickleball committee, Mark has been responsible for running many of the tournaments over the last few years. In June of 2024, he joined the NRSA board as Treasurer and is a member of the construction committee for the current expansion project. Mark graduated from Cornell University's engineering school where he played four years of varsity soccer. He worked in finance in New York City for 34 years and spent the last 8 years of his career as Chief Investment Officer of a hedge fund before retiring in 2020. He now spends a lot of time on the pickleball and paddle courts of NRSA and has thoroughly enjoyed being part of both the island and NRSA communities.

Karen Gottlieb, Vice President:

Karen Gottlieb is a recently retired Nantucket Public School teacher of 37 years, and recent member of the NRSA Board. She is a passionate advocate for the club's pickleball and paddle tennis programs. As an active and enthusiastic participant, she is dedicated to promoting healthy, accessible racket sport options for the Nantucket community at large. Karen is eager to see the club continue to grow and expand, ensuring that these vibrant recreational activities remain a core part of the club's offerings for all members and the Nantucket community. She actively endorses NRSA racquet sports as a healthy and positive recreational activity for people of all ages and abilities, and fiercely advocates for inclusive programming to meet the needs of our year-round population of all ages and stages.

Ellie Olsen, Secretary

Ellie moved to Nantucket on a year-round basis five years ago. Originally from Natick, MA, she studied psychology and social anthropology at the University of St Andrews, where she was a member of the women's soccer (football) team. After graduating from college, Ellie moved to New Zealand, before eventually returning stateside and settling down on Nantucket. She has her own ice cream sandwich business, named Ellie O's. As the youngest member of the board, Ellie is focused on expanding the NRSA's community through the recruitment of younger players, focusing on providing healthy and positive recreational activities for the island's youth. Ellie has also been a keen advocate for the creation of APTA paddle tennis tournaments, and the PTA ranking system which recognizes Nantucket at the United States national Platform Tennis level, and hosting the Nantucket Open Paddle Tournament, a nationally ranked and recognized tournament each fall in Nantucket.

Nichole Marks, Treasurer

Nichole was born and raised on Nantucket and is proud to still call the Island home. She lives year-round with her husband and young son, and together they own and operate Shelter 7, a design-build firm specializing in residential projects. A former collegiate soccer player, Nichole first discovered racket sports and NRSA during the pandemic and quickly became a passionate advocate for its offerings—particularly its benefits to mental health and community connection. As an enthusiastic member, she is committed to supporting and expanding NRSA's presence island-wide, with a special focus on promoting healthy, inclusive recreation. Nichole joined

the NRSA board as Treasurer in 2025 and is excited to give back to the community that has given her so much.

Tina Hoskins-Burney: **Racquet Sports Professional/ Consultant for Management Expansion**

Tina brings more than 30 years of professional tennis and racquet-sports experience to the NRSA Board. A former professional player on the WTA and satellite tours and a USPTA-certified tennis professional, Tina has extensive experience in tennis instruction, player development, and racquet-sports programming for players of all ages and ability levels. She is the owner of The Tennis Loft on Nantucket and is actively involved in the operation and programming of the Jetties Beach tennis and pickleball courts. Her professional expertise, local racquet-sports knowledge, and commitment to expanding access to tennis, pickleball and all racquet sports make her a valuable member of the NRSA Board.

Linda Reith, Bookkeeper/ Accountant

Linda married Norm and he grew up in Nantucket. They moved off Island in 1976 and lived for over 40 years in Reading, MA bringing up their two children. During that time, Linda ran her own Bookkeeping Business for small to large businesses in the area. When retiring to Nantucket in 2016 her love for the sport of pickleball was important and Nantucket still had not caught on to this wonderful Sport. Along with Dennie Doran, Linda started teaching others the sport and it quickly exploded. Linda was instrumental in the move to include pickleball at the NRSA Campus, taking a lead in the planning and building of the original four courts. Linda has been the NRSA Bookkeeper for 6 years, supporting all aspects of the financials for NRSA.

Description of Established Records of Comparable Projects

The Nantucket Racquet Sports Association (NRSA) has a proven track record of successfully managing capital improvements, maintaining recreational facilities, and delivering community-centered projects. For more than 50 years, NRSA has developed and maintained racquet sport facilities on Nantucket, including the expansion of its platform tennis, pickleball, and most recently, Padel facilities. Today, the campus serves approximately 500 members, as well as hundreds of guests and community participants throughout the year.

NRSA's recent projects demonstrate its ability to successfully coordinate construction, professional services, contractors, volunteers, and public partners, including the Nantucket Land Bank and the Community Preservation Committee (CPC).

Comparable NRSA projects that demonstrate our capacity include:

- **Campus Expansion and New Court Construction:** NRSA recently completed a major campus expansion that included the construction of four new pickleball courts and two Padel courts plus 48 new parking spaces along with additional accessible parking. The project was completed by Holdgate Partners in collaboration with Cape & Island Tennis/Pickleball and overseen by Project Manager Scott Andersen. This project required coordination among contractors, professional consultants, the Land Bank, the CPC, and NRSA leadership and volunteers.
- **Court Renovations and Upgrades:** NRSA has consistently invested in maintaining and improving its existing facilities. Most recently, the organization completed the resurfacing of its four platform tennis courts, including the installation of new screens and nets. NRSA also completed the replacement of fencing and screens surrounding its four pickleball courts and resurfaced the existing pickleball court. We also made improvements to the front deck, ramp, and access areas to enhance safety, accessibility,

and usability.

- **Facility Operations and Membership Growth:** NRSA has successfully managed the ongoing operation and maintenance of a growing recreational campus while expanding participation to serve a broad cross-section of the Nantucket community. The organization currently serves approximately 540 members, along with a significant number of guests and visitors, and continues to provide opportunities for youth, families, year-round residents, and seasonal participants. The facility has become an important community gathering place providing healthy activities.
- **Collaborative Partnerships and Project Management:** NRSA has extensive experience working collaboratively with the Nantucket Land Bank, CPC, professional design and engineering firms, local contractors, and community partners. These relationships have been essential to the successful planning, funding, construction, and ongoing stewardship of NRSA facilities.

This established record demonstrates NRSA's capacity to responsibly manage capital projects and sustain high-quality recreational infrastructure over the long term. The proposed addition of two Padel courts, a hydration station, and related site improvements builds directly upon this experience and represents a logical next phase in the continued development of the NRSA campus.

PROJECT INFORMATION

Scope & Concept of Project:

The Nantucket Racquet Sports Association (NRSA), in collaboration with the Nantucket Land Bank, is advancing the next and final phase of its campus expansion at **82 Hinsdale Road**. This phase will add **two additional Padel courts**, bringing the campus total to four Padel courts, along with essential supporting infrastructure, **a dedicated hydration station, and related site and accessibility improvements**. Phase 1 was designed with these two new Padel courts in mind so that no additional ADA-accessible walkways or landscaping is needed.

The project builds upon NRSA's successful history of developing and maintaining high-quality racquet sport facilities on Nantucket. The recently completed first phase of the Campus Expansion Project added four pickleball courts and two Padel courts. The significant demand and utilization of these new facilities has demonstrated the need for additional capacity, particularly for Padel, which is currently available only at NRSA on Nantucket.

NRSA's mission is to provide a welcoming environment for players of all ages and skill levels while promoting affordable, inclusive access to healthy recreation. The additional Padel courts will provide increased opportunities for members, non-members, youth, families, year-round residents, and visitors to participate in this rapidly growing sport. The addition of a dedicated water station will further ensure that the expanded campus is safe, accessible, and equipped to serve the community.

In alignment with the Community Preservation Act's goals of supporting outdoor recreation and community resources, this project responds to the demonstrated and growing demand for accessible racquet sports opportunities on Nantucket. The completed campus will provide a year-round, family-friendly recreational resource that promotes physical activity, social connection, and overall community well-being.

Project Milestones Completed to Date:

- Long-term collaboration between NRSA and the Nantucket Land Bank to develop and expand the recreational campus.
- Environmental permitting approvals completed in 2022.
- Designer selection completed in Winter 2024.
- Design process completed in 2024.
- Public outreach completed in Fall 2024.
- Phase 1 bidding completed in Winter 2024/2025.
- Construction contract awarded to Holdgate Partners in collaboration with Cape & Island Tennis/Pickleball
- Scott Andersen was hired as Project Manager, with funding provided by the Nantucket Land Bank.
- Construction of four new pickleball courts and two new Padel courts completed as part of the first phase of the campus expansion.
- Membership has grown to more than 500 members, demonstrating the increasing demand for NRSA facilities.
- Additional community programming has been developed to expand participation and make use of available court capacity.
- Two seasonal racquet professionals have been hired to provide on-site oversight during open club hours and support safe, inclusive facility use.
- NRSA has maintained highly accessible court use by keeping no-members' fees at $15 per person for 1 ½ hours of play

Proposed Next Phase — Fall 2026 through Late Spring 2027:

The requested **$547,000 in CPC funding** will allow NRSA to complete the final phase of the campus expansion, including:

- Construction and installation of **two additional Padel courts**.
- Installation of a **dedicated hydration/water station between the courts**.
- Related accessibility, infrastructure, and site improvements necessary to complete the project.

Together, these improvements will allow NRSA to meet the growing demand for Padel while ensuring that the expanded campus is accessible, safe, sustainable, and welcoming to the entire Nantucket community.

Project Goal(s)

Broad goals of the proposed project are to:

1. **Expand affordable, inclusive, and year-round access to Padel on Nantucket** by increasing capacity from two to four courts and responding to the exceptionally high demand for Padel and limited court availability on the island. Local youth organizations have supervised access to the courts free of charge and we require minimal court fees for non-members ($15 per person for 1 ½ hours of play).
2. **Increase community participation in Padel** by providing additional court availability for drop-in play, instruction, clinics, tournaments, open play, and community programming. With only two existing courts, NRSA currently has limited ability to accommodate the demand for both recreational and organized Padel activities.

3. **Maintain and expand public access to high-quality Padel facilities** for residents, visitors, members, and non-members. NRSA is currently the only facility offering Padel access on Nantucket.
4. **Foster a welcoming, family-friendly, and inclusive environment** for Padel players of all ages, abilities, and backgrounds.
5. **Expand opportunities for healthy recreation and community connection** through Padel instruction, court bookings, tournaments, open play, and other structured and informal programming.
6. **Improve accessibility and player amenities** through the addition of a dedicated hydration station serving the expanded lower campus.

Project Objectives

Specific objectives of the proposed project are to:

- Complete the **final phase of the NRSA campus expansion between Fall 2026 and Late Spring 2027**, including construction of two additional Padel courts.
- Increase available Padel court capacity from **two to four courts**, allowing NRSA to accommodate substantially more daily play and community programming. Bottom line - Padel popularity is taking off and our current courts cannot handle the demand.
- Expand **daily drop-in Padel opportunities**, including morning and afternoon play, by increasing available court capacity.
- Provide additional capacity for **instructional programs, clinics, tournaments, open play, and community events**.
- Unlike pickleball, Padel is a sport that can be played year-round. This will allow us extend recreational programming to Nantucket's public and private schools during the **2026–2027 academic year**, creating additional opportunities for young people to learn and participate in racquet sports.
- Continue partnerships with **Fairgrounds Counseling Service, Addiction Solutions, Nantucket Angel Warriors**, and other community and nonprofit organizations to provide inclusive recreational opportunities to underserved populations. All these groups receive free access to the courts.
- Develop targeted programming for the island's **youth and older adult populations**, encouraging active, healthy lifestyles and social connection.
- **Complete a dedicated hydration station** to ensure that the expanded lower campus has the essential amenities necessary to serve players and visitors safely and inclusively.
- Hire a full-time **Club Manager in Spring 2027** to oversee daily operations, instructional professionals, clinics, programming, community partnerships, and the continued development of the expanded campus. This salary will be funded by the NRSA's operating income and is not included in the CPC funding request.
- Maintain affordable membership, guest court fees, and program opportunities for both year-round and seasonal residents.
- Host **community outreach events, instructional clinics, and introductory Padel programs** to increase awareness, participation, and skill development.

How the Project Accomplishes CPA Goals and Objectives:

The Community Preservation Act (CPA) supports the creation and expansion of outdoor recreational facilities that are accessible to the public. The Nantucket Racquet Sports Association (NRSA) Expansion Project directly fulfills this mission by providing year-round, affordable racquet sports opportunities for Nantucket residents and visitors of all ages, abilities, and backgrounds. We offer scholarships and multiple opportunities for free court use to encourage usage and support inclusivity.

With the planned addition of two Padel courts, with access to drinking water, the NRSA will significantly increase its capacity to meet community demand for Padel. These enhancements will enable the organization to:

- Encourage and support additional Padel players to utilize the courts
- Provide fresh drinking water "bubblers" on the lower campus for hydration, safety and accessibility.
- Offer daily "drop-in" opportunities in both the morning and afternoon, making play more flexible and accessible.
- Deliver expanded year-round recreational programming to the island's two private schools, public schools, and underserved organizations such as Fairgrounds Counseling Service and Addiction Solutions.
- Provide targeted, year-round programs for youth and aging populations to encourage active, healthy lifestyles.
- Host Padel instructional clinics, tournaments, and community engagement events to promote skill development and social interaction.
- Maintain an inclusive, family-friendly environment that welcomes seasonal and year-round residents and encourages the development of Padel, along with pickleball and Platform Tennis.

By adding two Padel courts to the NRSA Campus, the NRSA will remove capacity constraints for Padel that have significantly limited Padel participation. Providing access to a water station on the lower campus is important for hydration, heat-related illness prevention and first aid. The addition of a Club Manager will ensure high-quality management of operations, instructional programming, and community partnerships, ensuring the long-term sustainability of the campus and specifically related to the new Padel courts.

This project will not only meet but exceed CPA objectives by:

1. Increasing public access to recreational facilities.
2. Serving a broad cross-section of the community, including underserved groups.
3. Supporting year-round engagement in outdoor recreation, strengthening both physical health and community connection.

Relevance to the Community: **(how the project is important and innovative, and how it is relevant to the current and future needs of the Nantucket Community.)**

Adding two additional Padel courts to the NRSA campus would provide an important expansion of recreational opportunities for the Nantucket community. Padel is a highly social, accessible, and easy-to-learn racquet sport that can be enjoyed by a wide range of ages and ability levels. Its smaller court size and doubles format make it

approachable for beginners while still offering a fun and engaging challenge for experienced players.

Padel has become one of the fastest-growing sports worldwide, and its popularity continues to grow among families, young people, adults, and visitors. On Nantucket, NRSA currently provides the island's **only public access to Padel**, making the existing courts an especially valuable community resource. Demand for court time and participation continues to demonstrate the need for additional capacity. Adding two more courts would allow more residents and visitors to participate, expand programming and instruction, and ensure that this increasingly popular and inclusive sport remains accessible to the Nantucket community.

The Nantucket Racquet Sports Association (NRSA) Padel Expansion Project is a direct response to the growing demand for accessible, healthy, and inclusive recreation on Nantucket. Following the successful addition of two Padel courts in our first expansion, demand has consistently exceeded available court capacity. With existing courts reserved and utilized from early morning through late evening, there is little to no capacity for additional programming, community access, instruction, or drop-in play. It is very difficult to find open courts especially during prime time mornings, evenings and weekends. Adding two new Padel courts will significantly expand access to this increasingly popular sport and allow NRSA to serve more residents, families, youth, and visitors throughout the year.

Padel participation is growing rapidly in the US. In 2019 there were 20 courts across the country, in 2026 this number has grown to more than 1,000. Padel is a highly social, accessible, and easy-to-learn racquet sport that can be enjoyed by people of varying ages and skill levels. Its doubles format and smaller court size make it particularly welcoming to beginners while providing opportunities for competition and skill development for experienced players. As the only publicly accessible facility currently providing access to Padel on Nantucket, NRSA plays a unique role in introducing and expanding this growing sport within the island community.

The proposed project will also address essential campus infrastructure needs by providing a **dedicated water station for hydration**. The hydration station will promote safe, healthy activity and provide an essential resource for players using the courts.

The NRSA Expansion Project will directly address these needs by:

- **Adding two new Padel courts**, increasing capacity and allowing more residents and visitors to participate in this rapidly growing sport.
- **Installing a dedicated hydration station**, supporting player health, safety, and comfort during physical activity.
- Offering outdoor, year-round, and affordable recreation that promotes physical health, social connection, and emotional well-being.
- Creating a welcoming, family-friendly racquet sports campus for players of all ages and abilities, with opportunities for youth programming and community outreach.
- Serving Nantucket's diverse population through affordable memberships, guest court fees, and free or reduced-cost programs made possible through partnerships with schools and nonprofit organizations.
- Providing a positive and healthy alternative to risky behaviors by creating opportunities for structured programming, social connection, and active recreation.
- Expanding NRSA's ability to partner with schools, counseling services, and community organizations to reach underserved populations and those who may benefit most from constructive recreational

opportunities.

The addition of two Padel courts and a dedicated hydration station represents an important next step in the development of the NRSA campus. Together, these improvements will increase recreational capacity while ensuring that the facility is safe, accessible, inclusive, and equipped to serve the community effectively.

Ultimately, this project is about more than adding courts. It is about creating a stronger recreational resource for Nantucket, and one that promotes healthy lifestyles, meaningful social connection, inclusion, and community engagement while responding to the island's growing demand for accessible, high-quality recreational opportunities.

PROJECT PLAN & FINANCES

CPC Funding Request: $547,000

$300,000 - Construction and installation of two Padel courts

$90,000 - Structural slab construction

$80,000 - Earthwork

$35,000 - Hydration Station

$42,000 - Permitting, insurance, surveying, concrete/compaction testing

A detailed contractor estimate supporting the $547,000 project cost is included as an attachment

Proposed Schedule of Work:

Building on the successful completion of the previous NRSA expansion, the next phase of the project will focus on increasing Padel capacity and completing essential accessibility and player-support infrastructure.

Between Fall 2026 and late Spring 2027, NRSA plans to add **two new Padel courts**, bringing expanded capacity to meet the continued demand for this rapidly growing sport. The project will also include the installation of a **dedicated water station located between the courts** to provide convenient access to hydration for players and visitors.

NRSA will work with qualified design and construction professionals and coordinate with the Nantucket Land Bank and relevant project partners throughout the planning, permitting, and construction process. The project is anticipated to begin in **Fall 2026**, with completion targeted for **late Spring 2027**.

This next phase will build upon the foundation established through the previous expansion while addressing the growing demand for Padel and ensuring that the NRSA campus has the accessibility, safety, and basic amenities necessary to support a thriving year-round recreational facility.

The following construction components are included in the current expansion project:

- **Two new Padel courts**, expanding NRSA's capacity to meet the growing demand for Padel on Nantucket.
- **One dedicated water station**, centrally located between the courts to provide convenient access to hydration for players and visitors.
- **Court fencing and related infrastructure** necessary to support the new Padel courts.

Proposed Financial Plan:

- The original project (Phase 1) was awarded via an IFB process overseen by the Land Bank. Holdgate Partners (working with Cape & Island Tennis/Pickleball) was selected for the project. Scott Andersen was hired as the NRSA's project manager funded by the Land Bank
- The NRSA is requesting $547,000 in CPC funding to complete Phase 2 of this project
- Planning, permitting, and site preparation will begin in fall 2026.

Line Item Budget

The current grant request will support the following project components:

- **Two new Padel courts** — construction, surfacing, court systems, fencing, and associated installation.
- **Water station** — installation of a centrally located hydration station between the courts.
- **Site preparation and infrastructure** — excavation, grading, drainage, utility work, and related site improvements.
- **Permitting and professional services** — design, engineering, permitting, and other required project-related services.
- **Fencing and safety infrastructure** — fencing and other improvements necessary to safely operate the expanded court area.
- **Miscellaneous project costs** — construction-related materials, fees, and other necessary expenses.

Grant Funds Requested: $547,000

Other Phase 2 Project Funding: $0

Total Phase 2 Project Cost: $547,000

Justification of Why Each Type of Expense Is Needed

The NRSA is requesting **$547,000 in additional CPC funding** to support the next phase of the campus expansion at 82 Hinsdale Road. This phase will add two new Padel courts, a dedicated hydration station, and the associated site and infrastructure improvements necessary to complete the project. Each expense directly supports the creation of a safe, accessible, and fully functional recreational facility that will serve the Nantucket community for years to come.

1. **Construction Costs:** The largest portion of the requested funding will support the construction of two new Padel courts, including court systems, surfacing, fencing, site preparation, and related infrastructure. The additional courts are necessary to address the significant demand for Padel, which has continued to exceed the capacity of NRSA's existing courts. As the only publicly available facility currently offering Padel access on Nantucket, expanding this capacity will allow more residents, youth, families, and visitors to participate in this increasingly popular sport.
2. **Hydration Station:** A dedicated water station located between the courts will provide convenient access to drinking water for players and visitors. This important health and safety amenity will support hydration during physical activity and enhance the overall functionality of the expanded court area.
3. **Design, Engineering, Permitting, and Professional Services:** Professional services will be required to ensure that the project is properly designed, permitted, engineered, and constructed in accordance with applicable building, accessibility, environmental, and safety requirements.
4. **Project Management and Construction Administration:** Appropriate project management and construction oversight will ensure coordination among contractors, designers, consultants, and project stakeholders; maintain quality control; and help keep the project on schedule and within budget.

Each expense is necessary to deliver a complete, safe, accessible, and sustainable expansion of the NRSA campus. The requested CPC funding will allow NRSA to increase recreational capacity while also providing the essential amenities and infrastructure needed to make the expanded facility available to the entire Nantucket community.

Other Funding Sources

NRSA will continue to support the project and ongoing operations through a combination of organizational resources and earned revenue, including:

- NRSA membership dues
- Court rental and guest fees
- Drop-in programming and participation fees
- Camps, clinics, and instructional programming
- Other organizational fundraising and private support
- Nantucket Land Bank support, where applicable

Specific dollar amounts for these funding sources will be provided as the project budget is finalized.

Operation and Maintenance Plan

NRSA has extensive experience operating, maintaining, and managing racquet sport facilities and grounds on Nantucket. The organization has successfully maintained its courts and campus for decades and has the organizational experience and revenue structure necessary to sustain the proposed improvements.

The expanded facilities will be supported through ongoing membership dues, court rentals, guest fees, camps, clinics, and other programming revenue. The addition of two Padel courts will increase NRSA's capacity to serve members and guests while creating additional opportunities for programming and earned revenue. These resources will help fund routine maintenance, landscaping, court upkeep, utilities, restroom maintenance, and other ongoing operating expenses.

By investing in both recreational capacity and the infrastructure necessary to support that capacity, this project will create a sustainable, long-term community asset. The expansion will allow NRSA to continue fulfilling its mission of providing healthy, accessible, and affordable recreational opportunities while responding to the growing demand for racquet sports on Nantucket.

NRSA financials are attached: See attached documents.

Total anticipated Phase 2 project cost $547,000: See the attached contractor estimate and detailed cost breakdown

Long-Term Integrity of the Project Upon Completion

Through the generosity and support of the Nantucket Land Bank and the Community Preservation Committee (CPC), NRSA has developed a thriving recreational campus that currently includes four lighted platform tennis courts, four lighted pickleball courts, four new pickleball courts, two new Padel courts, and parking for twenty-seven vehicles off Hinsdale Road and forty-eight vehicles in the new back lot plus ADA-accessible parking spaces. The continued growth in membership and court usage demonstrates that demand for these facilities remains exceptionally strong.

This grant proposal represents the next phase of that successful expansion. NRSA is requesting **$547,000 in CPC funding** to add two new Padel courts, bringing the campus to four Padel courts, as well as a dedicated hydration station located between the courts, and associated site improvements.

Padel is one of the fastest-growing racquet sports in the world and is rapidly gaining popularity in the United States. On Nantucket, NRSA currently provides the island's only access to Padel, making these additional courts particularly important to the community. The existing courts are heavily utilized, and additional capacity is necessary to accommodate growing demand while allowing NRSA to expand programming, instruction, youth opportunities, and community access.

The addition of a dedicated water station on the lower campus will ensure that the expanded campus has the essential infrastructure necessary to support safe, inclusive, and accessible recreation. These improvements will benefit players of all ages and abilities and will allow NRSA to continue developing the campus as a welcoming

community resource.

NRSA has been a gathering place for healthy recreation and social connection for generations, serving island residents and visitors across a wide range of ages, abilities, and socioeconomic backgrounds. The organization is committed to maintaining affordable access while expanding opportunities for participation through memberships, guest play, programs, camps, and partnerships with community organizations.

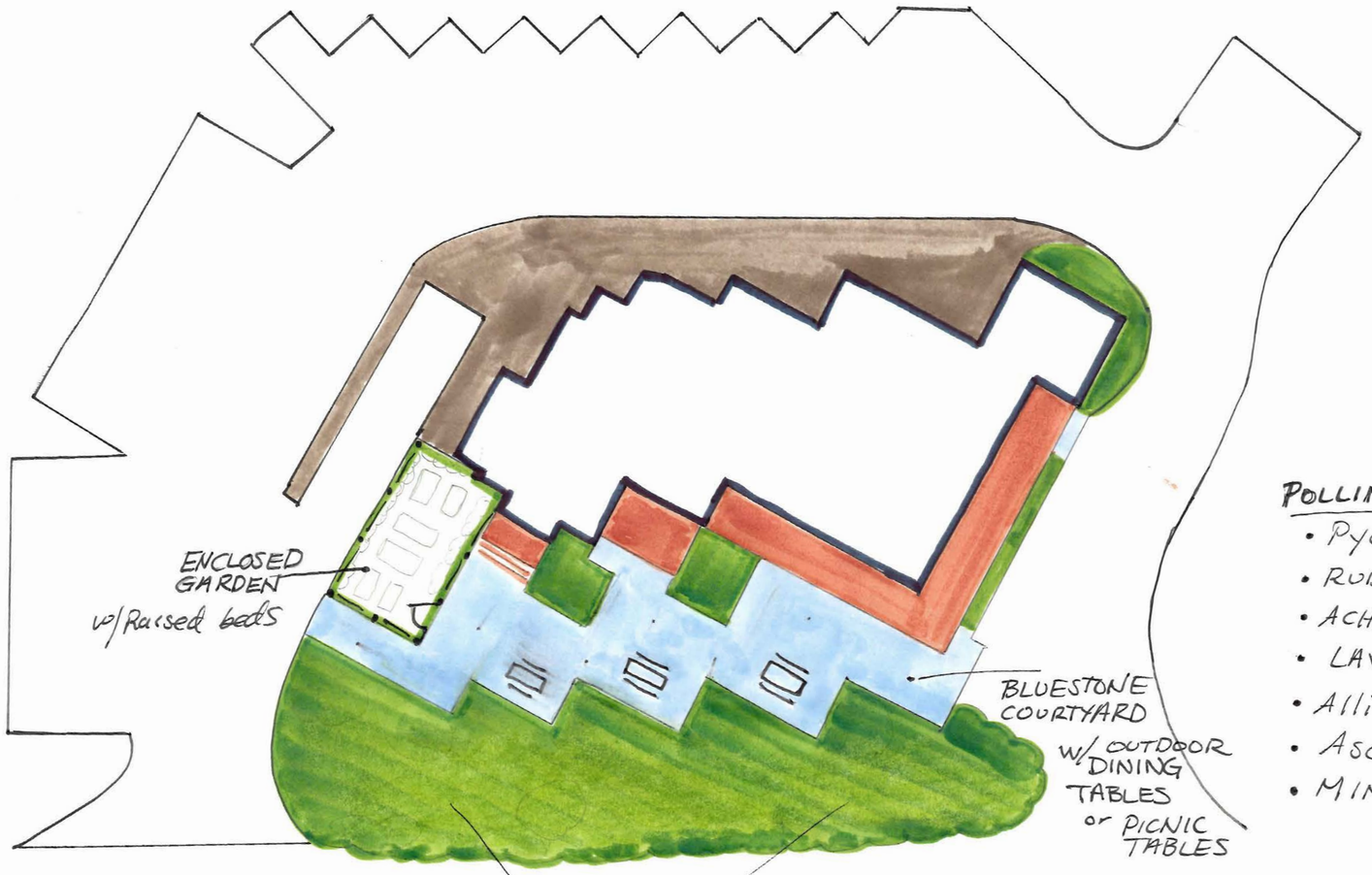
The long-term value of this project extends well beyond the construction of additional courts. It will create lasting recreational infrastructure that promotes physical activity, social connection, inclusion, and overall community well-being. With experienced organizational leadership, established revenue streams, and a long history of maintaining racquet sport facilities, NRSA is well positioned to operate and sustain these improvements for many years to come.

This investment will help ensure that NRSA remains a vibrant, accessible, and sustainable recreational resource for Nantucket—meeting today's demand while creating capacity for the island's future.




Phase 2 Proposal - Spring 2027
LEGEND
A. Existing Parking B. Existing Lawn C. Existing Paddle Tennis D. Existing Landscape Buffer E. Existing Building F. Replace Buffer Plantings G. 22' Wide Access Drive
H. Resurfaced Pickleball I. Shade Canopies J. Relocated Existing Shed K. (4) New Competition Sized Pickleball Courts L. (2) New Padel Courts
M. Proposed Padel Courts N. Gravel Parking Lot - - 48 Stalls O. Overflow Grass Parking P. Native Grass Plantings
Q. Concrete Handicap Parking R. Seating Area S. Future Court Expansion
T - Hydration Station

19 BOYNTON LANE



POLLINATORS:

- PYCNANTHEMUM - mount
- RUDBECKIA TRILOBA
- ACHILLEA millefolium
- LAVENDER GROSSO
- Allium - Chives & gar
- ASCLEPIAS
- MINT / AGASTACHE

PLANTINGS BALANCED:

w/ FRUIT TREES & BERRIES - PEARS, APPLES

w/ LARGE GROUPS EDIBLE HERBS - THYME & PERENNIALS - ASPARAGAS, ROSEMARY, SAG STRAWBERRY

* KEEP EXISTING TREES AS NEEDED

SCALE 1"=20'

Nantucket Land Bank — East Creek Road Deconstruction & Material Recovery Project

Preliminary Budget & Approach



Prepared by:

Wise CONSTRUCTION

Executive Summary

Wise Construction proposes to remove the existing approximately 3,000-square-foot residence on East Creek Road through selective deconstruction rather than conventional demolition. The objective is to recover the greatest practical quantity of reusable building material, particularly plywood, dimensional framing, windows and other components, while minimizing material transported to the landfill.

The work is intended to serve two purposes: responsibly remove the existing structure and create a visible, measurable demonstration of material reuse for the Nantucket community. The process will therefore be intentionally more labor intensive than conventional demolition. Materials will be carefully removed, de-nailed, inspected, sorted, stacked and protected so that the Land Bank can reuse appropriate materials for community sheds and other future projects.

Based on the currently understood scope, **Wise recommends carrying a conceptual project budget of $122,700 and an overall duration of approximately 8-10 weeks,** subject to site inspection, permitting, hazardous-material removal, access, and confirmation of the desired level of salvage.

Scope & Deconstruction Approach

- **Site establishment & environmental protection.** Mobilize the site; establish safe work and staging areas; selectively clear overgrown vegetation required for access; install silt fence, hay bales and other appropriate erosion/sediment controls due to the waterfront location; and construct material storage racks.
- **Exterior component recovery.** Carefully remove windows and doors identified for reuse, followed by roof shingles, sidewall shingles, exterior trim, fascia and soffits as required.
- **MEP disconnection & selective removal.** Coordinate safe disconnection and selective removal of plumbing, electrical and mechanical components necessary to expose the building structure.
- **Sheathing recovery.** Remove roof and wall plywood/sheathing by hand wherever practical. Remove nails and fasteners, inspect recovered sheets, sort by condition and stack on prepared racks.
- **Structural deconstruction.** Systematically disassemble the building in reverse order of construction, including roof framing, wall framing and floor/structural framing. Salvageable members will be lowered rather than dropped wherever practical.
- **Material processing & storage.** De-nail reusable lumber, sort by dimension and condition, inventory recovered materials, and stack them on purpose-built racks elevated from the ground and protected for future Land Bank use.
- **Waste diversion & disposal.** Separate non-reusable material into appropriate waste streams and minimize landfill disposal where practical. Provide dumpsters, trucking and disposal for remaining debris.
- **Final cleanup & restoration.** Remove temporary controls when appropriate, complete final site cleanup and provide rough restoration of disturbed work areas within the defined scope.

Preliminary Conceptual Budget

Scope	Budget
Mobilization, temporary facilities, safety & protection	$3,000
Selective clearing / landscaping for access	$8,500
Silt fence, hay bales & waterfront environmental controls	$6,275
Remove & salvage exterior windows / doors	$2,240
Hand-remove roof shingles	$8,720
Hand-remove sidewall shingles	$11,200
Remove exterior trim / fascia / soffits	$2,481
Carefully remove plywood roof & wall sheathing	$13,400
De-nail, clean, sort & stack plywood	$1,120
Selective plumbing / electrical / mechanical removal	$5,500
Interior demolition / non-salvage materials	$3,300
Roof framing deconstruction & salvage	$8,720
Wall framing deconstruction & salvage	$8,720
Floor framing / structural member salvage	$8,720
De-nail, sort, inventory & stack framing	$2,500
Construct storage racks / material protection	$1,100
Equipment - lifts, telehandler, dumpsters & small equipment	$4,700
Disposal / trucking / landfill fees	$7,500
Final site cleanup & rough restoration	$5,000
Subtotal	**$112,696**
Asbestos removal allowance	$10,000
CONCEPTUAL PROJECT BUDGET	**$122,696**

Budget is conceptual and intended for planning. It should be refined following a site walk, confirmation of salvage requirements, hazardous-material testing, permitting requirements and final definition of site restoration.

Preliminary Schedule

Period	Primary Activities
Week 1	Mobilization, selective clearing, environmental controls, staging and storage racks.
Weeks 2-3	Windows/doors, shingles, exterior trim, MEP disconnects and selective interior demolition.
Weeks 3-5	Roof and wall sheathing removal; de-nailing, sorting and storage.
Weeks 5-8	Roof, wall and floor framing deconstruction; processing and stacking salvaged lumber.
Weeks 8-9	Remaining demolition, waste separation/disposal and organization of recovered materials.
Week 10	Final cleanup, rough site restoration and material-recovery documentation.

Sustainability & Community Demonstration

Wise recommends treating material recovery as a documented project deliverable. At completion, Wise will prepare a simple salvage tracking summary identifying the quantities of major reusable materials recovered and, where practical, an estimated measure of material diverted from landfill disposal.

- Sheets of plywood/sheathing recovered for reuse
- Dimensional and structural lumber recovered, sorted by size
- Windows, doors and other reusable components recovered
- Approximate quantity/weight of material diverted from landfill
- Number of disposal loads/dumpsters required for non-reusable material
- Photographic documentation of deconstruction, sorting and storage

This documentation will allow the Land Bank to communicate the practical benefits, costs and lessons learned from deconstruction and potentially establish a model for future material-recovery efforts on Nantucket.

Key Assumptions & Exclusions

- Proposal is based on an approximately 3,000 SF residential structure and currently understood scope; final pricing is subject to site inspection.
- Asbestos, lead remediation, mold, contaminated soils and other hazardous-material abatement are excluded.
- Utility disconnects, permits and agency requirements will be coordinated as required; utility company charges and extraordinary permit/agency costs are excluded unless specifically included later.
- Foundation removal, septic abandonment, utility removal beyond the building, major grading and final landscape restoration are not included except to the extent specifically defined in the final scope.
- Recovered materials become the property of the Nantucket Land Bank. Wise will exercise reasonable care during removal, handling and storage but does not warrant the future structural suitability, code compliance or fitness for reuse of salvaged materials.
- Budget assumes reasonable site access for labor, dumpsters, lifts/telehandler and material handling. Extraordinary access measures are excluded.
- Weather, waterfront restrictions, environmental requirements, concealed conditions and final salvage criteria may affect cost and schedule.
- Any recovered material judged unsafe, excessively damaged or impractical to salvage will be reviewed with the Land Bank for alternate recycling or disposal.

Summary

Wise Construction appreciates the opportunity to assist the Nantucket Land Bank project, and we believe the East Creek Road deconstruction can demonstrate that thoughtful building removal can recover useful materials, reduce pressure on Nantucket's waste stream and create a practical example for the broader island community. We look forward to walking the property with the Land Bank, confirming the desired salvage priorities, and refining this preliminary budget and schedule into a final scope of work.

NANTUCKET LAND BANK COMMISSION

Draft FY27 Capital Budget

A. BUILDING IMPROVEMENTS		FY2026 Budget	FY2026 Actual	FY2027 Budget
6880-02	Munson House	$50,000	$59,562	$20,000
6880-05	SOMERSET FARMHOUSE - BASEMENT APT	$450,000	$511,203	$0
6880-05	SOMERSET FARMHOUSE - WINDOWS	$0	$0	$119,500
6880-14	125 SOMERSET RD MAINTENANCE EXPANSION	$2,250,000	$726,965	$3,602,368
6880-35	166 HUMMOCK POND MAINTENANCE GARAGE			
6880-14	SHOP ROOF REPLACEMENT	$100,000	$0	$0
6880-14	SHOP - ROB'S SHOP	$0	$18,800	$50,000
6880-14	SHOP - RESOURCE BUILDING MOVE	$200,000	$266,512	$0
6880-14	SHOP - RICO'S SPACE	$0	$0	$50,000
6880-17	22 BROAD STREET - RENOVATIONS	$100,000	$55,739	$100,000
6880-24	REITH HOUSE		$28,946	$0
6880-26	EAT FIRE SPRING - BUILDINGS	$300,000	$38,892	$500,000
6880-27	PEASE DUPLEX	$2,250,000	$2,441,770	$425,000
6880-28	14 CATHCART - RENOVATION	$50,000	$0	$0
6880-29	22 HAWTHORNE - RENOVATION	$15,000	$3,880	$0
6880-30	CEDAR CAMP	$50,000	$5,162	$0
6880-31	BOYNTON LN - LANDSCAPING, SPRINKLERS, PARKING, ROOF. ETC	$0	$119,449	$350,000
6880-32	22 MASSASOIT BRIDGE RD	$0	$4,775	$65,000
6880-33	159 HUMMOCK POND RD - JEFFERSON BLDGS	$1,500,000	$2,233,401	$6,000,000
6880-34	1 MEADER - ROOF, SIDEWALL, ETC	$70,000	$0	$70,000
	TOTAL BUILDING IMPROVEMENTS	**$7,385,000**	**$6,515,055**	**$11,351,868**

B. PROPERTY IMPROVEMENTS		FY2026 Budget	FY26TD Actual	FY2027 Budget
6881-01	CARTER/27 QUAISE RD BULKHEAD			$250,000
6881-02	WALKER PETREL LANDING PERMITTING	$50,000	$25,816	$75,000
6881-04	NOBADEER FARM - PICKLE/TENNIS EXPANSION	$150,000	$55,520	$0
6881-07	HOLDGATE - COMMUNITY GARDEN AT HINSDALE PARK-ADA IMPROVEMENTS	$50,000	$34,270	$75,000
6881-07	MYRICK TRAIL - ACCESSIBLE TRAIL	$500,000	$0	$150,000
6881-10	CISCO BEACH PARKING & ROAD RELOCATION	$500,000	$2,614	$150,000
6881-12	CODFISH PARK PLAYGROUND-IMPROVEMENTS	$300,000	$77,426	$50,000
	CODFISH PARK BEACH STORMWATER AND ACCESSIBILITY	$0	$0	$150,000
6881-13	DOG PARK - SURFACE IMPROVEMENTS & EQUIPMENT	$0	$0	$75,000
6881-17	LONG POND LANDING	$150,000	$97,215	
6881-19	ORCHARD - Expansion	$0	$0	$100,000
6881-21	LILY POND RESTORATION	$1,000,000	$262,293	$4,000,000
6881-24	CONSUE SPRINGS RESTORATION	$50,000	$0	
6881-26	MAXCY POND	$50,000	$0	$100,000
6881-29	19 EAST CREEK	$500,000	$128,363	$250,000
6881-31	65/67 EASTON ST - LANDSCAPING	$0	$14,996	
6881-32	AURORA WAY - BOARDWALK	$75,000	$0	$75,000
6881-36	76 MILLBROOK HOUSE REMOVAL/PROPERTY IMPROVEMENTS (NOT THIS YEAR)	$0	$0	$50,000
6881-38	WEST END OVERLOOK (WOOD)	$80,000	$0	$0
6881-38	WEST END OVERLOOK (WOOD) PIPE REMOVAL/BULKHEAD	$100,000	$19,608	$200,000

NANTUCKET LAND BANK COMMISSION

Draft FY27 Capital Budget

		FY2026 Budget	FY26TD Actual	FY2027 Budget
6881-39	MILL HILL PARK - PROPERTY IMPROVEMENTS	$500,000	$494	$500,000
6881-41	WASHINGTON/FRANCIS STREET - FRAMEWORK/PARK	$152,463	$239,054	$100,000
6881-44	BIKE PARK	$1,000,000	$86,312	$100,000
6881-45	MT VERNON FARM - FARM INFRASTRUCTURE	$50,000	$31,398	$0
6881-49	106 MAIN STREET	$25,000	$585	$50,000
6881-50	FIELD OF DREAMS	$0	$10,313	$50,000
6881-51	41 JEFFERSON	$0	$82,824	$250,000
6881-52	EEL POINT ROAD, 189	$0	$0	$200,000
6881-53	244 POLPIS ROAD - DOCK PERMITTING	$0	$0	$50,000
6881-54	201 HUMMOCK POND ROAD - DOCK PERMITTING	$0	$0	$50,000
6881-55	SOUTH SHORE - BEACH PARKING IMPROVEMENTS	$0	$0	$50,000
	TOTAL PROPERTY IMPROVEMENTS	**$5,282,463**	**$1,169,102**	**$7,150,000**
		FY2026 Budget	**FY26TD Actual**	**FY2027 Budget**
C. VEHICLES AND EQUIPMENT				
6882-00	F150 FOR ENVIROMENTAL DEPARTMENT	$54,463	$54,327	$0
6882-00	TRACTOR 575E OPEN CAB	$33,919	$33,895	$0
6882-00	20 FT BATWING DECK MOWER	$35,000	$36,290	$0
6882-00	LOFTNESS MASTICATOR	$33,000	$43,193	$0
6882-00	STORAGE CONTAINER (DUMPSTER)	$7,000	$8,895	$0
6882-00	JOHN DEERE 52" DECK MOWER (Q850M)	$10,275	$11,992	$0
6882-00	F550 CHIPPER TRUCK	$106,000	$0	$101,676
6882-00	F150 PROPERTY MANAGEMENT	$48,000	$0	$48,803
6882-00	ESCAPE ST-LINE (EV) FOR OFFICE	$50,000	$0	$50,000
6882-00	CONTAINER	$0	$7,800	$0
6882-00	JOHN DEERE QUIK TRACK	$0	$11,340	$0
6882-00	TIRE MACHINE	$0	$6,850	$0
6882-00	TOOL SET AND CHEST	$0	$3,992	$0
6882-00	MOWER FOR AG DEPT	$0	$5,800	$0
6882-00	JOHN DEERE HPX615E GATOR	$0	$8,900	$0
6882-00	MORBARK CHIPPER	$0	$64,695	$0
6882-00	BOBCAT HYDROBUCKET	$0	$0	$9,500
6882-00	JOHN DEERE 2025 3039R	$0	$0	$31,500
6882-00	BOBCAT MT100	$0	$0	$39,326
6882-00	F150 FOR STEWARDSHIP	$0	$0	$50,000
6882-00	RANGER WITH EXTRA CAB AG	$0	$0	$50,000
6882-00	F250 FOR BUILDING/FACILITIES	$0	$0	$59,000
6882-00	TRAILER FOR SHARPE DOCK	$0	$0	$5,000
6882-00	48" DECK MOWER	$0	$0	$12,000
6882-00	NETTING FOR SHOP	$0	$0	$50,000
	TOTAL VEHICLES AND EQUIPMENT	**$377,657**	**$297,969**	**$506,805**
D. CAPITAL FURNITURE/EQUIPMENT				
6852-00	COMUPTER/PHONES, ETC	$50,000	$26,361	$40,000
6852-00	COPIER	$11,000	$9,785	$12,000
6852-00	VENISON COOLER	$0	$18,000	$42,000
6852-00	POULTRY COOLER	$0	$0	$60,000
		$0	$0	
	TOTAL FURNITURE/EQUIPMENT	**$61,000**	**$54,146**	**$154,000**
	TOTAL CAPITAL	**$12,728,463**	**$7,738,302**	**$18,655,868**

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of October 13, 2026

1. September 2026 Transfers – Record Nos. 48924 through 49035

    a. Current “M” Exemptions and Lien:

        No. 48976 John Schichtel and Phoebe Pohl
        No. 49011 Amy Deckard
        No. 49027 Beau and Juleanna Garufi

    b. Current “O” Exemption and Liens:

        No. 48945 Brendan Mailloux
        No. 48963 David Cunningham and Natasha Levens
        No. 48964 Milana Capan
        No. 48965 Yadira Fernandez
        No. 48966 Andre Pereira and Camila Pereira
        No. 49018 Edward Graham

2. “M” Exemption Update:

    a. Four -Year Ownership Non-Compliance –Request for Waiver of Penalty, Payment of Fee and Release of Lien:

        No. 45127 Rositsa Stefanova and Nikolay Atanasov

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48924	9/1/2026	0041	2881	MAIN ST, 157	SARGE'S HOLDINGS LLC	RUSSELL	0	0	0	-1	0.00	$0.00	$0.00	I
48925	9/1/2026	0030	214	N CLIFF WY, 2	VIRGINIA CLARK LIVIN	CLARK/IRWIN	-1	0	0	0	0.29	$0.00	$0.00	D
48926	9/1/2026	0069	362	TOMAHAWK RD, 10	K WIGGIN BUILDING LL	ACK TOMAHAWK LLC	0	-1	0	0	0.17	$2,800,000.00	$56,000.00	
48927	9/1/2026	4232	028	UNION ST, 42 B	WES LEGACY LLC	ALOBAR INVESTMENTS L	-1	0	0	0	0.05	$4,200,000.00	$84,000.00	
48928	9/1/2026	0055	5688	WASHAMAN AV, 30	GRACE 3 LLC	30 WASHAMAN LLC	-1	0	0	0	0.09	$2,495,000.00	$49,900.00	
48929	9/1/2026	5544	075	MILL ST, 18	FAIR SHE GOES LLC	RYAN M SCHNEIDER REV	-1	0	0	0	0.16	$6,300,000.00	$126,000.00	
48930	9/2/2026	0055	232+	ADJ TO #48455/ 48456	ISLAND APARTMENTS L		0	0	0	0	0.00	$4,780,565.20	$95,611.30	
48931	9/2/2026	5514	741	BEAVER ST, 1	WOODS	MCCLAVE, III	-1	0	0	0	0.07	$1,995,000.00	$39,900.00	
48932	9/2/2026	0066	083	SOMERSET RD, 79	PENNY LANE LLC	KINDJES LLC	-1	0	0	0	0.47	$2,920,000.00	$58,400.00	
48933	9/2/2026	0038	082	NORTH PT, 5	SCHRAFF	GERALDINE ANN SCHRAF	-1	0	0	0	0.25	$0.00	$0.00	D
48934	9/2/2026	0057	022	DEER RUN RD, 15	MADJACCAR LLC	RH 15 DEER RUN ACK L	-1	0	0	0	1.84	$12,000,000.00	$240,000.00	
48935	9/2/2026	4232	085	UNION ST, 32	ALOBAR INVESTMENTS L	32 UNION LLC	-1	0	0	0	0.12	$6,245,000.00	$124,900.00	
48936	9/3/2026	0068	102	FORREST AV, 2 B	FORREST TWO NOMINEE	40 OSR LLC/WINN	0	0	0	-1	0.00	$1,350,000.00	$27,000.00	
48937	9/3/2026	0068	7541	DAFFODIL LN, 11 A	PETER BRADFORD SOULE	SOULE	-1	0	0	0	0.12	$0.00	$0.00	D
48938	9/4/2026	0067	2237	MIACOMET AV, 2	RONALD K BAMBER TRUS	BAMBER	-1	0	0	0	0.15	$0.00	$0.00	D
48939	9/4/2026	0031	014	WASHING POND RD, 28	RONALD K BAMBER TRUS	RONALD K BAMBER TRUS	-1	0	0	0	2.67	$0.00	$0.00	D
48940	9/4/2026	0040	311	BISHOPS RISE, 11	WAINE FAMILY ENTERP	WAINE	-1	0	0	0	1.84	$0.00	$0.00	I
48941	9/4/2026	0055	021	ATLANTIC AV, 12	TREVOR'S TRAIL II LL	CAFL 2024-RTL1 REO I	-1	0	0	0	0.11	$1,700,000.00	$34,000.00	
48942	9/4/2026	0068	4002	VAN GILDER AV, 6	CGB NETA LLC	SDC NANTUCKET LLC	0	-1	0	0	0.45	$10,432,000.00	$208,640.00	
48943	9/8/2026	0593	100	MIDLAND AV, 3	2026 LEYDEN IRREVOCA	LEYDEN	0	0	0	-1	0.00	$0.00	$0.00	D
48944	9/8/2026	0066	404	SOMERSET RD, 86	MARK P WILLIAMS REVO	WILLIAMS	-1	0	0	0	0.75	$0.00	$0.00	D
48945	9/9/2026	0056	2641	HAWTHORNE LN, 13A	MAILLOUX	MAILLOUX	0	0	-1	0	0.19	$200,000.00	$0.00	O
48946	9/9/2026	0044	071	POLPIS RD, 137	ERIN ELIZABETH DEOMB	DEOMBELEG	-1	0	0	0	1.18	$0.00	$0.00	D
48947	9/9/2026	0080	303	S SHORE RD, 69	CONWAY	WARD FAMILY LIVING T	-1	0	0	0	2.19	$4,695,000.00	$93,900.00	
48948	9/9/2026	0027	342	CHADWICK CT, 1	ARIADNE LLC	ARIADNE LLC	-1	0	0	0	1.16	$0.00	$0.00	K
48949	9/9/2026	0594	233	MISSISSIPPI AV, 11	11 MISSISSIPPI LLC	DWYER	-1	0	0	0	0.43	$0.00	$0.00	I
48950	9/9/2026	0068	766	DAFFODIL LN, 18	GENNARO/NOBLE	GENNARO	-1	0	0	0	0.57	$0.00	$0.00	C
48951	9/9/2026	0593	111	COLUMBUS AV, 11	BRIODY	KALMBACH	-1	0	0	0	0.74	$4,000,000.00	$80,000.00	
48952	9/9/2026	0048	042	BAXTER RD, 100	100 BAXTER ROAD LLC	BAILEY	-1	0	0	0	0.48	$1,100,000.00	$22,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48953	9/10/2026	4232	153	ORANGE ST, 53	53 ORANGE STREET PAR	BRISTOW/PRESTA	-1	0	0	0	0.08	$0.00	$0.00	I
48954	9/10/2026	4232	124	SCHOOL ST, 7	JENNIFER ADAMS BALDO	BALDOCK	-1	0	0	0	0.10	$0.00	$0.00	D
48955	9/10/2026	0594	233	MISSISSIPPI AV, 11	11 MS AVE LLC	11 MISSISSIPPI LLC	-1	0	0	0	0.43	$3,700,000.00	$74,000.00	
48956	9/10/2026	0041	842	GINGY LN, 8	8 GINGY LANE LLC	IMHOFF	-1	0	0	0	0.14	$5,500,000.00	$110,000.00	
48957	9/10/2026	4214	012	EASTON ST, 22	DHANDA	22 EASTON STREET LLC	-1	0	0	0	0.74	$0.00	$0.00	J
48958	9/10/2026	4214	012	EASTON ST, 22	DHANDA	22 EASTON STREET LLC	-1	0	0	0	0.74	$0.00	$0.00	J
48959	9/10/2026	4214	012	EASTON ST, 22	RAJAT DHANDA QUALIFI	DHANDA	-1	0	0	0	0.74	$0.00	$0.00	D
48960	9/10/2026	4214	012	EASTON ST, 22	MICHELLE K DHANDA Q	DHANDA	-1	0	0	0	0.74	$0.00	$0.00	D
48961	9/11/2026	4232	019	COFFIN ST, 7	MICHAEL A GLOWACKI 2	7 COFFIN STREET REAL	-1	0	0	0	0.12	$0.00	$0.00	D
48962	9/11/2026	0029	081	WALSH ST, 29	29 WALSH STREET LLC	BRADLEY S BREWSTER 2	-1	0	0	0	0.18	$7,495,000.00	$149,900.00	
48963	9/11/2026	0067	920	WAITT DR, 5B	CUNNINGHAM/LEVENS	HABITAT FOR HUMANITY	-1	0	0	0	0.05	$254,000.00	$0.00	O
48964	9/11/2026	0067	920	WAITT DR, 5A	CAPAN	HABITAT FOR HUMANITY	-1	0	0	0	0.09	$301,000.00	$0.00	O
48965	9/11/2026	0067	922	WAITT DR, 9A	FERNANDEZ	HABITAT FOR HUMANITY	-1	0	0	0	0.07	$301,000.00	$0.00	O
48966	9/11/2026	0067	922	WAITT DR, 9B	PERERIA	HABITAT FOR HUMANITY	-1	0	0	0	0.05	$254,000.00	$0.00	O
48967	9/14/2026	0087	028	MYLES STANDISH ST, 8	SWETT	SWETT	-1	0	0	0	0.39	$0.00	$0.00	K
48968	9/14/2026	5541	1872	SILVER ST, 10	NEMO	ACK MWG LLC	-1	0	0	0	0.23	$6,250,000.00	$125,000.00	
48969	9/14/2026	0080	056+	CORREIA LN, 15B, 15C	LANTANACK LLC	PATTON FAMILY TRUST	-1	0	-1	0	2.26	$4,250,000.00	$85,000.00	
48970	9/14/2026	0071	034	WHITETAIL CI, 3	POPOV	MARK ANDERSON INHERI	-1	0	0	0	2.75	$3,250,000.00	$65,000.00	
48971	9/15/2026	0055	111	KEEQUINN CI, 3	KEEQUINN CIRCLE REAL	CANTY/TORCOLETTI-CAN	0	0	-1	0	0.45	$0.00	$0.00	D
48972	9/15/2026	4223	022	WASHINGTON ST, 92	92 WASHINGTON STREET	92 WASHINGTON STREET	-1	0	0	0	0.40	$0.00	$0.00	D
48973	9/15/2026	0043	102	MONOMOY RD, 69	1831 HOLDINGS LLC	69 MONAMOUR LLC	-1	0	0	0	0.58	$19,500,000.00	$390,000.00	
48974	9/15/2026	4234	019	GAY ST, 4	4 GAY STREET LLC	SHELLACKED LLC	-1	0	0	0	0.12	$8,500,000.00	$170,000.00	
48975	9/15/2026	0080	158	FIELD AV, 14	ACK BROCCOLI LLC	WELGS/VEGARI	-1	0	0	0	1.00	$6,995,000.00	$139,900.00	
48976	9/15/2026	4243	037	GAY ST, 17	SCHICHTEL/POHL	SOLOMON ETAL	-1	0	0	0	0.06	$2,950,000.00	$31,000.00	M
48977	9/15/2026	4243	061	GULL ISLAND LN, 6	GREYCIOUS LADY LLC	HANNAH GARDNER HOUS	-1	0	0	0	0.11	$9,375,000.00	$187,500.00	
48978	9/15/2026	0076	074	LONGWOOD DR, 27	LEARY, SR	COSGRAVE, EST, PATRI	-1	0	0	0	2.75	$3,725,000.00	$74,500.00	
48979	9/15/2026	0056	133	MEADOW VIEW DR, 39	BEE STREET WATERFRON	NORTH COMMONS ACK LL	-1	0	0	0	0.94	$0.00	$0.00	J
48980	9/16/2026	5544	079	ANGOLA ST, 10B	PENZONE	MIGNONE	-1	0	0	0	0.20	$3,999,000.00	$79,980.00	
48981	9/16/2026	0060	029	STARBUCK RD, 50	MAYNARD	GREENBERG	-1	0	0	0	0.52	$0.00	$0.00	C
48982	9/16/2026	0041	502	SUNSET HILL LN, 4	4 SUNSET HILL LANE L	GRACE PROPERTIES ACK	-1	0	0	0	0.07	$4,900,000.00	$98,000.00	
48983	9/16/2026	0594	283+	MISSISSIPPI AV, 10	10 MISSISSIPPI LLC	TRUDY DUJARDIN MANAG	-1	0	0	0	0.27	$3,395,000.00	$67,900.00	
48984	9/16/2026	4233	143	BLOOM ST, 4	THOMAS J PINCINCE RE	PINCINCE	-1	0	0	0	0.17	$0.00	$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48985	9/16/2026	7313	102	CENTER ST, 10	WILLCOX	SCHMIDT-TOPHOFF/REVI	-1	0	0	0	0.03	$2,500,000.00	$50,000.00	
48986	9/16/2026	0068	631	KITTIWAKE LN, 20	STAMP	GIFFORD, III	-1	0	0	0	0.17	$2,325,000.00	$46,500.00	
48987	9/18/2026	0924	234	WANOMA WY, 30	GRAHAM	ISLAND TRYST HOLDING	-1	0	0	0	0.23	$5,300,000.00	$106,000.00	
48988	9/18/2026	7341	051	COFFIN ST, 26	EAGLES NEST LLC	LYNCH	-1	0	0	0	0.15	$0.00	$0.00	I
48989	9/18/2026	0054	791	MONOMOY RD, 41	CAVU MONOMOY LLC	BERRY	-1	0	0	0	0.75	$0.00	$0.00	I
48990	9/18/2026	4242	094	ASH ST, 8	EIGHT ASH ACK LLC	BLOCK BAYOU ACK LLC	-1	0	0	0	0.13	$9,100,000.00	$182,000.00	
48991	9/18/2026	4243	044	LILY ST, 12	DOTY	DOTY, EST, KAREN L	-1	0	0	0	0.08	$0.00	$0.00	E
48992	9/18/2026	0055	3891	ORANGE ST, 123	COASTAL CAPITAL GROU	ROCK ISLAND REALTY T	0	0	-1	0	0.14	$1,837,500.00	$36,750.00	
48993	9/18/2026	0055	3891	ORANGE ST, 123	123 ORANGE LLC	COASTAL CAPITAL GROU	0	0	-1	0	0.14	$0.00	$0.00	I
48994	9/21/2026	0071	042	LONGWOOD DR, 15	LONGWOOD FIFTEEN REA	MENTOBEA LLC	-1	0	0	0	2.75	$3,300,000.00	$66,000.00	
48995	9/21/2026	0056	195	WINN ST, 15	WYNNDHILL LLC	WYNNDHILL LLC	-1	0	0	0	6.30	$0.00	$0.00	D
48996	9/21/2026	0041	561	VESTAL ST, 52	VESTAL 13 ACK LLC	WYNNDHILL LLC	0	0	-1	0	0.94	$0.00	$0.00	D
48997	9/21/2026	0056	1954	WINN ST, 19	GEORGIA ANN SNELL RE	WYNNDHILL LLC	0	0	-1	0	0.94	$0.00	$0.00	D
48998	9/21/2026	0055	5199	AUTOPSCOT CI, 9	BRUDERMAN, JR	DIETLE	-1	0	0	0	0.13	$2,600,000.00	$52,000.00	
48999	9/22/2026	0014	064	WAUWINET RD, 60	KATHERINE BOWMAN BUR	BURTON	-1	0	0	0	1.20	$0.00	$0.00	D
49000	9/22/2026	0065	029	HUMMOCK POND RD, 198	BIRCH FAMILY INVESTM	198 HP LLC	-1	0	0	0	2.00	$7,400,000.00	$148,000.00	
49001	9/22/2026	0071	034	WHITETAIL CI, 3	POPOV	ANDERSON	-1	0	0	0	2.75	$0.00	$0.00	B
49002	9/22/2026	0593	013	ARKANSAS AV, 82	MICHAEL S HUSSEY AND	HUSSEY/GARVIN	-1	0	0	0	0.46	$0.00	$0.00	D
49003	9/23/2026	0068	101	FORREST AV, 2A	MVC FORREST AVE LLC	40 OSR LLC/WINN	0	0	0	-1	0.00	$1,300,000.00	$26,000.00	
49004	9/23/2026	0041	906	VESTAL ST, 37	37 VESTAL LLC	37 VESTAL STREET LLC	-1	0	0	0	0.12	$5,925,000.00	$118,500.00	
49005	9/24/2026	0055	2396	FIRST WY, 13B, # B	VARNELIS	13 FIRST WAY NOMINEE	0	0	0	-1	0.00	$800,000.00	$16,000.00	
49006	9/24/2026	0054	148	MONOMOY CREEK RD, 6	WILLETT	WILLIAM WILLET REVOC	-1	0	0	0	1.29	$0.00	$0.00	D
49007	9/24/2026	0924	083	OLD TOM NEVERS RD 16	MILLER	MILLER	-1	0	0	0	0.14	$0.00	$0.00	C
49008	9/24/2026	4241	012	E LINCOLN AV, 1	1 ACK LLC	ACK EAST LINCOLN LLC	-1	0	0	0	0.09	$3,950,000.00	$79,000.00	
49009	9/24/2026	0066	224	EQUATOR DR, 22	ANDREA L HEYDA TRUST	HEYDA	-1	0	0	0	0.46	$0.00	$0.00	D
49010	9/24/2026	7342	272	W SANKATY RD, 3	3 WEST SANKATY NOMIN	RICHARDS/SANKATY GIF	-1	0	0	0	0.13	$4,400,000.00	$88,000.00	
49011	9/24/2026	0068	434	OLD SOUTH RD, 100	DECKARD	OLNEY	-1	0	0	0	0.16	$1,750,000.00	$7,000.00	M
49012	9/25/2026	4233	155	PLEASANT ST, 3	GOLDMAN	3 PLEASANT STREET NO	-1	0	0	0	0.14	$7,240,000.00	$144,800.00	
49013	9/25/2026	0069	364	TOMAHAWK RD, 6	GOULD	VISCO FAMILY NOMINEE	0	0	-1	0	0.17	$0.00	$0.00	C
49014	9/25/2026	7313	115	BROADWAY, 18	18 BROADWAY LLC	STRONG	-1	0	0	0	0.04	$0.00	$0.00	I
49015	9/25/2026	4241	014	WILLARD ST, 15	NEWELLBROS 15 LLC	NEWELLBROS 15 LLC	-1	0	0	0	0.24	$0.00	$0.00	D
49016	9/25/2026	0029	034	WILLARD ST, 21	NEWELLBROS 21 LLC	NEWELLBROS 21 LLC	-1	0	0	0	0.47	$0.00	$0.00	D

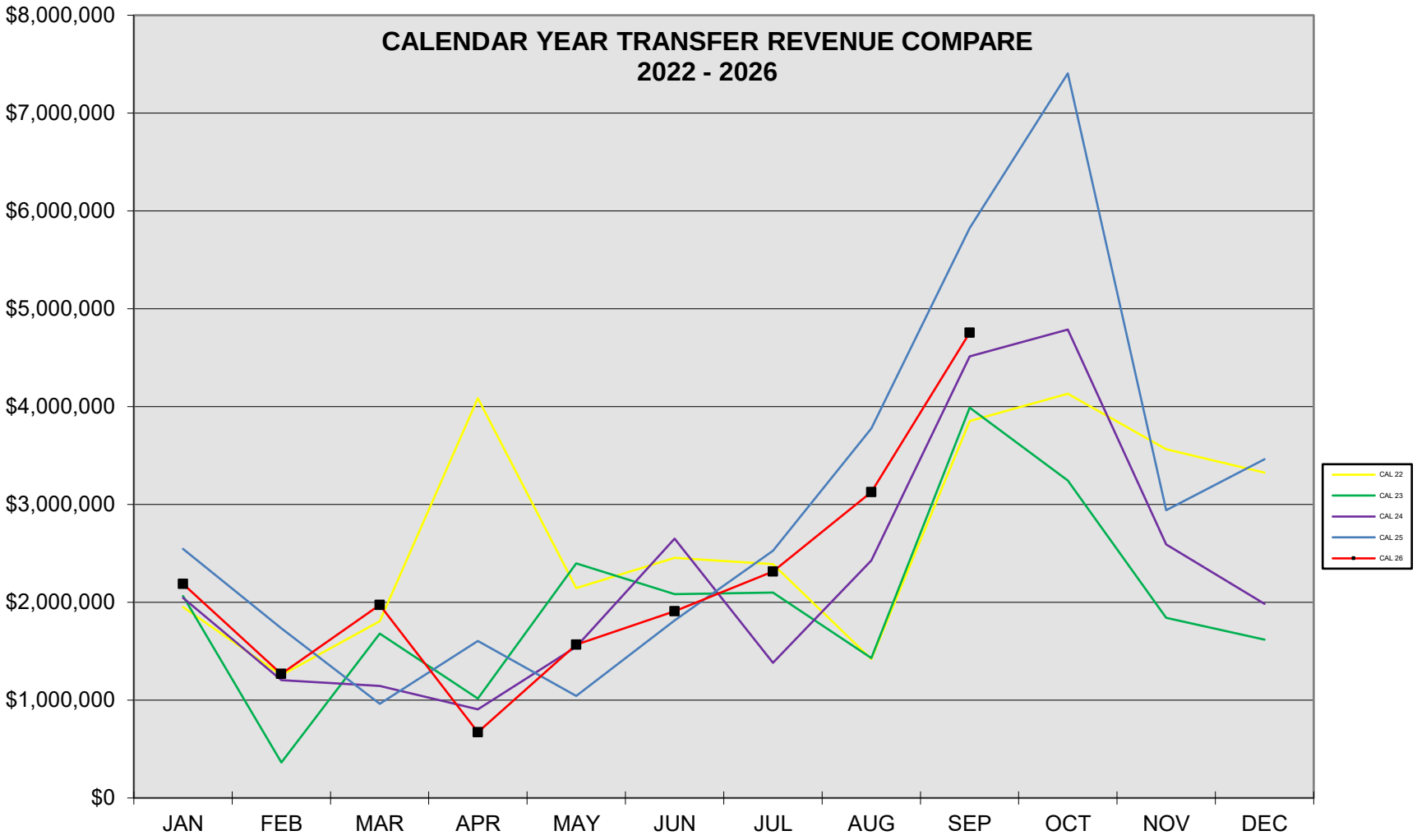
No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
49017	9/28/2026	0053	048	UPPER TAWPAWSHAW, 4	MARSHALL FAMILY TRUS	MARSHALL	-1	0	0	0	0.35	$0.00	$0.00	D
49018	9/28/2026	0068	870	HONEYSUCKLE DR, 14	GRAHAM	NANTUCKET PROPERTY O	-1	0	0	0	0.10	$357,050.00	$0.00	O
49019	9/28/2026	0067	455	CYNTHIA LN, 8	ALBERT F EGAN, JR	KNIGHT	-1	0	0	0	0.12	$2,100,000.00	$0.00	G
49020	9/29/2026	0013	032	SQUAM RD, 54	WINTER	BLITMAN NANTUCKET NO	-1	0	0	0	9.59	$0.00	$0.00	E
49021	9/29/2026	0013	032	SQUAM RD, 54	ROBIN H WINTER NANTU	WINTER	-1	0	0	0	9.59	$0.00	$0.00	D
49022	9/29/2026	0068	079	TOOMBS CT, 3	ACO REALTY TRUST	MCCLURE	-1	0	0	0	0.69	$0.00	$0.00	D
49023	9/29/2026	0068	079	TOOMBS CT, 3	JEANNE M MCLURE 2026	MCCLURE	-1	0	0	0	0.69	$0.00	$0.00	D
49024	9/29/2026	0066	534	SOMERSET RD, 128	BEKIND DEVELOPMENT C	BONISTALLI/ST CLAIR	0	0	-1	0	0.31	$2,795,000.00	$55,900.00	
49025	9/29/2026	0056	1691	SOMERSET RD, 31	GRETCHEN F ANDERSON	ANDERSON	-1	0	0	0	1.42	$0.00	$0.00	D
49026	9/29/2026	6024	093	C ST, 10	RAY FAMILY IRREVOCAB	RAY FAMILY TRUST	-1	0	0	0	0.30	$0.00	$0.00	D
49027	9/29/2026	0079	202	WOODLAND DR, 12	GARUFI	GARUFI	-1	0	0	0	0.46	$1,250,000.00	$0.00	M
49028	9/29/2026	7313	084	SHELL ST, 20	SHELL GAME NOMINEE T	BAKER	-1	0	0	0	0.30	$2,625,000.00	$52,500.00	
49029	9/30/2026	0066	080	SOMERSET RD, 85	FERGUSON HOLDINGS LL	SNYDER	-1	0	0	0	0.47	$5,800,000.00	$116,000.00	
49030	9/30/2026	0082	044	OSPREY WY,12	12 OSPREY WAY LLC	YOLISH	-1	0	0	0	0.46	$4,150,000.00	$83,000.00	
49031	9/30/2026	0067	306	FAIRGROUNDS, 49	NANTUCKET LIGHTHOUSE	CONCIOUS LIVING LLC	-1	0	0	0	0.46	$3,600,000.00	$0.00	G
49032	9/30/2026	0082	037	OSPERY WY, 5	JOSPEH STOKES III FA	JOSPEH STOKES III FA	-1	0	0	0	0.47	$286,000.00	$5,720.00	
49033	9/30/2026	0082	037	OSPREY WY, 5	JOSEPH STOKES III FA	JOSEPH STOKES III FA	-1	0	0	0	0.47	$286,000.00	$5,720.00	
49034	9/30/2026	0082	037	OSPREY WY, 5	JOSEPH STOKES III FA	JOSEPH STOKES III FA	-1	0	0	0	0.47	$286,000.00	$5,720.00	
49035	9/30/2026	0041	352	PRISCILLA LN, 9	CATALFANO/KAPFHAMMER	FRECHETTE	-1	0	0	0	0.22	$3,800,000.00	$76,000.00	
						GRAND TOTALS	**-96**		**-9**			**$249,169,115.20**		
								-2		**-5**	**83.76**		**$4,755,041.30**	

MONTHLY TRANSFER STATISTICS CALENDAR 2025

CAL25 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue 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	$1,602,815
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
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	59	54	$182,100,954	$173,100,954	$3,462,019
THRU SEP 25	791	462	329	$1,152,502,118	$1,091,687,993	$21,826,760
Average	94	53	41	$155,546,667	$148,508,115	$2,969,579
Low	70	39	23	$52,759,234	$48,099,234	$961,985
High	123	74	77	$380,274,007	$370,305,507	$7,406,110

MONTHLY TRANSFER STATISTICS CALENDAR 2026

CAL26 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
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	69	45	24	$98,594,585	$98,594,585	$1,971,892
Apr-26	76	60	16	$39,603,500	$33,604,500	$672,090
May-26	84	61	23	$80,755,337	$78,365,337	$1,567,307
Jun-26	85	57	28	$100,221,643	$94,667,472	$1,907,249
Jul-26	72	46	26	$117,936,971	$115,682,800	$2,313,656
Aug-26	100	62	38	$156,639,904	$156,266,904	$3,125,338
Sep-26	**112**	**61**	**51**	**$249,169,115**	**$237,752,065**	**$4,755,041**
Oct-26						
Nov-26						
Dec-26						
THRU SEP 26	729	469	260	$1,017,322,836	$987,628,944	$19,766,479
Average	81	52	29	$113,035,871	$109,736,549	$2,196,275
Low	65	37	16	$39,603,500	$33,604,500	$672,090
High	112	62	51	$249,169,115	$237,752,065	$4,755,041


CALENDAR YEAR TRANSFER REVENUE COMPARE
2022 - 2026
$8,000,000
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$0
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC
CAL 22
CAL 23
CAL 24
CAL 25
CAL 26