

AGENDA
Nantucket Land Bank Commission
Regular Meeting of September 8, 2020
Remote Participation via Zoom (see below*)

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. PROPERTY MANAGEMENT
 - a. Cross-Island Hike – Update/Cancellation
 - b. Hays – Property Planning Discussion
3. TRANSFER BUSINESS
 - a. Current “M” Exemptions
 - b. Current “O” Exemptions
4. APPROVAL OF MINUTES
 - a. Regular Meeting of August 25, 2020 and Special Meeting of August 24, 2020
5. FINANCIAL BUSINESS
 - a. Monthly Transfer Statistics
 - b. Warrant Authorization – Cash Disbursement
 - c. Warrant Authorization – Miacomet Golf Course Employee Housing Facility
6. REGULAR BUSINESS
 - a. Action Items - Review
7. PERSONNEL MATTERS
 - a. Executive Director – Annual Review

B. EXECUTIVE SESSION: *The Executive Session is for Purpose 6 [G.L. c. 30A, 21(a)(6)]. The particular transactions and parcels of real estate are not identified since disclosure of the property information may have a detrimental impact on the Land Bank's negotiating position with one or more third parties. The Commission will not reconvene in open session at the conclusion of executive session.*

1. Approval of Executive Session Minutes
2. Real Estate Acquisition

C. ADJOURNMENT

***Join Zoom Meeting:**

<https://zoom.us/j/96033535893?pwd=NjhTMDBYbURrbORIRFVjQWtHZ2gvZz09>

Meeting ID: 960 3353 5893

Passcode: 451269

One tap mobile

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OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

WHEREAS, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 8:40 PM this 12th day of
March, two thousand and twenty.

Charles D. Baker

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of September 8, 2020

1. August 2020 Transfers – Record Nos. 41862 through 41966

a. Current “M” Exemptions and Liens:

No. 41719 Patricia A. Dew, Sean Dew and Kameron Dew

b. Current “O” Exemptions and Liens:

No. 41942 Erin E. Kopecki

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
41862	8/3/2020	0055	5269	WASHAMAN AV, 21	SUNG A KIM PARK 2020	SUNG A KIM PARK 1995	-1	0	0	0	0.10	\$0.00	\$0.00	D
41863	8/3/2020	0055	9191	RED MILL LN, 4	IDO LLC	GG DEVELOPMENT LLC	-1	0	0	0	0.15	\$3,450,000.00	\$69,000.00	
41864	8/3/2020	0030	052	PAWGUVEY LN, 4	THREE BUOYS HOLDING	NORTON	-1	0	0	0	0.17	\$0.00	\$0.00	D
41865	8/3/2020	0067	4681	S SHORE RD, 11	11 S SHORE ROAD NOMI	11 S SHORE ROAD NOMI	0	0	-1	0	0.92	\$0.00	\$0.00	D
41866	8/4/2020	7642	387	CLARENDON ST, 29	JONATHAN E PIERCE RE	PIERCE	-1	0	0	0	0.36	\$0.00	\$0.00	D
41867	8/4/2020	0056	286	HUMMOCK POND RD, 50	MATTHEW AND KATIE HA	MANNING/HARDING	-1	0	0	0	0.46	\$2,175,000.00	\$43,500.00	
41868	8/4/2020	0041	905	VESTAL ST, 33	33 VESTAL STREET I L	NAHMA NOMINEE TRUST	-1	0	0	0	0.12	\$3,000,000.00	\$60,000.00	
41869	8/4/2020	5541	075	EAGLE LN, 1	NAHMA NOMINEE TRUST	ROSENBERG	-1	0	0	0	0.14	\$2,000,000.00	\$40,000.00	
41870	8/4/2020	0055	3672	CAMELIA LN, 4	HOLLAND REALTY TRUST	HOLLAND	-1	0	0	0	0.13	\$0.00	\$0.00	D
41871	8/5/2020	0068	378	BEACH GRASS RD, 31	HABITAT FOR HUMANITY	RICHMOND GREAT POINT	0	0	-1	0	0.92	\$375,000.00	\$0.00	G
41872	8/5/2020	4241	738	SWAIN ST, 15, A8	THIRZA HYATT FAMILY	HYATT	0	0	0	-1	0.00	\$0.00	\$0.00	D
41873	8/5/2020	0048	041	SANKATY HEAD RD, 23	MURPHY	MURPHY/MURPHY,III/MU	-1	0	0	0	1.51	\$0.00	\$0.00	C
41874	8/5/2020	0048	0041	SANKATY HEAD RD, 23	FREEMAN REALTY TRUST	MURPHY	-1	0	0	0	1.51	\$0.00	\$0.00	D
41875	8/5/2020	0074	031	CANNONBURY LN, 3	ERNO HOLLO 2020 FAMI	CANNONBURY HOLDINGS	0	0	-1	0	0.46	\$975,000.00	\$19,500.00	
41876	8/5/2020	0029	107	WALSH ST, 36	36 WALSH STREET LLC	NICHOLS	-1	0	0	0	0.07	\$2,095,000.00	\$41,900.00	
41877	8/5/2020	0074	030	CANNONBURY LN, 5	ERNO HOLLO 2020 FAMI	CANNONBURY HOLDINGS	-1	0	0	0	0.47	\$975,000.00	\$19,500.00	
41878	8/6/2020	0015	006	POCOMO RD, 77	SERENDIPITY LLC	77 POCOMO LLC	-1	0	0	0	14.00	\$9,500,000.00	\$190,000.00	
41879	8/6/2020	0041	822	OLD WESTMOOR FARM, 8	FORMELA	NANTUCKET WESTMOOR	-1	0	0	0	1.49	\$3,450,000.00	\$69,000.00	
41880	8/6/2020	0069	2704	SUN ISLAND RD, 3A	GILCH	TRUDEL, III	0	0	0	-1	0.00	\$400,000.00	\$8,000.00	
41881	8/7/2020	4243	056	W CHESTER ST, 26	26 WEST CHESTER REAL	ROBERT E FURDAK TRUS	-1	0	0	0	0.50	\$0.00	\$0.00	D
41882	8/7/2020	0771	052	WIGWAM RD, 3	JD2JD REAL ESTATE	MCDONOUGH	-1	0	0	0	1.16	\$0.00	\$0.00	I
41883	8/7/2020	0041	218	DERRY LN, 6	DOUGLAS A COLLATZ 20	GRIFFIN	-1	0	0	0	0.94	\$0.00	\$0.00	D
41884	8/7/2020	0027	176	WINGSPREAD LN, 3	KOZIEL	TEA TUCKET LLC	-1	0	0	0	3.04	\$4,500,000.00	\$90,000.00	
41885	8/10/2020	0066	367	RUDDER LN, 15	DEBORAH BARDO ARMSTR	ARMSTRONG	-1	0	0	0	0.43	\$0.00	\$0.00	D
41886	8/10/2020	7341	001	PLAINFIELD RD, 4	BAUERMEISTER	O'TOOLE	-1	0	0	0	0.48	\$2,900,000.00	\$58,000.00	
41887	8/10/2020	0068	490	MARY ANN DR, 9 1/2	MCEACHERN	HILSON/MCEACHERN	-1	0	0	0	0.16	\$255,000.00	\$5,100.00	
41888	8/10/2020	0073	095	HYDRANGEA LN, 7	NANTUCKET DEVELOPMEN	BLUEBIRD PARTNERS LL	0	0	-1	0	0.11	\$599,000.00	\$11,980.00	
41889	8/10/2020	0055	1023	LARRABBEE LN, A & B	JOHN D MANERA LIVING	PARKER	0	0	-1	0	0.73	\$840,000.00	\$16,800.00	
41890	8/10/2020	0091	096	COFFIN RD, 7	SHIP CHANNEL LLC	PHILLIP	-1	0	0	0	0.81	\$3,100,000.00	\$62,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
41891	8/10/2020	0087	074	WESTERN AV, 20	HEYDT	ESCAPEHATCH LLC	-1	0	0	0	0.86	\$2,830,000.00	\$56,600.00	
41892	8/10/2020	4233	112	PLEASANT ST, 1	1 PLEASANT NANTUCKET	1 PLEASANT STREET RE	-1	0	0	0	0.12	\$6,500,000.00	\$130,000.00	
41893	8/12/2020	0014	065	WAUWINET RD. 58	ACK MIMI LLC	MACDONALD,III/MACDON	-1	0	0	0	1.20	\$1,550,000.00	\$31,000.00	
41894	8/13/2020	0039	405	FINTRY LN, 3	HUTCH BROTHERS REALT	HUTCHENS	-1	0	0	0	1.84	\$0.00	\$0.00	I
41895	8/13/2020	4241	008	E LINCOLN AV, 7	REGER	HELLER	-1	0	0	0	0.20	\$2,183,250.00	\$43,665.00	
41896	8/13/2020	0055	044	NEW ST, 26	26 NEW STREET NOMINE	GROVES	-1	0	0	0	0.12	\$0.00	\$0.00	D
41897	8/13/2020	0065	004	HUMMOCK POND RD, 141	MANNING/HARDING	LAMB	-1	0	0	0	1.84	\$1,825,000.00	\$36,500.00	
41898	8/14/2020	0593	101	MIDLAND AV, 1	THOMAS	ANN B MCKINNEY REVOC	0	0	0	-1	0.00	\$10,000.00	\$200.00	
41899	8/14/2020	0030	072	DERRYMORE RD, 38	REYELT	REYELT NOMINEE TRUST	-1	0	0	0	0.46	\$0.00	\$0.00	D
41900	8/14/2020	0030	072	DERRYMOORE RD, 38	38 DERRYMOORE ROAD L	REYELT NOMINEE TRUST	-1	0	0	0	0.46	\$3,800,000.00	\$76,000.00	
41901	8/14/2020	0054	027	KELLEY RD, 7	BEAU A BARBER TRUST	BARBER	-1	0	0	0	0.71	\$0.00	\$0.00	D
41902	8/14/2020	4232	171	FAIR ST, 26	26 FAIR LLC	WEH LLC	-1	0	0	0	0.22	\$5,800,000.00	\$116,000.00	
41903	8/14/2020	0030	280	CLIFF RD, 82A	BLUE GREEN SEA LLC	ROLO ACK LLC	-1	0	0	0	0.17	\$3,750,000.00	\$75,000.00	
41904	8/14/2020	0059	002	MADAKET RD, 229	HAIGLEY REALTY TRUST	HAIGLEY	-1	0	0	0	2.31	\$0.00	\$0.00	D
41905	8/14/2020	0091	094	MARCUS WY, 3	RICHARDSON 1999 ISS	WULLSCHLEGER	-1	0	0	0	2.99	\$2,600,000.00	\$52,000.00	
41906	8/14/2020	0067	873	VALLEY VIEW DR, 0	AGHASSIPOUR	CONWAY	0	0	-1	0	0.11	\$960,000.00	\$19,200.00	
41907	8/17/2020	0068	621	ADJ TO #38323	SWIATEK	SWIATEK	0	0	0	0	0.00	\$0.00	\$10,000.00	
41908	8/17/2020	0068	621	GOLDFINCH DR, 50	GHIRADELLI	SWIATEK	-1	0	0	0	0.12	\$1,385,000.00	\$27,700.00	
41909	8/17/2020	0079	134	SKYLINE DR, 4	SHERMAN	JEAN D SHERMAN REVOC	-1	0	0	0	2.59	\$0.00	\$0.00	E
41910	8/17/2020	0041	834	PILGRIM RD, 33	GREY LADY CAPITAL LL	33 PILGRIM ROAD TRUS	-1	0	0	0	0.18	\$4,375,000.00	\$87,500.00	
41911	8/17/2020	0068	593	BLUEBIRD LN, 8	SOUTH MADISON REAL E	MASSIMILLIAN	-1	0	0	0	0.14	\$0.00	\$0.00	I
41912	8/17/2020	0068	675	GOLDFINCH DR, 52	DIANE BUECHEL TRUST	FLETCHER/BELAIR	-1	0	0	0	0.11	\$1,200,000.00	\$24,000.00	
41913	8/17/2020	0041	485	W CHESTER ST, 36	WILCOX, III	H LEE SCOTT JR REVOC	-1	0	0	0	0.25	\$4,725,000.00	\$94,500.00	
41914	8/17/2020	0041	372	MAIN ST, 134 #2	SHADEK	FERGUSON	0	0	0	-1	0.00	\$2,670,000.00	\$53,400.00	
41915	8/18/2020	7331	047	MAIN ST, 28	FERGUSON	OHOM LLC	-1	0	0	0	0.29	\$1,970,000.00	\$39,400.00	
41916	8/18/2020	0091	096	COFFIN RD, 7	SHIP CHANNEL LLC	ELLIOT	-1	0	0	0	0.81	\$0.00	\$0.00	I
41917	8/18/2020	4244	042	CLIFF RD, 37	37 CLIFF ROAD NOMINE	37 CLIFF ROAD NOMINE	-1	0	0	0	0.17	\$0.00	\$0.00	I
41918	8/18/2020	4244	003	CLIFF RD, 39	39 CLIFF ROAD NOMINE	39 CLIFF ROAD NOMINE	-1	0	0	0	0.19	\$0.00	\$0.00	I
41919	8/18/2020	4244	002	CLIFF RD, 41A	THIRD TIME TRUST	THIRD TIME TRUST	-1	0	0	0	0.19	\$0.00	\$0.00	J
41920	8/18/2020	7313	107	BROADWAY, 24	24 BROADWAY NOMINEE	HILL	-1	0	0	0	0.05	\$0.00	\$0.00	D
41921	8/19/2020	0033	171	EEL POINT RD, 119 R	SCANNELL	SNOWDEN	-1	0	0	0	0.04	\$7,175,000.00	\$143,500.00	
41922	8/19/2020	0033	172	EEL POINT RD, 119	EPR RGH LLC	SNOWDEN	-1	0	0	0	1.94	\$6,175,000.00	\$123,500.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
41923	8/19/2020	0020	035	WAUWINET RD, 19	NANTUCKET ISLANDS LA	EAT FIRE SPRING TRUS	-1	0	0	0	3.28	\$3,200,000.00	\$0.00	A
41924	8/19/2020	0068	424	OLD SOUTH RD, 92	SULLIVAN/KEENE	CLINGER	0	0	-1	0	0.14	\$180,000.00	\$3,600.00	
41925	8/19/2020	7341	036	COFFIN ST, 22	DEEP SIX NOMINEE TRU	DEEP SIX NOMINEE TRU	-1	0	0	0	0.11	\$0.00	\$0.00	C
41926	8/19/2020	7341	036	COFFIN ST, 22	SMITH	DEEP SIX NOMINEE TRU	-1	0	0	0	0.11	\$0.00	\$0.00	C
41927	8/20/2020	0054	111	CATHCART RD, 7	TIPPERARY NOMINEE TR	TIPPERARY NOMINEE TR	0	0	-1	0	0.92	\$0.00	\$0.00	D
41928	8/20/2020	0054	011	CATHCART RD, 9	KILLARNEY NOMINEE TR	HEFFERNAN	-1	0	0	0	1.87	\$0.00	\$0.00	D
41929	8/20/2020	0056	800	HAWTHORNE LN, 8C	HAWTHORNE PARK HOME0	HAWTHORNE PARK LLC	0	0	-1	0	3.32	\$0.00	\$0.00	D
41930	8/20/2020	0068	7612	EVERGREEN WY, 25A	GALLO	25 EVERGREEN WAY COO	-1	0	0	0	0.23	\$0.00	\$0.00	I
41931	8/20/2020	0068	7611	EVERGREEN WY, 25B	WRIGHT-AUGUSTERS LLC	25 EVERGREEN WAY COO	-1	0	0	0	0.24	\$0.00	\$0.00	I
41932	8/20/2020	0043	946	PIPPENS WAY, 10	DIETRICH	SHEFFIELD	-1	0	0	0	0.92	\$5,550,000.00	\$111,000.00	
41933	8/20/2020	4241	767	SWAIN ST, 15, C7	ECKERT/REPACI	MCDONAGH/FOLAN	0	0	0	-1	0.00	\$500.00	\$10.00	
41934	8/20/2020	0076	088	SANDPIPER WAY, 8	8 SANDPIPER WAY LLC	PETRILLO/ELWELL	-1	0	0	0	0.48	\$0.00	\$0.00	I
41935	8/21/2020	0030	017	E HALLOWELL LN, 11	HIGH CLIFF TRUST	SCOTT/ROGERS/SCOTT	-1	0	0	0	1.02	\$6,650,000.00	\$133,000.00	
41936	8/21/2020	0069	232	PARK CI, 19B	MACARTHUR	MACARTHUR	0	0	0	-1	0.00	\$0.00	\$0.00	C
41937	8/21/2020	0041	292	MAIN ST, 164	DEWIRE/DON	VIPOND, III/BUNNER	-1	0	0	0	0.08	\$1,400,000.00	\$28,000.00	
41938	8/21/2020	4233	006	MAIN ST, 121	121 MAIN NANTUCKET L	IKARD	-1	0	0	0	0.20	\$4,795,000.00	\$95,900.00	
41939	8/21/2020	0030	195-	SHERBURNE TP, 20	RHACK LLC	20 SHERBURNE TURNPIK	-1	0	0	0	0.30	\$2,939,207.00	\$58,784.14	
41940	8/21/2020	0030	195-	SHERBURNE TP, 20	FOLGER LLC	20 SHERBURNE TURNPIK	-1	0	0	0	0.29	\$2,606,468.00	\$52,129.36	
41941	8/21/2020	0041	292	EVERGREEN WY,25 #1	HART	GALLO	-1	0	0	0	0.23	\$900,000.00	\$18,000.00	
41942	8/21/2020	0056	181	SOMERSET RD, 3A	KOPECKI	SNYDER	-1	0	0	0	0.00	\$715,000.00	\$0.00	O
41943	8/21/2020	0067	067	RUGGED RD, 28	MAURY	MAURY RUGGED LLC	-1	0	0	0	0.53	\$0.00	\$0.00	J
41944	8/21/2020	0043	041	MONOMOY RD, 56	56 MONOMOY NOMINEE T	TOPSIDER LLC	-1	0	0	0	1.16	\$16,500,000.00	\$330,000.00	
41945	8/24/2020	0055	481	TASHAMA LN, 16	SHUGRUE	SHUGRUE FAMILY TRUST	-1	0	0	0	0.21	\$0.00	\$0.00	C
41946	8/24/2020	0055	1066	BAILEY RD, 4	ZONA V BUTLER REVOCA	BUTLER	-1	0	0	0	0.23	\$0.00	\$0.00	D
41947	8/24/2020	4241	007	E LINCOLN AV, 11	BERGANTINO/ALTMAN	11 EAST LINCOLN AVEN	-1	0	0	0	0.10	\$0.00	\$0.00	D
41948	8/24/2020	0056	311	HUMMOCK POND RD, 77	US BANK NATIONAL ASS	US BANK NATIONAL ASS	-1	0	0	0	1.80	\$796,174.48	\$0.00	H
41949	8/25/2020	0089	016	MADEQUECHAM VLY, 20	20 MADEQUECHAM VALLE	20 MADEQUECHAM VALLE	-1	0	0	0	2.00	\$900,000.00	\$18,000.00	
41950	8/25/2020	0056	1138-	WAMASQUID PL, 4	LAWRENCE	4 WAMASQUID REALTY T	-1	0	0	0	1.30	\$2,437,500.00	\$48,750.00	
41951	8/25/2020	0067	2561+	HOOPER FARM RD, 55	ANNA BERIT OLIVER IR	OLIVER FAMILY NOMINE	-1	0	0	0	0.50	\$0.00	\$0.00	D
41952	8/26/2020	0020	003	MEDOUIE CREEK RD, 15	MEDOUIE15 CAPITAL LL	SEVEN C'S ACK LLC	-1	0	0	0	5.70	\$2,600,000.00	\$52,000.00	
41953	8/26/2020	0056	085	HUMMOCK POND RD, 30	LIEBER	WESTMINSTER BREEZE L	-1	0	0	0	0.40	\$0.00	\$0.00	J
41954	8/27/2020	5514	019	ORANGE ST, 101	WHITLOCK REALTY TRUS	WHITLOCK	-1	0	0	0	0.19	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
41955	8/27/2020	4241	007	E LINCOLN AV, 11	11 EAST LINCOLN AVEN	BERGANTINO/ALTMAN	-1	0	0	0	0.10	\$0.00	\$0.00	D
41956	8/27/2020	0087	006	SURFSIDE RD, 157	ABOUT TIME LLC	LUCY	-1	0	0	0	0.26	\$1,525,000.00	\$30,500.00	
41957	8/28/2020	0079	134	SKYLINE DR, 4	THOMAS MARSHALL SHER	JEAN D SHERMAN REVOC	-1	0	0	0	2.59	\$0.00	\$0.00	E
41958	8/28/2020	0065	082	NANAHUMACKE LN, 18	18 NANAHUMACKE LLC	JOHNSON	-1	0	0	0	0.29	\$0.00	\$0.00	I
41959	8/31/2020	0074	371	HAWKS CI, 9	LBC SCONSET LLC	DECLARATION OF REVOC	-1	0	0	0	0.92	\$3,600,000.00	\$72,000.00	
41960	8/31/2020	0055	379	CHERRY ST, 16	ZARCONI	ZARCONI	-1	0	0	0	0.14	\$0.00	\$0.00	C
41961	8/31/2020	4241	079	SWAIN ST, 7	CARR	7 SWAIN STREET LLC	-1	0	0	0	0.11	\$0.00	\$0.00	J
41962	8/31/2020	0055	481	TASHAMA LN, 16	O'CONNOR	SHUGRUE	0	0	-1	0	0.21	\$540,000.00	\$10,800.00	
41963	8/31/2020	0041	528	MILK ST, 37	THEDAN HOLDINGS INC	EDMONDS	-1	0	0	0	0.23	\$3,090,000.00	\$61,800.00	
41964	8/31/2020	0054	542	MONOMOY CREEK RD, 10	10 MONOMOY CREEK NOM	MOLLER	-1	0	0	0	1.09	\$5,595,000.00	\$111,900.00	
41965	8/31/2020	0041	2131	PILGRIM RD, 19	RUDIHOFF	19 PILGRIM LLC	-1	0	0	0	0.13	\$3,883,000.00	\$77,660.00	
41966	8/31/2020	0924	306	WANOMA WY, 27	MOULINE	BUTLER	-1	0	0	0	1.26	\$3,900,000.00	\$78,000.00	
GRAND TOTALS							-88	-10			\$176,375,099.48			
							0	-6			87.21	\$3,435,778.50		

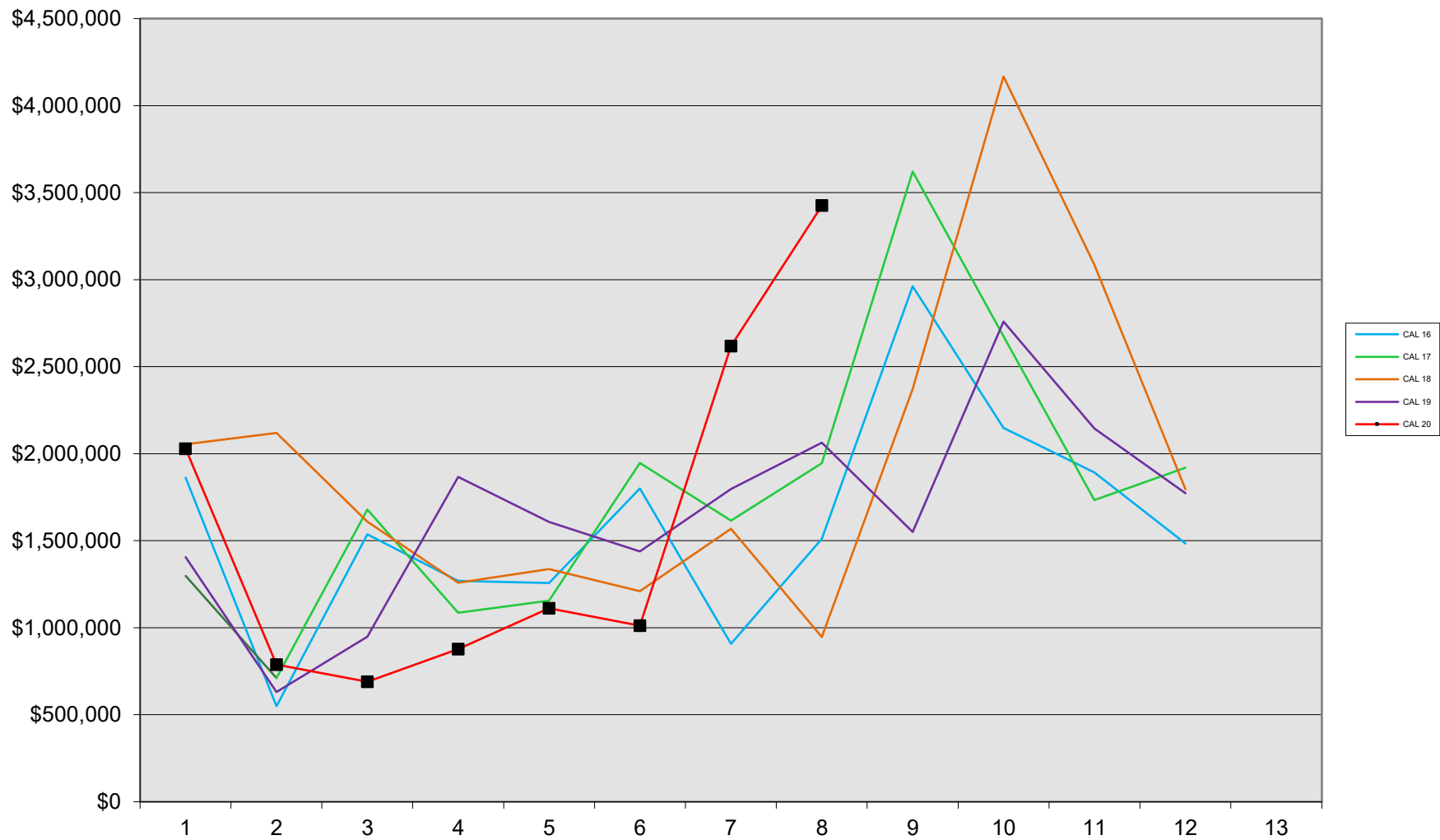
MONTHLY TRANSFER STATISTICS CALENDAR 2019

CAL19	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-19	77	36	41	\$73,129,224	\$70,296,724	\$1,405,934
Feb-19	55	32	23	\$33,375,816	\$31,585,094	\$631,702
Mar-19	75	43	32	\$51,027,881	\$47,441,881	\$948,838
Apr-19	72	42	30	\$94,747,898	\$91,479,627	\$1,866,725
May-19	86	45	41	\$82,825,845	\$80,412,845	\$1,608,257
Jun-19	70	42	28	\$82,330,500	\$71,590,500	\$1,438,810
Jul-19	89	56	33	\$94,955,156	\$89,775,156	\$1,796,308
Aug-19	99	46	53	\$106,405,471	\$102,684,583	\$2,063,692
Sep-19	93	48	45	\$80,267,845	\$77,392,845	\$1,549,917
Oct-19	109	49	60	\$139,977,450	\$137,527,117	\$2,759,542
Nov-19	99	51	48	\$110,400,753	\$107,270,753	\$2,145,415
Dec-19	112	71	41	\$104,991,606	\$88,127,806	\$1,772,556
THRU AUG 19	524	296	228	\$512,392,320	\$482,581,826	\$9,696,574
Average	86	47	40	\$87,869,620	\$82,965,411	\$1,665,641
Low	55	32	23	\$33,375,816	\$31,585,094	\$631,702
High	112	71	60	\$139,977,450	\$137,527,117	\$2,759,542

MONTHLY TRANSFER STATISTICS CALENDAR 2020

CAL20	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-20	89	47	42	\$109,790,691	\$101,405,024	\$2,028,080
Feb-20	64	43	21	\$41,203,812	\$39,403,812	\$788,096
Mar-20	50	31	19	\$36,463,714	\$34,508,714	\$690,174
Apr-20	49	27	22	\$45,321,960	\$43,866,510	\$877,330
May-20	36	18	18	\$57,099,813	\$55,087,313	\$1,111,746
Jun-20	52	29	23	\$50,331,500	\$50,331,500	\$1,012,480
Jul-20	101	57	44	\$137,529,158	\$130,894,991	\$2,617,900
Aug-20	104	49	55	\$176,375,099	\$171,288,925	\$3,425,779
Sep-20						
Oct-20						
Nov-20						
Dec-20						
THRU JUL 20	545	301	244	\$654,115,748	\$626,786,789	\$12,551,586
Average	68	38	31	\$81,764,468	\$78,348,349	\$1,568,948
Low	36	18	18	\$36,463,714	\$34,508,714	\$690,174
High	104	57	55	\$176,375,099	\$171,288,925	\$3,425,779

CALENDAR YEAR TRANSFER REVENUE COMPARE 2016 - 2020



NANTUCKET ISLANDS LAND BANK***CHECK WARRANT SUMMARY*****For the Period From Sep 8, 2020 to Sep 8, 2020**

Filter Criteria includes: Report order is by Check Number.

Check #	Payee	Amount
	FRANK BALESTER	280.00
	BENJAMIN NORMAND RESIDENTIAL DESIGN INC	1,254.60
	SUSAN CAMPESE	57.73
	COUNTY OF NANTUCKET (PAYROLL/FICA)	80,062.28
	COUNTY OF NANTUCKET (BCBS)	18,947.20
	DON ALLEN AUTO SERVICE	650.00
	RACHAEL S. FREEMAN	82.61
	FULL GRADING SERVICES, INC.	1,400.00
	GARDEN POTTY INC	10,500.00
	HORIUCHI SOLIEN	5,533.50
	DEERE & COMPANY	226.84
	LONGFIN LLC	87.50
	MARINE HOME CENTER	621.46
	MASS AUDUBON	1,275.00
	NATIONAL GRID	685.72
	NORTHWIND BUILDING CORP	29,308.48
	OUTDOOR POWER LLC	95.15
	P & M REIS TRUCKING, INC.	124.00
	REGISTRY OF DEEDS	699.00
	STAPLES	15.15
	WOODS HOLE, MARTHA'S VINEYARD	148.50
	SUTHERLAND STUDIO INC	8,100.00
	TOMAILO DEVELOPMENT	28,080.00
	TOWN OF NANTUCKET TIPPING FEES	68.16
	TOWNLINE EQUIPMENT SALES, INC.	73.90
	VALERO & SONS, INC	310.57
	WANNACOMET WATER COMPANY	2,035.20
	WATERWORKS OF NANTUCKET, INC	95.00
	W.B. MASON	30.90
	YATES GAS	271.82
	CAPE COD TRUCK SERVICE	2,936.00
Total		194,056.27

REGULAR SESSION ACTION ITEMS

<u>Priority</u>	<u>Requested</u>	<u>Item</u>	<u>Progress</u>
	1/8/2019	Land Bank-info pamphlet	Finalizing photographs
	4/23/2019	Trailheads	Pass HDC, working on final drafts for printing
	4/23/2019	Pie Chart of properties	Project 90% done set aside with Covid, but will have ready for 1st mtg Oct.
	5/14/2019	Removal of Black Pines at Apthorp	Whole site needs work, so will submit an overall application this winter
	8/13/2019	Map of West End of Island	Draft done, next meeting with organizations and print
	8/25/2019	Planning for Golf Management bid cycle	Commencing
	11/26/2019	Committee for Permanent Cross-Island Trail	Restarting the project, stalled with covid
	11/26/2019	Island Wide Map - Project	Need to decide final product or products (app, book)