

AGENDA
Nantucket Land Bank Commission
Regular Meeting of October 13, 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. Nantucket Pond Coalition Presentation
- b. Solar Energy – Discussion
- c. 16 Candle House Ln/Garden by the Sea – Memorial Plaque Donation Request
- d. Washington Street Extension Property – Landscape Plan Review
- e. Golf Capital Committee - Recommendations
- f. All Properties – Commissioner Questions, Comments, Suggestions

3. TRANSFER BUSINESS

- a. Current “M” Exemptions
- b. Current “O” Exemptions
- c. “M” Exemption Updates

4. APPROVAL OF MINUTES

- a. Regular Meeting of September 8, 2020 and the Special Meeting of October 2, 2020

5. FINANCIAL BUSINESS

- a. Monthly Transfer Statistics
- b. Warrant Authorization – Cash Disbursement
- c. FY20 Staff Prepared Financial Summary

6. REGULAR BUSINESS

- a. West End Map - Review
- b. Action Items – Review

7. PERSONNEL MANAGEMENT

- a. Organizational Structure - 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/91436953232?pwd=Tk5CQ1ZpbGhOMWFBWHRIQ1I0MVNLQT09>

Find your local number: <https://zoom.us/j/9222999999>



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 6:40 PM this 12th day of
March, two thousand and twenty.

Charles D. Baker

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

To: Jesse Bell
Assistant Director
Nantucket Land Bank

September 22, 2020

Dear Ms. Bell:

It was a pleasure speaking with you the other week, about the idea for a monument telling the story of Arthur Cooper, resident of Angola Street.

I'll provide a summary of the project:

- The purpose is to acknowledge the events of October 1822, when Arthur Cooper, who lived on Angola Street, was saved from a return to slavery.
- Ms. Maureen Searle, a resident of Angola Street, would like to donate a descriptive plaque to the Town.
- The Nantucket Historical Commission (NHC) is working with Ms. Searle to develop the text, and design and source the plaque.
- The draft text is below, with thanks to Dr. Frances Karttunen, historian and NHC Resource Advisor. Note that the narrative might be shortened, to suit a preferred design. The plaque as presented below would have a minimum size of 18"x20".

The NHC proposes to partner with the Land Bank for this commemorative effort, and install the plaque in the Land Bank park next to Angola Street.

We look forward to hearing your thoughts on this idea, and discussing how we might bring the idea to fruition, for the benefit of Nantucket. Thank you.

Sincerely,
The Nantucket Historical Commission

ARTHUR COOPER AND ANGOLA STREET

draft

Arthur Cooper achieved freedom from slavery and moved to Nantucket with his wife Mary and their children in 1820. The family lived on Angola Street. In October 1822, an agent for his former slaveholder arrived at the Coopers' home, intending to return Cooper and his family to slavery in Virginia. The people of Nantucket's New Guinea community, along with Nantucket Quakers, surrounded the house, creating a diversion while the Coopers were whisked away into hiding. Abolitionist Oliver Gardner and his family concealed the Coopers in their home, until the agent and his deputy left the island.

Arthur Cooper lived the remainder of his days a free man in Nantucket. In 1832 he became one of the founding members of the Zion Church, located on the corner of West York Street and West York Lane. He died in 1853 and was interred in the Historic Coloured Cemetery, located across Prospect Street behind Mill Hill.



5-foot Mowed Grass Buffer

Pedestrian Footpath

~100 feet Split Rail Fence
(10 sections)

~20-foot
Vegetated Buffer

~200 feet Stockade Fence
(4 feet tall, 4x4 posts,
2x4 horizontals, 1x6 pine
boards)

~20-foot
Vegetated Buffer

Privet Hedge

Split Rail Fence
(with Pedestrian Access)

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of October 13, 2020

1. September 2020 Transfers – Record Nos. 41967 through 42126

a. Current “M” Exemptions and Liens:

No. 41969 Vlatko Peshnachki

2. Assent to Termination of Seven Marble Way Condominium

No. 37358 Matthew Hill and Leah Cabral

3. Three-Year Ownership Non-Compliance – Request for Waiver/Release of Lien:

No. 39108 Michael C. Dussault and Jena M. Winchell

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
41967	9/1/2020	0056	802	HAWTHORNE LN, 8A	THOMAS M MOULTON 201	DAVID AND STACEY WEI	-1	0	0	0	0.20	\$3,650,000.00	\$73,000.00	
41968	9/1/2020	5544	056-	PROSPECT ST, 38	38 PROSPECT LLC	MUELLER NANTUCKET AS	0	0	-1	0	0.40	\$934,000.00	\$18,680.00	
41969	9/1/2020	0067	155	LEWIS CT, 10	PESCHNACHKI	10 LEWIS COURT LLC	-1	0	0	0	0.23	\$775,000.00	\$3,500.00	M
41970	9/1/2020	5544	971	MILL ST, 26	CHATTMAN/ADAM	CHRAPPA/HARTMANN	-1	0	0	0	0.16	\$2,490,000.00	\$49,800.00	
41971	9/1/2020	0029	105	WALSH ST, 38	NUNNALLY/DIVELLO	TAKE IT EASY LLC	-1	0	0	0	0.08	\$2,550,000.00	\$51,000.00	
41972	9/1/2020	0066	511	FINBACK LN, 9	HORCOFF	CITY POINT CAPITAL L	-1	0	0	0	0.12	\$2,025,000.00	\$40,500.00	
41973	9/2/2020	0040	003	EEL POINT RD, 27	27 EEL POINT ROAD LL	BERGER/ALEXANDER	-1	0	0	0	1.84	\$0.00	\$0.00	I
41974	9/2/2020	0014	037	POCOMO RD, 40	40 POCOMO ROAD LLC	ELLEN MARY CRECCA SP	-1	0	0	0	2.70	\$0.00	\$0.00	I
41975	9/2/2020	0026	201+	QUAISE PASTURE RD, 9	DANIEL R OMSTEAD 200	SOLBERT FAMILY TRUST	-1	0	0	0	3.78	\$3,450,000.00	\$69,000.00	
41976	9/2/2020	0072	037	CHUCK HOLLOW RD, 5R	HENDERSON	DONNELLAN	-1	0	0	0	1.10	\$1,155,000.00	\$23,100.00	
41977	9/3/2020	0067	277	HULL LN, 6	DAY	GILES	-1	0	0	0	0.21	\$0.00	\$0.00	C
41978	9/3/2020	0013	010	SQUAM RD, 77	SEVENS REALTY TRUST	MARTIN	-1	0	0	0	1.94	\$2,800,000.00	\$56,000.00	
41979	9/3/2020	0043	947	PIPPENS WY, 14	ANTHONY F HARRINGTON	14 PIPPLENS WAY LLC	-1	0	0	0	0.97	\$4,600,000.00	\$92,000.00	
41980	9/3/2020	0072	053	SEVEN MILE LN, 4	SCHMIDT	ATKINS	-1	0	0	0	0.47	\$650,000.00	\$13,000.00	
41981	9/4/2020	5541	006	PINE ST, 32	LUCY	IRWIN J SMITH III RE	-1	0	0	0	0.06	\$1,550,000.00	\$31,000.00	
41982	9/4/2020	4231	043	UNION ST, 10	OKAY OKAY HOUSE LLC	BERRY REVOCABLE REAL	-1	0	0	0	0.28	\$3,850,000.00	\$77,000.00	
41983	9/4/2020	7342	004	W SANKATY RD, 28	VAUGHAN	VAUGHAN	-1	0	0	0	0.18	\$0.00	\$0.00	C
41984	9/4/2020	0080	234	GLADLANDS AV, 3	VIETH	3 GLADLANDS REALTY T	-1	0	0	0	1.84	\$1,750,000.00	\$35,000.00	
41985	9/4/2020	0067	815	WOOD LILY RD, 12	GOATER, JR	RUGGED SCOTT LLC	-1	0	0	0	0.27	\$2,225,000.00	\$44,500.00	
41986	9/4/2020	0055	564	MAMACK LN, 16	TRAYWICK	US AJAX MORTGAGE LOA	-1	0	0	0	0.12	\$810,000.00	\$16,200.00	
41987	9/4/2020	4231	845	STILL DOCK, 14A	HAYES	STILL DREAMING LLC	0	0	0	-1	0.00	\$1,225,000.00	\$24,500.00	
41988	9/4/2020	4232	136	UNION ST, 19	CARACCIOLO	19 UNION STREET NOMI	-1	0	0	0	0.12	\$2,350,000.00	\$47,000.00	
41989	9/4/2020	0075	042	JONATHAN WY, 11	ANG	LIENHARD	-1	0	0	0	1.24	\$575,000.00	\$11,500.00	
41990	9/4/2020	0055	011	ATLANTIC AV, 11	MCGROARTY	KASZA	-1	0	0	0	0.10	\$1,350,000.00	\$27,000.00	
41991	9/8/2020	4241	764	SWAIN ST, 15	EFFGEN	ROBINSON FAMILY NOMI	0	0	0	-1	0.00	\$3,000.00	\$60.00	
41992	9/8/2020	4241	764	SWAIN ST, 15	EFFGEN	REED	0	0	0	-1	0.00	\$3,000.00	\$60.00	
41993	9/9/2020	0041	3951	NEW LN, 24B	LAWRENCE M KEITH FAM	LAWRENCE M KEITH FAM	0	0	0	-1	0.00	\$0.00	\$0.00	E
41994	9/9/2020	7314	002	SANKATY RD, 20	20 SANKATY ROAD TRUS	JAYCOBS	-1	0	0	0	0.30	\$0.00	\$0.00	D
41995	9/9/2020	7341	041	NORTH RD, 6	KTT PLACE, LLC	HUNTINGTON NOMINEE R	-1	0	0	0	0.20	\$1,880,000.00	\$37,600.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
41996	9/9/2020	4232	097	ORANGE ST, 48	FORTY-EIGHT ORANGE S	K4 LLC	-1	0	0	0	0.18	\$6,550,000.00	\$131,000.00	
41997	9/9/2020	0041	566	BARNABAS LN, 12	MISA1981 ACK LLC	12 BARNABAS NOMINEE	-1	0	0	0	0.18	\$3,955,500.00	\$79,110.00	
41998	9/9/2020	0044	070	N PASTURE LN, 13	HOLMES	ROMANO	-1	0	0	0	2.80	\$0.00	\$0.00	C
41999	9/9/2020	0041	2792	WOODBURY LN, 30	HELLER	CONSTANCE K CHEEVER	-1	0	0	0	0.12	\$2,942,500.00	\$58,850.00	
42000	9/9/2020	0015	048	WEETAMO RD, 7	CRESSMAN	VANACORE	-1	0	0	0	1.15	\$6,750,000.00	\$135,000.00	
42001	9/9/2020	0056	147	MEADOW VIEW DR, 8	BIGACK LLC	TARA	-1	0	0	0	0.47	\$0.00	\$0.00	I
42002	9/10/2020	0041	073	CLIFF RD, 154	BEKIND DEVELOPMENT C	BARRETT	0	0	-1	0	0.99	\$0.00	\$0.00	B
42003	9/10/2020	0068	111+	OLD SOUTH RD, 115 +	FAIR CITY LLC	BUNTING	0	0	-1	0	0.73	\$1,390,000.00	\$27,800.00	
42004	9/10/2020	0063	043	SHEEP POND RD, 45	45 SHEEP POND LLC	LUCIER NOMINEE TRUST	-1	0	0	0	3.80	\$1,800,000.00	\$36,000.00	
42005	9/10/2020	0075	652	CHUCK HOLLOW RD, 40	FRASER	POCANTICO NOMINEE TR	0	0	-1	0	3.00	\$1,380,000.00	\$27,600.00	
42006	9/10/2020	0040	104	MAXEY POND RD, 7	GRECO	VOULGARIS	-1	0	0	0	2.37	\$6,300,000.00	\$126,000.00	
42007	9/10/2020	0056	804	HAWTHORNE LN, 6B	LARIZADEH	HAWTHORNE PARK LLC	0	0	-1	0	0.19	\$1,250,000.00	\$25,000.00	
42008	9/10/2020	4243	077	CENTER ST, 58	NESTO/BICKIMER	T CONRAD WETTERAU RE	-1	0	0	0	0.17	\$4,350,000.00	\$87,000.00	
42009	9/10/2020	7342	103	KING ST, 25	CAVANAGH	25 KING STREET TRUST	-1	0	0	0	0.15	\$2,300,000.00	\$46,000.00	
42010	9/10/2020	0040	653	PRIMROSE LN, 13	PRIMROSE HILL ACK LL	GALIHER	-1	0	0	0	1.97	\$5,995,000.00	\$119,900.00	
42011	9/11/2020	0074	023	SLEETWING CI, 4	SLEETWING INVESTMENT	CANNONBURY HOLDINGS	0	0	-1	0	0.54	\$995,000.00	\$19,900.00	
42012	9/11/2020	0074	024	SLEETWING CI, 6	SLEETWING INVESTMENT	CANNONBURY HOLDINGS	0	0	-1	0	0.52	\$995,000.00	\$19,900.00	
42013	9/11/2020	0074	029	CANNONBURY LN, 7	7 CANNONBURY LANE LL	CANNONBURY HOLDINGS	0	0	-1	0	0.47	\$1,095,000.00	\$21,900.00	
42014	9/11/2020	0030	278	HIGHLAND AV, 8	KEAY	8 HIGHLAND AVE LLC	-1	0	0	0	0.17	\$6,000,000.00	\$120,000.00	
42015	9/11/2020	0067	767	ELI PL, 2	PECARCIK	REINEMO	0	0	-1	0	0.31	\$475,000.00	\$9,500.00	
42016	9/11/2020	0041	120	DELANEY RD, 10	SGB PILGRIM LLC	ARI REAL ESTATE LLC	-1	0	0	0	0.43	\$4,700,000.00	\$94,000.00	
42017	9/14/2020	4241	090	N BEACH ST, 3	NYREN	S&K REALTY TRUST	-1	0	0	0	0.16	\$0.00	\$0.00	B
42018	9/14/2020	4241	090	N BEACH ST, 3	JMN REALTY HOLDINGS	NYREN	-1	0	0	0	0.16	\$0.00	\$0.00	I
42019	9/14/2020	0066	390	APPLETON RD, 5	SULLIVAN	SULLIVAN	-1	0	0	0	0.23	\$0.00	\$0.00	K
42020	9/14/2020	0041	448+	MEADOW LN,11 & 11A	11 MEADOW LANE LLC	11 MEADOW LANE LLC	-1	0	0	0	0.89	\$0.00	\$0.00	E
42021	9/14/2020	0056	158	POND RD, 4	GALLAHER/AGUIAR	GODLESKY	-1	0	0	0	0.46	\$1,250,000.00	\$25,000.00	
42022	9/14/2020	0073	022	CANNONBURY LN, 28	MACKETHAN	THOMAS F SHANNON RES	-1	0	0	0	0.46	\$3,000,000.00	\$60,000.00	
42023	9/14/2020	0055	025	ATLANTIC AV, 20	TARTAMELLA	MCDERMOTT/MCMANUS	-1	0	0	0	0.26	\$1,260,000.00	\$25,200.00	
42024	9/14/2020	0066	1501	W MIACOMET RD, 2	NESTLE	2 WEST MICOMET ROAD	-1	0	0	0	1.00	\$4,200,000.00	\$84,000.00	
42025	9/15/2020	0041	829	OLD WESTMOOR FARM, 9	LORD	NAN ONE LLC	-1	0	0	0	0.66	\$5,787,500.00	\$115,750.00	
42026	9/15/2020	4233	081+	NEW DOLLAR LN, 6	FMI LLC	FMI LLC	-1	0	-1	0	0.38	\$0.00	\$0.00	C
42027	9/15/2020	4233	081+	NEW DOLLAR LN, 6	FMI LLC	FMI LLC	-1	0	0	0	0.38	\$0.00	\$0.00	C

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
42028	9/15/2020	0044	254	POLPIS RD, 86	SNUGGEDIN TRUST	EIGHTY-SIX POLPIS RO	-1	0	0	0	1.59	\$1,825,000.00	\$36,500.00	
42029	9/15/2020	4232	141	WASHINGTON ST, 33B	TOBIN	GOLLINGER	-1	0	0	0	0.18	\$2,150,000.00	\$43,000.00	
42030	9/15/2020	4233	017	MAIN ST, 93	RUFIO ACK HOLDINGS L	FAR HORIZON LLC	-1	0	0	0	0.22	\$9,500,000.00	\$190,000.00	
42031	9/15/2020	0014	035+	MEDOUIE CREEK RD, 29	BOOTH	ROBERT C WRIGHT REVO	-1	0	0	0	11.81	\$12,650,000.00	\$253,000.00	
42032	9/15/2020	7332	070	STONE POST WY, 27	MILLER/VALENTE	NORMAN DELKER TRUST	-1	0	0	0	0.46	\$1,875,000.00	\$37,500.00	
42033	9/15/2020	0056	365	NEW HUMMOCK CI, 3	WEIGOLD	DUNLAP FAMILY TRUST	-1	0	0	0	0.93	\$2,875,000.00	\$57,500.00	
42034	9/15/2020	0040	262	MILLBROOK RD, 85	MERRICK G ANDLINGER	SPITLER	-1	0	0	0	2.26	\$4,195,000.00	\$83,900.00	
42035	9/15/2020	7332	087	HEDGE ROW, 6	DAVID S BERSON REVOC	REINEY	-1	0	0	0	0.46	\$2,900,000.00	\$58,000.00	
42036	9/15/2020	4233	123	PLEASANT ST, 15	BERRY PLEASANT LLC	SANFORD	-1	0	0	0	0.24	\$6,550,000.00	\$131,000.00	
42037	9/15/2020	0044	195	POLPIS RD, 129	NELSON	POLPIS ROAD HOLDINGS	-1	0	0	0	3.07	\$5,358,500.00	\$107,170.00	
42038	9/15/2020	4234	128	INDIA ST, 37	GOLDMAN	KIES	-1	0	0	0	0.12	\$3,850,000.00	\$77,000.00	
42039	9/15/2020	0027	038	SHAWKEMO HILLS LN, 2	2 SHL TRUST	2 SHAWKEMO HILLS REA	-1	0	0	0	2.54	\$7,900,000.00	\$158,000.00	
42040	9/16/2020	0041	618-	ACKERMUCK WY, 8	BROCK	CROOKS/PATTERSON	0	0	-1	0	0.01	\$0.00	\$0.00	B
42041	9/16/2020	0041	618-	ACKERMUCK WY, 8	BROCK	LOWELL	0	0	-1	0	0.01	\$0.00	\$0.00	B
42042	9/16/2020	0041	618	ACKERMUCK WY, 8	HIGH TIDE PARTNERS L	BROCK	-1	0	0	0	1.30	\$2,775,000.00	\$55,500.00	
42043	9/16/2020	0068	532	SPARROW DR, 2	DUNLAP FAMILY TRUST	TOROIAN/SETTEMBRINI	-1	0	0	0	0.12	\$1,258,000.00	\$25,160.00	
42044	9/16/2020	0594	101	N CAMBRIDGE ST, 14	BOYNTON	KURLAND	-1	0	0	0	0.19	\$851,500.00	\$17,030.00	
42045	9/16/2020	0067	814	WOOD LILY RD, 17	ISRAELITE	RUGGED SCOTT LLC	-1	0	0	0	0.18	\$1,840,000.00	\$36,800.00	
42046	9/16/2020	0056	280	MEADOW VIEW DR, 17	FAUST/CEKLENIK	FRAZIER II/FRAZIER	-1	0	0	0	0.46	\$1,775,000.00	\$35,500.00	
42047	9/16/2020	0080	127	BOULEVARDE, 21	21 BOULEVARDE LLC	ROMASANTA	-1	0	0	0	0.95	\$0.00	\$0.00	I
42048	9/16/2020	0053	031	TETAWKIMMO DR, 5	WATSON	WHAT SUN LLC	-1	0	0	0	0.46	\$0.00	\$0.00	J
42049	9/16/2020	0054	085	BREWSTER RD, 33	CMR-33B LLC	KROM NOMINEE TRUST	-1	0	0	0	1.33	\$2,798,000.00	\$55,960.00	
42050	9/16/2020	0082	097	AHAB DR, 21	KRAGG LLC	DRAKE REAL ESTATE LL	-1	0	0	0	0.46	\$3,468,000.00	\$69,360.00	
42051	9/17/2020	0056	801	HAWTHORNE LN, 8B	DIDDEN JR/MARMO-DIDD	RUDIKOFF	0	0	-1	0	0.19	\$1,355,000.00	\$27,100.00	
42052	9/17/2020	0021	1185	HORN BEAM RD, 2	DRAKE REAL ESTATE LL	KATHY GALLAHER REVOC	-1	0	0	0	7.39	\$4,900,000.00	\$98,000.00	
42053	9/17/2020	0067	885	FAIRGROUNDS RD, 17	17 FAIRGROUNDS ROAD	17 FAIRGROUNDS ROAD	-1	0	0	0	0.23	\$0.00	\$0.00	I
42054	9/17/2020	0067	885	FAIRGROUNDS RD, 17	17 FGR ACK LLC	17 FAIRGROUNDS ROAD	-1	0	0	0	0.23	\$300,000.00	\$6,000.00	
42055	9/17/2020	0067	156	FAIRGROUNDS RD, 19	19 FGR ACK LLC	HOLDGATE JR	-1	0	0	0	0.33	\$950,000.00	\$19,000.00	
42056	9/17/2020	0043	177	POLPIS RD, 76	JOHNSTON	RANDOLPH G SHARP TRU	-1	0	0	0	1.46	\$3,725,000.00	\$74,500.00	
42057	9/18/2020	0073	126	BLACK FISH LN, 5	XAVIER	DAMMIN	0	0	-1	0	0.47	\$1,590,000.00	\$31,800.00	
42058	9/18/2020	4232	2132	FAIR ST, 34A	KING	JOHNSON FAIR STREET	-1	0	0	0	0.10	\$2,750,000.00	\$55,000.00	
42059	9/18/2020	4234	112	LIBERTY ST, 14	VESPER TRUST	REVOCABLE DEED OF TR	-1	0	0	0	0.06	\$3,500,000.00	\$70,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
42060	9/18/2020	0041	073	CLIFF RD, 154	154 CLIFF ROAD NOMIN	BE KIND DEVELOPMENT	-1	0	0	0	0.99	\$5,000,000.00	\$100,000.00	
42061	9/18/2020	0030	038	SHERBURNE WY, 5	5 SHERBURNE WAY LLC	CLIFFSIDE HOME NOMIN	-1	0	0	0	2.16	\$21,000,000.00	\$420,000.00	
42062	9/18/2020	0593	069	STARBUCK RD, 64	DESLOGE	DELOGU	-1	0	0	0	0.41	\$2,050,000.00	\$41,000.00	
42063	9/18/2020	0056	817	HUMMOCK POND RD, 55	NEE	HAWTHORNE PARK LLC	-1	0	0	0	0.19	\$2,750,000.00	\$55,000.00	
42064	9/18/2020	0074	007	CANNONBURY LN, 6	6/8 CL TRUST	CANNONBURY HOLDINGS	0	0	-1	0	0.46	\$975,000.00	\$19,500.00	
42065	9/18/2020	0074	008	CANNONBURY LN, 8	6/8 CL TRUST	CANNONBURY HOLDINGS	0	0	-1	0	0.46	\$975,000.00	\$19,500.00	
42066	9/18/2020	0081	170	ELLENS WY, 2	2 EW TRUST	BLUEFIN PARTNERS LLC	0	0	-1	0	0.23	\$1,587,500.00	\$31,750.00	
42067	9/18/2020	0081	171	ELLENS WY, 4	4 EW TRUST	BLUEFIN PARTNERS LLC	0	0	-1	0	0.23	\$1,587,500.00	\$31,750.00	
42068	9/21/2020	0044	012	POLPIS RD, 151	MENT/MURRAY	BEVERLY T STAMBAUGH	-1	0	0	0	0.25	\$1,415,000.00	\$28,300.00	
42069	9/21/2020	5514	107	SPRING ST, 13, # 2	PEARCE PROPERTIES AC	GARDNER	0	0	0	-1	0.00	\$1,250,000.00	\$25,000.00	
42070	9/21/2020	0027	031	FULLING MILL RD, 10	10 FULLING MILL REAL	PARIZEAU NANTUCKET	-1	0	0	0	2.12	\$0.00	\$0.00	D
42071	9/21/2020	0044	089	N PASTURE LN, 12	KENNETH S SWEET JR T	SWEET JR	-1	0	0	0	2.75	\$0.00	\$0.00	D
42072	9/21/2020	4244	333	FOLGER LN, 7	WOLFRAM	WOLFRAM	-1	0	0	0	0.17	\$0.00	\$0.00	C
42073	9/21/2020	4233	169	VESTAL ST, 10	FELDBERG	JOSEPHINE F WAINE 19	-1	0	0	0	0.11	\$2,575,000.00	\$51,500.00	
42074	9/21/2020	7342	052	W SANKATY RD, 26	VAUGHAN	VAUGHAN, EST, BRIAN	0	0	-1	0	0.14	\$0.00	\$0.00	E
42075	9/22/2020	0030	181	LINCOLN AV, 16	SEAL TEAM WOODY LLC	16 LINCOLN AVENUE NO	-1	0	0	0	0.32	\$15,200,000.00	\$304,000.00	
42076	9/22/2020	4244	033	CLIFF RD, 18	HEEBE	CLIFF COTTAGE LLC	-1	0	0	0	0.18	\$5,100,000.00	\$102,000.00	
42077	9/22/2020	0924	234	WANOMA WY, 30	ISLAND TRYST HOLDING	ROSENBLATT	-1	0	0	0	0.23	\$3,195,000.00	\$63,900.00	
42078	9/22/2020	0079	154	POCHICK AV, 72	72 POCHICK AVE REVOC	FOX	-1	0	0	0	0.75	\$0.00	\$0.00	D
42079	9/22/2020	0080	071	SURFSIDE RD, 115	MILLER	1175 SURFSIDE RD LLC	-1	0	0	0	0.96	\$4,700,000.00	\$94,000.00	
42080	9/23/2020	0091	112	VAN FLEET CI, 8	TRUST OF KIM A LAMB	LAMB	-1	0	0	0	2.76	\$0.00	\$0.00	D
42081	9/23/2020	5541	1701	W DOVER ST, 3	SPRINGER/LILLY/LILLY	CORKIN	-1	0	0	0	0.07	\$1,395,000.00	\$27,900.00	
42082	9/23/2020	0067	644	ESSEX RD, 51	51 ESSEX RD LLC	51 ESSEX INVESTORS L	-1	0	0	0	0.12	\$750,000.00	\$15,000.00	
42083	9/23/2020	0040	104	MAXEY POND RD, 7	STAR MAGNOLIA TRUST	GRECO	-1	0	0	0	2.37	\$0.00	\$0.00	D
42084	9/23/2020	0080	028	PLUM ST, 11	MULLINS	REILLY	-1	0	0	0	0.62	\$3,150,000.00	\$63,000.00	
42085	9/23/2020	0056	030	VESPER LN, 46	HALL	MICHALOWSKI	-1	0	0	0	0.47	\$4,000,000.00	\$80,000.00	
42086	9/23/2020	0038	181	LITTLE NECK WY, 3	MACARTHUR FAMILY 199	ELLEN T SHAW REALTY	0	0	0	-1	0.00	\$0.00	\$0.00	D
42087	9/23/2020	0082	075	DAVIS LN, 11	WHIDDEN	COOPED UP REALTY TRU	-1	0	0	0	0.75	\$2,891,300.00	\$57,826.00	
42088	9/23/2020	0081	182	ELLENS WY, 23	GLYNN	BLUEFIN PARTNERS LLC	0	0	-1	0	0.31	\$1,200,000.00	\$24,000.00	
42089	9/23/2020	0055	657	WILLIAMS ST, 15	FELDBERG	OWEN	-1	0	0	0	0.14	\$2,450,000.00	\$49,000.00	
42090	9/24/2020	4241	055	WALSH ST, 7	BUTLER	247 LLC	-1	0	0	0	0.14	\$4,525,000.00	\$90,500.00	
42091	9/25/2020	4233	080+	STARBUCK CT, 7	7 STARBUCK COURT LLC	FNI LLC	-1	0	0	0	0.29	\$3,200,000.00	\$64,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
42092	9/25/2020	0066	537	WHITE WHALE LN, 4	FLYNN	BARTLETT ROAD NOMINE	0	0	-1	0	0.24	\$480,000.00	\$9,600.00	
42093	9/25/2020	0082	231	SACCACHA AV, 1	STARFISH ACK LLC	NANTUCKET BELLEVUE L	-1	0	0	0	1.66	\$6,100,000.00	\$122,000.00	
42094	9/25/2020	1587	044	PINE ST, 17	CRAVEN	PACKNPINE LLC	-1	0	0	0	0.08	\$2,720,000.00	\$54,400.00	
42095	9/25/2020	0056	463	MANCHESTER CI, 4	ARNOTT	NESTLE	-1	0	0	0	0.46	\$1,825,000.00	\$36,500.00	
42096	9/25/2020	0594	202	TENNESSEE AV, 51	RUBENSTEIN/BISTANY	JENNISON FAMILY II R	-1	0	0	0	0.78	\$2,000,000.00	\$40,000.00	
42097	9/25/2020	6021	040	WASHINGTON AV, 9	WALSH/MORRISON	ROY F GREENWALD REVO	-1	0	0	0	0.18	\$1,119,712.00	\$22,394.24	
42098	9/25/2020	0025	001	POLPIS RD, 262	262 POLPIS II NOMINE	262 POLPIS NOMINEE T	-1	0	0	0	23.00	\$0.00	\$0.00	D
42099	9/25/2020	0021	150	QUIDNET PATH, 26	DONOHUE	QUIDNET DEVELOPMENT	-1	0	0	0	0.89	\$4,200,000.00	\$84,000.00	
42100	9/25/2020	0067	283	BRINDA LN, 8	CAROL A PILARSKI TRU	PILARSKI	-1	0	0	0	0.90	\$0.00	\$0.00	D
42101	9/25/2020	0049	591	ANNS LN, 2	ROBERT VEGHTE REVOC	VEGHTE/REDNOR	-1	0	0	0	0.48	\$0.00	\$0.00	D
42102	9/25/2020	4233	087	MILK ST, 21	TWENTY-ONE MILK STRE	WILEY JR/GEORGE	-1	0	0	0	0.34	\$2,920,000.00	\$58,400.00	
42103	9/28/2020	0594	154	ARKANSAS AV, 52	52 ARKANSAS AVENUE R	RUGGEO/BURNETT	-1	0	0	0	0.13	\$0.00	\$0.00	D
42104	9/28/2020	0065	086	BARTLETT FARM RD, 24	PELLEGRINO	TLJ PROPERTIES LLC	0	0	-1	0	0.22	\$1,300,000.00	\$26,000.00	
42105	9/28/2020	0073	092	HYDRANGEA LN, 13	SWANSON	HYDRANGEA LANE NO 5	0	0	-1	0	0.12	\$2,220,000.00	\$44,400.00	
42106	9/28/2020	4233	106	HOWARD ST, 1	REILLY	FELDBERG	-1	0	0	0	0.07	\$2,400,000.00	\$48,000.00	
42107	9/29/2020	7324	043	ELBOW LN, 5	SVARGALOKA NOMINEE	SVARGALOKA LLC	-1	0	0	0	0.12	\$1,666,625.00	\$33,332.50	
42108	9/29/2020	0055	660	CATO LN, 2	GENDRAU	GENDRAU/PRATS	-1	0	0	0	0.12	\$0.00	\$0.00	C
42109	9/29/2020	0055	660	CATO LN, 2	PRATS	GENDRAU	-1	0	0	0	0.12	\$0.00	\$0.00	C
42110	9/29/2020	0055	660	CATO LN, 2	JAYNE M PRATS TRUST	PRATS	-1	0	0	0	0.12	\$0.00	\$0.00	D
42111	9/29/2020	0055	660	CATO LN, 2	RICARDO PRATS GENDRA	GENDRAU	-1	0	0	0	0.12	\$0.00	\$0.00	D
42112	9/29/2020	5514	070	UNION ST, 74	NEMECHEK	NEMECHEK	-1	0	0	0	0.22	\$0.00	\$0.00	C
42113	9/29/2020	0041	060	DUKES RD, 14	ARCHER FAMILY REVOC	ARCHER	-1	0	0	0	0.46	\$0.00	\$0.00	D
42114	9/29/2020	0067	824	THISTLE WY, 2	WILLIAMS	MARTINEZ	-1	0	0	0	0.14	\$2,185,000.00	\$43,700.00	
42115	9/29/2020	5541	142	YORK ST, 10	10 YORK STREET LLC	COOK	0	0	-1	0	0.11	\$800,000.00	\$16,000.00	
42116	9/30/2020	0056	187	DUKES RD, 34	NETORE LLC	NETORE LLC	0	0	-1	0	0.33	\$0.00	\$0.00	C
42117	9/30/2020	0055	1361	FIRST WY, 35	BREEZY BANKS TRUST	FRONZUTO	-1	0	0	0	0.31	\$0.00	\$0.00	D
42118	9/30/2020	0055	136	SURFSIDE RD, 20	BREEZY BANKS TRUST	FRONZUTO	-1	0	0	0	0.36	\$0.00	\$0.00	D
42119	9/30/2020	0012	024	CROWS NEST WY, 1	NANTUCKET SUNRISE LL	BEACH NUT LLC	-1	0	0	0	1.11	\$9,125,000.00	\$182,500.00	
42120	9/30/2020	0041	2882	MAIN ST, 159 B	HOFFMAN	GENG	0	0	0	-1	0.00	\$715,000.00	\$14,300.00	
42121	9/30/2020	0021	261+	QUIDNET RD, 41	LOUGHLIN	MCKEE JR/REYNOLDS	-1	0	0	0	0.73	\$4,750,000.00	\$95,000.00	
42122	9/30/2020	0593	2705	S CAMBRIDGE ST, 34	GRIGGS/O'SHEA/O'SHEA	ROBERTS	0	0	0	-1	0.00	\$4,000.00	\$80.00	
42123	9/30/2020	0056	208	MILK ST, 53	BRICKLEY	MILLER	-1	0	0	0	0.22	\$1,795,000.00	\$35,900.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
42124	9/30/2020	0040	103	WANNACOMET RD, 12	FORNES MANAGEMENT TR	12 WANNACOMET LLC	-1	0	0	0	2.31	\$6,495,000.00	\$129,900.00	
42125	9/30/2020	0069	214	PARK CI, 7B	JASTRJEMBSKAIA/MELVI	DIMEO	0	0	0	-1	0.00	\$750,000.00	\$15,000.00	
42126	9/30/2020	5541	037	NEW ST, 7	KOTCHEN	ARRA/WEATHERHOLTZ	-1	0	0	0	0.16	\$1,950,000.00	\$39,000.00	
GRAND TOTALS							-127	-25				\$363,276,137.00		
							0	-9			142.23		\$7,253,522.74	

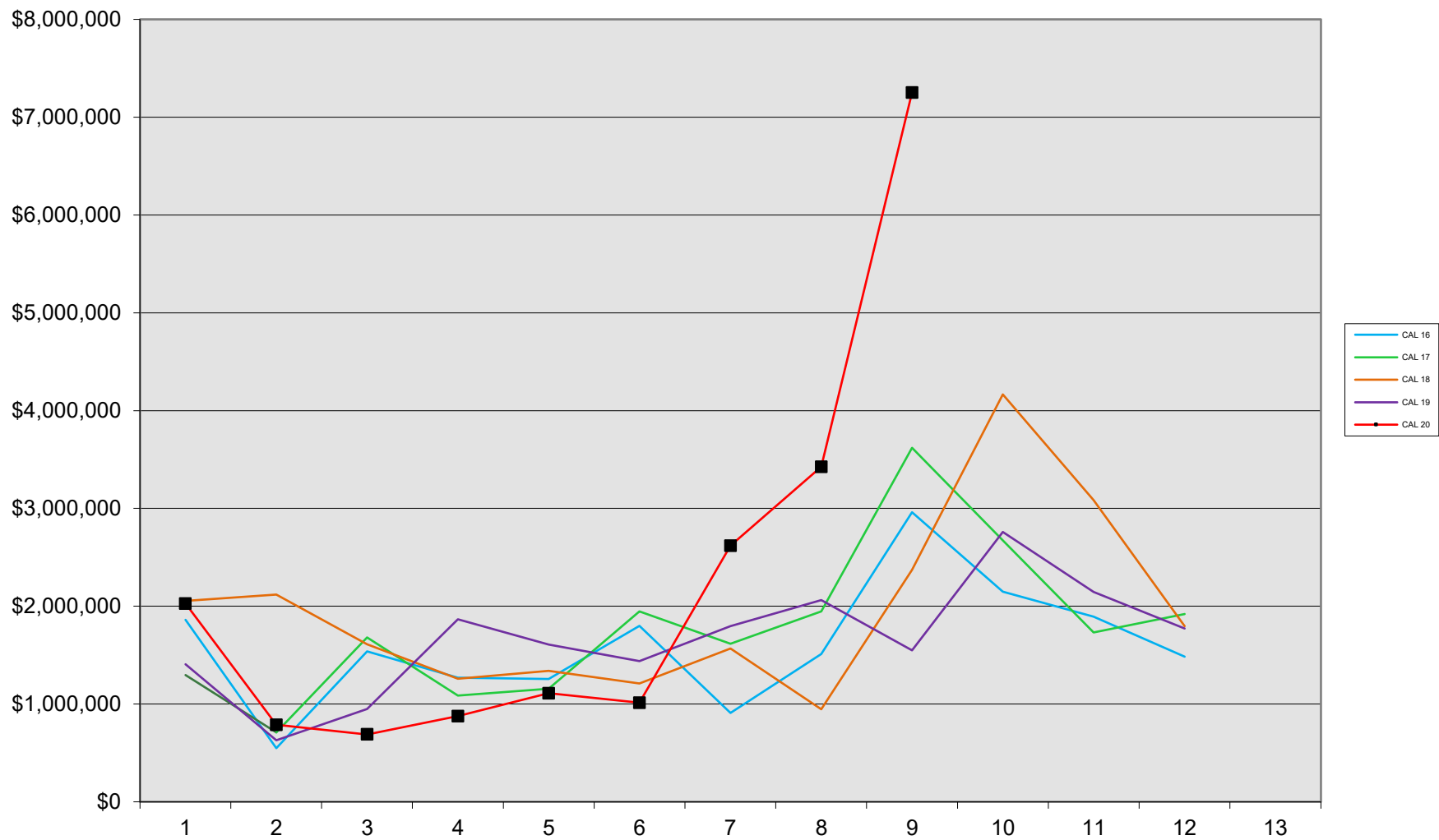
MONTHLY TRANSFER STATISTICS CALENDAR 2019

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 SEP 19	716	390	326	\$699,065,636	\$662,659,255	\$13,310,183
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	159	42	117	\$363,276,137	\$362,676,137	\$7,253,523
Oct-20						
Nov-20						
Dec-20						
THRU SEP 20	704	343	361	\$1,017,391,885	\$989,462,926	\$19,805,109
Average	78	38	40	\$113,043,543	\$109,940,325	\$2,200,568
Low	36	18	18	\$36,463,714	\$34,508,714	\$690,174
High	159	57	117	\$363,276,137	\$362,676,137	\$7,253,523

CALENDAR YEAR TRANSFER REVENUE COMPARE 2016 - 2020



Land Bank Financial Summary at 6/30/20

Assets:

Undesignated Cash and Equivalents	\$15,714,037
Designated Cash and Equivalents	\$2,088,290
Designated Investments	\$3,061,786
Receivables	\$149,329
Inventory and Other Current Assets	\$377,273
Land and Conservation Rights	\$390,070,595
Buildings and Equipment	\$31,596,934
Deferred outflow of Resources	\$586,407
	<u>\$443,644,648</u>

Liabilities:

Notes Payable	\$7,866,667
Bonds Payable	\$13,467,341
Other Payables and Liabilities	\$3,890,753
Deferred Inflows of Resources	\$270,499
	<u>\$25,495,260</u>

Net Assets	<u><u>\$418,149,388</u></u>
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Revenues:

Land Bank Transfer Fee	\$18,595,338
Golf Operating	\$4,185,183
Contributions/Grants	3,145,756.00
Other Income	\$328,461
Interest Income	\$375,508
Gain on disposal of property & equipment	\$26,142
Unrealized Gain	\$80,640
	<u>\$26,737,028</u>

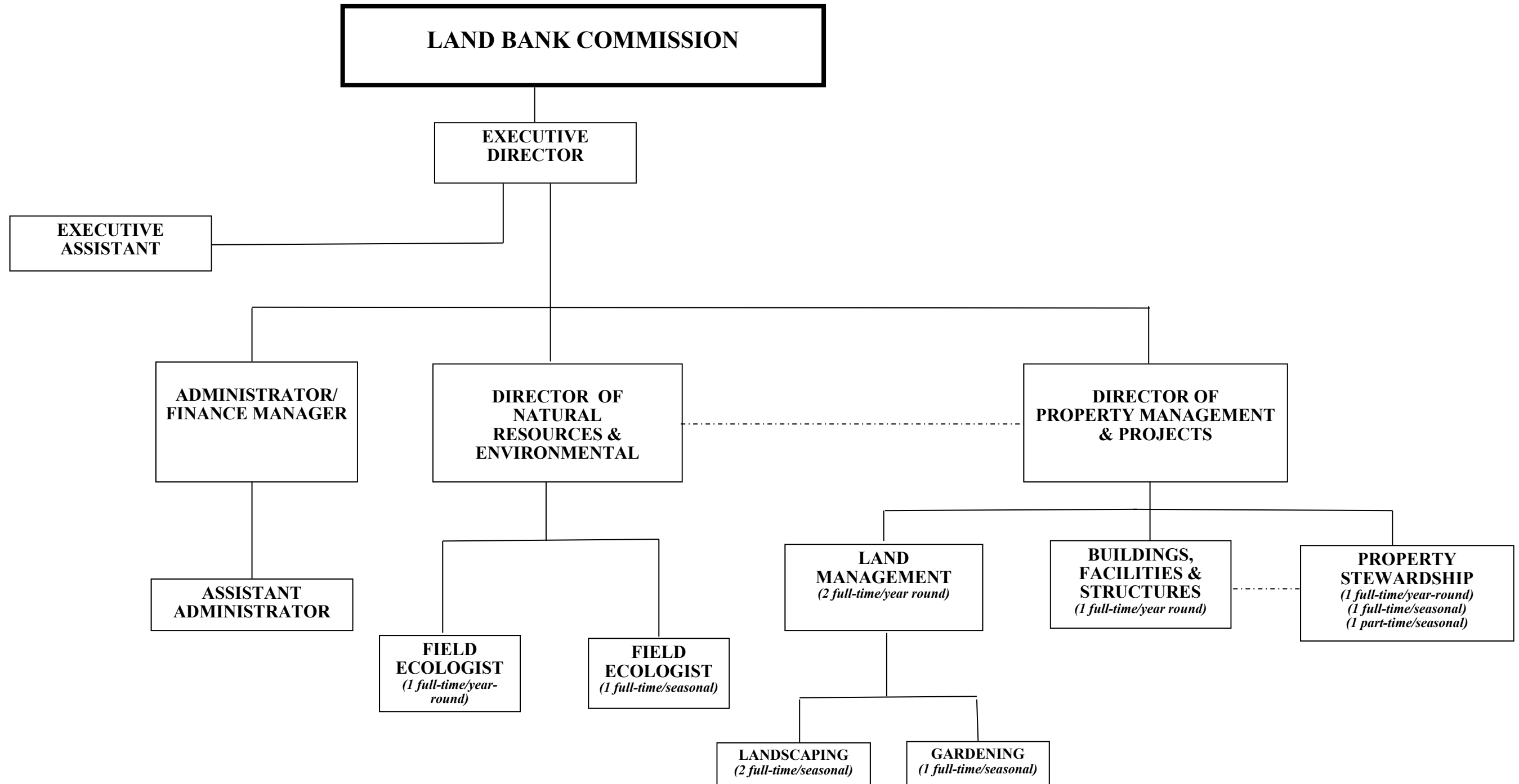
Expenses:

Land Bank Operating	\$2,874,080
Golf Operating	\$4,780,929
Land Bank Interest	\$755,706
Golf Interest	\$39,042
	<u>\$8,449,757</u>

Net Income	<u><u>\$18,287,271</u></u>
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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	Final stages to update website to match QR codes
	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	Update tonight
	8/25/2019	Planning for Golf Management bid cycle	Commencing
	11/26/2019	Committee for Permanent Cross-Island Trail	Having monthly meetings
	11/26/2019	Island Wide Map - Project	Need to decide final product or products (app, book)



PROPOSED 2020 ORGANIZATIONAL CHART