AGENDA Nantucket Land Bank Commission Regular Meeting of July 9, 2024 Land Bank Conference Room, 22 Broad Street, Nantucket, MA

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS

2. AGRICULTURAL MANAGEMENT

a. Land Bank Community Garden at Hinsdale Park – Update

3. PROPERTY MANAGEMENT

- a. 65/67 Easton St Fence Discussion
- b. 14 Cathcart Rd Landscape Proposal
- c. Cannonbury Ln Easement Relocation

4. REGULAR BUSINESS

- a. Invasive Species IFB Special Meeting August 19th
- b. Operations Reserve Fund Discussion

5. TRANSFER BUSINESS

- 6. APPROVAL OF MINUTES
 - a. Regular Meeting of June 25, 2024

7. CONSENT ITEMS

- a. Monthly Transfer Statistics
- b. Monthly Financial Report May
- c. Creeks Preserve Approval of Ken Roman Tribute Tree
- d. 27 Quaise Rd/Carter Approval of Memorial Plaque Bench Request
- e. Warrant Authorization Approval of Cash Disbursements
- f. Warrant Authorization Fiscal Year 2024 Cash Disbursements
- g. Nantucket Atheneum / American Farmland Trust Event Approval of Land Bank Participation (August 14th)
- h. Authorization to Execute Right-of-Entry for Formerly Used Defense Sites Program

8. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

- B. EXECUTIVE SESSION: The Executive Session is for Purpose 6 [G.L. c. 30A, 21(a)(6)] as 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; and for Purpose 3 [G.L. c. 30A, 21(a)(3)], discussions concerning strategy with respect to ongoing litigation.
 - 1. Approval of Executive Session Minutes
 - 2. Ongoing Litigation Matters:

- a. Suffolk Superior Court Docket No. 2284CV02606: Richard Corey, Trustee of Twenty-One Commercial Wharf Nominee Trust v. Massachusetts Department of Environmental Protection, Nantucket Islands Land bank, and Nantucket Conservation Commission. (Petrel Landing/17 Commercial Street)
- b. Land Court Department Action No. 22 MISC 000409: Nantucket Islands Land Bank v. Hunter S. Ziesing and Marcy E. Ziesing, Co-Trustees of the Lampoon Nominee Trust (6 Wesco Place)
- c. Nantucket Superior Court, C.A. No. 2275CV00024: NILB v. Architectural Access Board Easy Street Park Variance denial
- 3. Real Estate Acquisition

C. ADJOURNMENT



Nantucket Land Bank Commission Regular Meeting of July 9, 2024 (4pm) Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS

2. AGRICULTURAL MANAGEMENT

a. Land Bank Community Garden at Hinsdale Park – Update

A summary with pictures is provided in the meeting packet and will be presented by Susan at the meeting.

3. PROPERTY MANAGEMENT

a. 65/67 Easton St – Fence Discussion

Staff believes a safety fence is needed to prevent children from running into the road and two options (with pros and cons) are included in the meeting packet for the Commission's consideration.

b. 14 Cathcart Rd – Landscape Proposal

At the meeting staff will review recommendations regarding maintenance as well as shortterm and long-term improvements (included herein) for this property.

c. Cannonbury Lane – Easement Relocation

It has been discovered that the mowed path which exists on the ground does not align with the plan associated with the Land Bank's easement on this property. The recommendation is that the existing path is attractive and should be utilized so as not to disturb additional vegetation, and that the Land Bank should get the plan corrected on the record.

4. REGULAR BUSINESS

a. Invasive Species IFB – Special Meeting August 19th

Staff proposes to begin invasive species management in the roughly 5-acres of natural wetland in the Lily Pond Park prior to starting the larger hydrologic, ecosystem, and recreational improvement project. The intention is to reduce the presence of invasive species to manageable levels which will be maintained as part of the overall goal of habitat improvement and wetland restoration. The Environmental Department has worked very diligently in completing the technical specifications for the bidding of this project.

Administrative staff must now assemble and prepare the entire IFB with a specific timeline guiding the process. The most important date which drives the process is the desired start date for a project.

The materials included herein contain three (3) possible timeline options for the procurement of invasive species management in Lily Pond Park. The least desirable from staff perspective are:

- Option 1
 - Because the turnaround time for submission of 'good' bids is tight
- Option 3
 - Because this pushes the project start date of 9/9 which is ecologically unsuited to the treatment and type of work necessary to effectively and responsibly treat non-native invasive species

Option 2 is recommended because it allows:

- 1. Staff to prepare a good IFB packet
- 2. Prospective bidders to assemble strong proposals
- 3. Work to begin in an opportune window

b. Operations Reserve Fund – Discussion

The Director of Finance and Administration has crafted a recommendation for an Operations Reserve Fund as requested by the Commission at the last meeting. That recommendation is included in this meeting packet.

5. TRANSFER BUSINESS

6. APPROVAL OF MINUTES

a. Regular Meeting of June 25, 2024

7. CONSENT ITEMS

- a. Monthly Transfer Statistics
- b. Monthly Financial Report May
- c. Creeks Preserve Approval of Ken Roman Memorial

The Monomoy Civic Association would like to honor Ken Roman (in recognition of his service as President of the MCA) with a tree and plaque in the Creeks Preserve which Rob Earley will choose (according to their budget) and find a suitable location for. Staff recommends approval.

d. 27 Quaise Rd/Carter – Approval of Memorial Plaque Bench Request

Staff recommends utilizing the existing bench at the Carter property to accommodate this request for a bronze memorial plaque – the bench sits to the right of the stairs and the existing memorial rock. This is the donor's preference and the person being honored has a demonstrable connection to the area.

- e. Warrant Authorization Approval of Cash Disbursements
- f. Warrant Authorization Fiscal Year 2024 Cash Disbursements

g. Nantucket Atheneum / American Farmland Trust Event – Approval of Land Bank Participation (August 14th)

The American Farmland Trust will be on-island for a fundraiser and is planning on doing a free presentation at the Atheneum which will highlight their work with the Land Bank among other things. They have asked the Land Bank to participate and staff has additionally requested that Sustainable Nantucket be included as a partner organization. No financial sponsorship support is being sought. Staff recommends approval of Land Bank participation.

h. Authorization to Execute Right-of-Entry for Formerly Used Defense Sites Program

This is a Right-of-Entry the Land Bank is being asked to sign by the Department of the Army regarding our Pebble Beach/Tom Nevers property. According to the documents, past Department of Defense activities that could present a risk to human health and/or the environment occurred on the property and the US Army Corps of Engineers is seeking access to evaluate the potential condition of the site in accordance with applicable laws and regulations. The main purpose of the agreement states that it is for "continued maintenance of warning/educational signs, including but not limited to, removal, installation, and maintenance of temporary and permanent warning signs..." and also includes authorization "to perform any other work which may be necessary and incident to the Government's use." The term of this agreement is 120 months, or 10 years. They also indicate that they will notify us prior to commencing on-site activities, and that they will follow up and let us know their findings. This request was reviewed by Jeff Pollock who is familiar with the US Army Corps work on the property in past years and therefore staff recommends that the Commission authorize the Executive Director to sign the document.

- 8. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS
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 - c. Nantucket Superior Court, C.A. No. 2275CV00024: NILB v. Architectural Access Board Easy Street Park Variance denial
 - 3. Real Estate Acquisition

Community Garden at Hinsdale Park

UPDATE

The fence around the garden was finally finished and we were able to open the garden to plot holders.

By all accounts everyone is happy and glad to finally be able to plant.

The final portion of the stockade fence that runs along side the parking lot is scheduled to be completed Tuesday, 7/9. In the meantime, burlap has been installed by Jeff Pollock to stop people from crossing over to the neighbor's property and bothering the animals.

The reworking of the irrigation is expected to be done next week but regardless everyone currently has access to water.

Picnic tables, bulletin board, compost area, etc. coming soon.

Tool shed and shed around the well mechanics are slated for the fall.





Easton Street Raingarden Fencing

Staff feel that the Easton Street Raingarden needs a fence surrounding the park for safety. We anticipate families using this park and the adjacent roads are too busy for children to play here without some form of barrier between the park and the road. We are recommending either a 2-rail split rail or a low, 30", natural cedar picket and would like the Commission's feedback on which they would prefer.

Natural Cedar Picket

- low 30", but may obscure view into park
 - requires HDC approval

(STOP)

- Milling







SHORT-TERM MAINTENANCE & IMPROVEMENT RECOMMENDATIONS

Cleaning up the landscape at 14 Cathcart includes repairing the front steps, controlling invasive species, removing dying or dead plant material and planting flowering shrubs along the front of the house.



ROAD EDGE ROSES

The house is currently protected from the road by a tangle of roses and vines.

The vines could be removed to improve the health and appearance of the rose hedge.



LONG-TERM

MAINTENANCE & IMPROVEMENT RECOMMENDATIONS



TIERED LANDSCAPE

The basement entrance you see here was previously a driveway into the garage. The basement is now living space, but the old driveway still directs stormwater toward the house. There is a functioning drywell in the concrete pad that collects runoff.

To reduce the potential for water entering the basement during storm events, we are proposing to install a patio where the concrete pad is located, and a 1-2 tier garden/lawn retained by railroad ties that steps up to match the surrounding grade. The intention would be to move water away from the structure.



POTENTIAL PARKING AREA IMPROVEMENTS

Currently the driveway provides pull-in parking for 2 stacked vehicles that exit by backing out into the road.

The driveway could be moved to the other side of the house and replaced with a small parking area that accommodates 2-3 cars and a turn around.

Cannonbury Lane Easement

At the encouragement of the Sconset Trust, this public easement was gifted to the Land Bank by Blue Flag Development. The path that was installed by Blue Flag and does not follow the actual easement delineated on the plan. The recommendation is to correct the record with a new plan and updated easement document to reflect the path that is currently there as it is more aesthetically appealing (meandering) and allows existing vegetation to stay intact.



Morey Lane Trail System





Cannonbury Lane Easement







Cannonbury Lane Easement



TIMELINE FOR Invasive Species Management IFB

OPTION 1:

•	Week of 7/1	\rightarrow	EWA assembles front end & Staff submits back-end specs
•	Fri., 7/5	\rightarrow	Order Prevailing Wage
•	Mon., 7/8	\rightarrow	Confirm insurance with Brian Turbitt
•	Th., 7/11	\rightarrow	Send Legal ad to CR
•	Fri., 7/12	\rightarrow	Send Legal ad to Inky
•	Tues., 7/16	\rightarrow	Send IFB and posting for CommBuys to Cindy Hsu to schedule posting 7/10
•	Wed., 7/17	\rightarrow	Publish Legal ad in CR
•	Wed., 7/17	\rightarrow	IFB posted on TON Procurement page, at 16 Broad, & Ad in CommBuys
•	Th., 7/18	\rightarrow	Publish Legal ad in Inky
•	Mon., 7/29	\rightarrow	Mandatory Pre-bid site visit
•	Wed., 7/31	\rightarrow	Deadline for questions
•	Fri., 8/2	\rightarrow	RFI / Addendum posted
•	Th., 8/8	\rightarrow	Bids due, opened, and ranked & register of bidders posted
•	Tues., 8/13	\rightarrow	Contract approved by Commission
•	Week of 8/13	\rightarrow	Check references, prepare contract, post award, notify bidders of results
•	Mon., 8/19		\rightarrow Contract fully executed and all related documents/bonds received by LB
•	Thurs., 8/22		\rightarrow Meeting on site or via Zoom if needed to go over sequence of work, process, etc
•	Mon., 8/26		\rightarrow Project work begins

• ??? \rightarrow Substantial Completion Punch List

TIMELINE FOR Invasive Species Management IFB

OPTION 2:

•	Week of 7/1	\rightarrow	EWA assembles front end & Staff submits back-end specs
•	Fri., 7/5	\rightarrow	Order Prevailing Wage
•	Mon., 7/8	\rightarrow	Confirm insurance with Brian Turbitt
•	Th., 7/11	\rightarrow	Send Legal ad to CR
•	Fri., 7/12	\rightarrow	Send Legal ad to Inky
•	Tues., 7/16	\rightarrow	Send IFB and posting for CommBuys to Cindy Hsu to schedule posting 7/10
•	Wed., 7/17	\rightarrow	Publish Legal ad in CR
•	Wed., 7/17	\rightarrow	IFB posted on TON Procurement page, at 16 Broad, & Ad in CommBuys
•	Th., 7/18	\rightarrow	Publish Legal ad in Inky
•	Mon., 7/29	\rightarrow	Pre-bid site visit (mandatory)
•	Fri., 8/2	\rightarrow	Deadline for questions
•	Fri., 8/9	\rightarrow	RFI / Addendum posted
-	Th., 8/15	\rightarrow	Bids due, opened, and ranked & register of bidders posted
•	Week of 8/19	\rightarrow	Check references, prepare contract documents
•	Tues., 8/20	\rightarrow	Contract approved by Commission
•	Wed., 8/21	\rightarrow	Post award, notify bidders of results
•	Mon., 8/26	\rightarrow	Contract fully executed and all related documents/bonds received by LB
•	Week of 8/26	\rightarrow	Meeting on site or via Zoom if needed to go over sequence of work, process, etc
-	Tues., 9/3	\rightarrow	Project work begins
•	??? →	Subst	antial Completion Punch List

TIMELINE FOR Invasive Species Management IFB

OPTION 3:

•	Week of 7/1	\rightarrow	EWA assembles front end & Staff submits back-end specs
•	Fri., 7/5	\rightarrow	Order Prevailing Wage
•	Mon., 7/8	\rightarrow	Confirm insurance with Brian Turbitt
•	Th., 7/11	\rightarrow	Send Legal ad to CR
•	Fri., 7/12	\rightarrow	Send Legal ad to Inky
•	Tues., 7/16	\rightarrow	Send IFB and posting for CommBuys to Cindy Hsu to schedule posting 7/10
•	Wed., 7/17	\rightarrow	Publish Legal ad in CR
•	Wed., 7/17	\rightarrow	IFB posted on TON Procurement page, at 16 Broad, & Ad in CommBuys
•	Th., 7/18	\rightarrow	Publish Legal ad in Inky
•	Mon., 7/29	\rightarrow	Pre-bid site visit (optional v. mandatory?)
•	Fri., 8/2	\rightarrow	Deadline for questions
•	Fri., 8/9	\rightarrow	RFI / Addendum posted
	Th., 8/15	\rightarrow	Bids due, opened, and ranked & register of bidders posted
•	Week of 8/19	\rightarrow	Check references, prepare contract documents
-	Tues., 8/27	\rightarrow	Contract approved by Commission
•	Week of 8/26	\rightarrow	Prepare contract documents, post award, notify bidders of results
•	Tues., 9/3	\rightarrow	Contract fully executed and all related documents/bonds received by LB
•	Thurs., 9/5	\rightarrow	Meeting on site or via Zoom if needed to go over sequence of work, process, etc
-	Mon., 9/9	\rightarrow	Project work begins
•	??? →	Subst	antial Completion Punch List

"Rainy Day" Fund – Discussion

The Land Bank as a governmental agency cannot lawfully restrict funds. We can, however, designate unrestricted funds for a particular purpose, but they will still reside under unrestricted net assets on our balance sheet.

An Endowment fund by definition is a restricted fund of which the principal is not touched, and only the interest can be used for a particular purpose.

My recommendation is to set aside the funds in an "Operating Reserve Account" in the amount of the operating budget of the coming year. I don't think the amount should include capital, because in the event we needed to use the reserve, I would think we would stop all capital expenditures. It also does not have to include debt service as they are already covered by restricted reserve accounts as required by the holder of the debt. Although I think this is a financially responsible thing to do, I also feel it is still important to be strategic in our designation of funds as there are always outside forces in need of funding.

We do not have any restrictions in terms of what kind of account the funds are held in, whether it be an investment account or a deposit account. Currently, we have a bit over \$5.3 million in a 12month CD at 4.88% that matures 11/20/24. All the funds we have at Rockland Trust are collateralized; in other words, they are protected by the bank's assets. We do have an investment account open through Rockland Trust or we can open an account through any investment firm. These funds would be at risk on the open market as they cannot be insured or collateralized. In today's market we should be able to earn more than 4.88% by investing. A 7% return on an investment is considered good right now. The decision on how to hold the fund will depends on what the Commissions appetite for risk is.

Respectfully submitted,

Susan Campese, Director of Finance & Administration

TRANSFER BUSINESS Nantucket Land Bank Commission Regular Meeting of July 9, 2024

- 1. June 2024 Transfers Record Nos. 46543 through 46634
 - a. Current "M" Exemption and Lien:

No. 46562 Vincent Robinson and Sasha-Gaye Robinson No. 46621 Sandra Chacon

b. Current "O" Exemption and Lien:

No. 46595 Dione Bruzdewicz and Bartlomiej Bruzdewicz

	TRANSFER	STATISTICS	S FISCAL `	YEAR 2023		
1						
FY23	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-22	79	48	31	\$124,164,276	\$119,014,276	\$2,387,886
Aug-22	81	57	24	\$84,455,392	\$70,037,323	\$1,417,575
Sep-22	85	41	44	\$199,748,058	\$192,528,058	\$3,850,561
Oct-22	97	38	59	\$216,160,950	\$206,610,950	\$4,132,219
Nov-22	88	43	45	\$186,319,400	\$178,167,500	\$3,563,350
Dec-22	117	59	58	\$178,569,358	\$165,994,358	\$3,325,661
Jan-23	69	50	19	\$105,949,500	\$103,160,414	\$2,063,208
Feb-23	61	48	13	\$19,474,665	\$17,669,500	\$361,890
Mar-23	72	46	26	\$90,080,762	\$84,013,251	\$1,680,265
Apr-23	50	33	17	\$52,530,610	\$50,810,810	\$1,016,216
May-23	82	46	36	\$123,501,599	\$119,844,099	\$2,396,882
Jun-23	60	36	24	\$110,778,641	\$104,152,130	\$2,083,043
FY23 TOTALS	941	545	396	\$1,491,733,210	\$1,412,002,668	\$28,278,756
Average	78	45	33	\$124,311,101	\$117,666,889	\$2,356,563
Low	50	33	13	\$19,474,665	\$17,669,500	\$361,890
High	117	59	59	\$216,160,950	\$206,610,950	\$4,132,219
MONTHLY	TRANSFER	STATISTICS	S FISCAL `	YEAR 2024		
FY24	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Month Jul-23	Transfers 75	Transfers 49	Transfers 26	Value \$110,131,693	Value Taxable \$104,912,515	Received \$2,098,250
Month Jul-23 Aug-23	Transfers 75 64	Transfers 49 32	Transfers 26 32	Value \$110,131,693 \$78,042,000	Value Taxable \$104,912,515 \$71,417,000	Received \$2,098,250 \$1,428,340
Month Jul-23 Aug-23 Sep-23	Transfers 75 64 93	Transfers 49 32 46	Transfers 26 32 47	Value \$110,131,693 \$78,042,000 \$199,648,798	Value Taxable \$104,912,515 \$71,417,000 \$199,548,798	Received \$2,098,250 \$1,428,340 \$3,990,976
Month Jul-23 Aug-23 Sep-23 Oct-23	Transfers 75 64 93 101	Transfers 49 32 46 56	Transfers 26 32 47 45	Value \$110,131,693 \$78,042,000 \$199,648,798 \$170,787,010	Value Taxable \$104,912,515 \$71,417,000 \$199,548,798 \$162,137,010	Received \$2,098,250 \$1,428,340 \$3,990,976 \$3,242,740
Month Jul-23 Aug-23 Sep-23 Oct-23 Nov-23	Transfers 75 64 93 101 79	Transfers 49 32 46 56 51	Transfers 26 32 47 45 28	Value \$110,131,693 \$78,042,000 \$199,648,798 \$170,787,010 \$92,790,100	Value Taxable \$104,912,515 \$71,417,000 \$199,548,798 \$162,137,010 \$91,990,100	Received \$2,098,250 \$1,428,340 \$3,990,976 \$3,242,740 \$1,840,004
Month Jul-23 Aug-23 Sep-23 Oct-23 Nov-23 Dec-23	Transfers 75 64 93 101 79 76	Transfers 49 32 46 56 51 50	Transfers 26 32 47 45 28 26	Value \$110,131,693 \$78,042,000 \$199,648,798 \$170,787,010 \$92,790,100 \$87,561,537	Value Taxable \$104,912,515 \$71,417,000 \$199,548,798 \$162,137,010 \$91,990,100 \$80,894,700	Received \$2,098,250 \$1,428,340 \$3,990,976 \$3,242,740 \$1,840,004 \$1,617,894
Month Jul-23 Aug-23 Sep-23 Oct-23 Nov-23 Dec-23 Jan-24	Transfers 75 64 93 101 79 76 72	Transfers 49 32 46 56 51 50 42	Transfers 26 32 47 45 28 26 30	Value \$110,131,693 \$78,042,000 \$199,648,798 \$170,787,010 \$92,790,100 \$87,561,537 \$109,580,517	Value Taxable \$104,912,515 \$71,417,000 \$199,548,798 \$162,137,010 \$91,990,100 \$80,894,700 \$102,178,767	Received \$2,098,250 \$1,428,340 \$3,990,976 \$3,242,740 \$1,840,004 \$1,617,894 \$2,043,575
Month Jul-23 Aug-23 Sep-23 Oct-23 Nov-23 Dec-23 Jan-24 Feb-24	Transfers 75 64 93 101 79 76 72 46	Transfers 49 32 46 56 51 50 42 26	Transfers 26 32 47 45 28 26 30 20	Value \$110,131,693 \$78,042,000 \$199,648,798 \$170,787,010 \$92,790,100 \$87,561,537 \$109,580,517 \$60,093,759	Value Taxable \$104,912,515 \$71,417,000 \$199,548,798 \$162,137,010 \$91,990,100 \$80,894,700 \$102,178,767 \$60,093,759	Received \$2,098,250 \$1,428,340 \$3,990,976 \$3,242,740 \$1,840,004 \$1,617,894 \$2,043,575 \$1,201,875
Month Jul-23 Aug-23 Sep-23 Oct-23 Nov-23 Dec-23 Jan-24 Feb-24 Mar-24	Transfers 75 64 93 101 79 76 72 46 87	Transfers 49 32 46 56 51 50 42 26 61	Transfers 26 32 47 45 28 26 30 20 20 26	Value \$110,131,693 \$78,042,000 \$199,648,798 \$170,787,010 \$92,790,100 \$87,561,537 \$109,580,517 \$60,093,759 \$58,903,942	Value Taxable \$104,912,515 \$71,417,000 \$199,548,798 \$162,137,010 \$91,990,100 \$80,894,700 \$102,178,767 \$60,093,759 \$57,203,942	Received \$2,098,250 \$1,428,340 \$3,990,976 \$3,242,740 \$1,840,004 \$1,617,894 \$2,043,575 \$1,201,875 \$1,144,079
Month Jul-23 Aug-23 Sep-23 Oct-23 Nov-23 Dec-23 Jan-24 Feb-24 Mar-24 Apr-24	Transfers 75 64 93 101 79 76 72 46 87 76	Transfers 49 32 46 56 51 50 42 26 61 52	Transfers 26 32 47 45 28 26 30 20 20 26 24	Value \$110,131,693 \$78,042,000 \$199,648,798 \$170,787,010 \$92,790,100 \$87,561,537 \$109,580,517 \$60,093,759 \$58,903,942 \$52,555,750	Value Taxable \$104,912,515 \$71,417,000 \$199,548,798 \$162,137,010 \$91,990,100 \$80,894,700 \$102,178,767 \$60,093,759 \$57,203,942 \$45,355,750	Received \$2,098,250 \$1,428,340 \$3,990,976 \$3,242,740 \$1,840,004 \$1,617,894 \$2,043,575 \$1,201,875 \$1,144,079 \$907,115
Month Jul-23 Aug-23 Sep-23 Oct-23 Nov-23 Dec-23 Jan-24 Feb-24 Mar-24 Apr-24 May-24	Transfers 75 64 93 101 79 76 72 46 87 76 92	Transfers 49 32 46 56 51 50 42 26 61 52 65	Transfers 26 32 47 45 28 26 30 20 20 26 24 27	Value \$110,131,693 \$78,042,000 \$199,648,798 \$170,787,010 \$92,790,100 \$87,561,537 \$109,580,517 \$60,093,759 \$58,903,942 \$52,555,750 \$80,726,142	Value Taxable \$104,912,515 \$71,417,000 \$199,548,798 \$162,137,010 \$91,990,100 \$80,894,700 \$102,178,767 \$60,093,759 \$57,203,942 \$45,355,750 \$76,323,677	Received \$2,098,250 \$1,428,340 \$3,990,976 \$3,242,740 \$1,840,004 \$1,617,894 \$2,043,575 \$1,201,875 \$1,201,875 \$1,144,079 \$907,115 \$1,543,474
Month Jul-23 Aug-23 Sep-23 Oct-23 Nov-23 Dec-23 Jan-24 Feb-24 Mar-24 Apr-24	Transfers 75 64 93 101 79 76 72 46 87 76	Transfers 49 32 46 56 51 50 42 26 61 52	Transfers 26 32 47 45 28 26 30 20 20 26 24	Value \$110,131,693 \$78,042,000 \$199,648,798 \$170,787,010 \$92,790,100 \$87,561,537 \$109,580,517 \$60,093,759 \$58,903,942 \$52,555,750	Value Taxable \$104,912,515 \$71,417,000 \$199,548,798 \$162,137,010 \$91,990,100 \$80,894,700 \$102,178,767 \$60,093,759 \$57,203,942 \$45,355,750	Received \$2,098,250 \$1,428,340 \$3,990,976 \$3,242,740 \$1,840,004 \$1,617,894 \$2,043,575 \$1,201,875 \$1,144,079 \$907,115
Month Jul-23 Aug-23 Sep-23 Oct-23 Nov-23 Dec-23 Jan-24 Feb-24 Mar-24 Apr-24 May-24 Jun-24	Transfers 75 64 93 101 79 76 72 46 87 76 92 92 91	Transfers 49 32 46 56 51 50 42 26 61 52 65 61	Transfers 26 32 47 45 28 26 30 20 26 24 27 31	Value \$110,131,693 \$78,042,000 \$199,648,798 \$170,787,010 \$92,790,100 \$87,561,537 \$109,580,517 \$60,093,759 \$58,903,942 \$52,555,750 \$80,726,142 \$137,002,538	Value Taxable \$104,912,515 \$71,417,000 \$199,548,798 \$162,137,010 \$91,990,100 \$80,894,700 \$102,178,767 \$60,093,759 \$57,203,942 \$45,355,750 \$76,323,677 \$132,506,538	Received \$2,098,250 \$1,428,340 \$3,990,976 \$3,242,740 \$1,840,004 \$1,617,894 \$2,043,575 \$1,201,875 \$1,201,875 \$1,144,079 \$907,115 \$1,543,474 \$2,650,131
Month Jul-23 Aug-23 Sep-23 Oct-23 Nov-23 Dec-23 Jan-24 Feb-24 Mar-24 Mar-24 May-24 Jun-24 Jun-24	Transfers 75 64 93 101 79 76 72 46 87 76 92 91 952	Transfers 49 32 46 56 51 50 42 26 61 52 65 61 52 591	Transfers 26 32 47 45 28 26 30 20 26 24 27 31 362	Value \$110,131,693 \$78,042,000 \$199,648,798 \$170,787,010 \$92,790,100 \$87,561,537 \$109,580,517 \$60,093,759 \$58,903,942 \$52,555,750 \$80,726,142 \$137,002,538 \$1,237,823,786	Value Taxable \$104,912,515 \$71,417,000 \$199,548,798 \$162,137,010 \$91,990,100 \$80,894,700 \$102,178,767 \$60,093,759 \$57,203,942 \$45,355,750 \$76,323,677 \$132,506,538 \$1,184,562,555	Received \$2,098,250 \$1,428,340 \$3,990,976 \$3,242,740 \$1,840,004 \$1,617,894 \$2,043,575 \$1,201,875 \$1,201,875 \$1,201,875 \$1,144,079 \$907,115 \$1,543,474 \$2,650,131 \$23,708,453
Month Jul-23 Aug-23 Sep-23 Oct-23 Nov-23 Dec-23 Jan-24 Feb-24 Mar-24 Apr-24 May-24 Jun-24 Jun-24	Transfers 75 64 93 101 79 76 72 46 87 76 92 91 91 952 79	Transfers 49 32 46 56 51 50 42 26 61 52 65 61 52 65 61 591 49	Transfers 26 32 47 45 28 26 30 20 26 24 27 31 362 30	Value \$110,131,693 \$78,042,000 \$199,648,798 \$170,787,010 \$92,790,100 \$87,561,537 \$109,580,517 \$60,093,759 \$58,903,942 \$52,555,750 \$80,726,142 \$137,002,538 \$1,237,823,786 \$103,151,982	Value Taxable \$104,912,515 \$71,417,000 \$199,548,798 \$162,137,010 \$91,990,100 \$80,894,700 \$102,178,767 \$60,093,759 \$57,203,942 \$45,355,750 \$76,323,677 \$132,506,538 \$1,184,562,555 \$98,713,546	Received \$2,098,250 \$1,428,340 \$3,990,976 \$3,242,740 \$1,840,004 \$1,617,894 \$2,043,575 \$1,201,875 \$1,201,875 \$1,144,079 \$907,115 \$1,543,474 \$2,650,131 \$23,708,453 \$1,975,704
Month Jul-23 Aug-23 Sep-23 Oct-23 Nov-23 Dec-23 Jan-24 Feb-24 Mar-24 Mar-24 May-24 Jun-24 Jun-24	Transfers 75 64 93 101 79 76 72 46 87 76 92 91 952	Transfers 49 32 46 56 51 50 42 26 61 52 65 61 52 591	Transfers 26 32 47 45 28 26 30 20 26 24 27 31 362	Value \$110,131,693 \$78,042,000 \$199,648,798 \$170,787,010 \$92,790,100 \$87,561,537 \$109,580,517 \$60,093,759 \$58,903,942 \$52,555,750 \$80,726,142 \$137,002,538 \$1,237,823,786	Value Taxable \$104,912,515 \$71,417,000 \$199,548,798 \$162,137,010 \$91,990,100 \$80,894,700 \$102,178,767 \$60,093,759 \$57,203,942 \$45,355,750 \$76,323,677 \$132,506,538 \$1,184,562,555	Received \$2,098,250 \$1,428,340 \$3,990,976 \$3,242,740 \$1,840,004 \$1,617,894 \$2,043,575 \$1,201,875 \$1,201,875 \$1,144,079 \$907,115 \$1,543,474 \$2,650,131



	ANSFER ST	ATISTICS (2023		
CAL23	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-23	69	50	19	\$105,949,500	\$103,160,414	\$2,063,20
Feb-23	61	48	13	\$19,474,665	\$17,669,500	\$361,89
Mar-23	72	46	26	\$90,080,762	\$84,013,251	\$1,680,26
Apr-23	50	33	17	\$52,530,610	\$50,810,810	\$1,016,2 ²
May-23	82	46	36	\$123,501,599	\$119,844,099	\$2,396,88
Jun-23	60	36	24	\$110,778,641	\$104,152,130	\$2,083,04
Jul-23	75	49	26	\$110,131,693	\$104,912,515	\$2,098,2
Aug-23	64	32	32	\$78,042,000	\$71,417,000	\$1,428,34
Sep-23	93	46	47	\$199,648,798	\$199,548,798	\$3,990,97
Oct-23	101	56	45	\$170,787,010	\$162,137,010	\$3,242,74
Nov-23	79	51	28	\$92,790,100	\$91,990,100	\$1,840,00
Dec-23	76	50	26	\$87,561,537	\$80,894,700	\$1,617,89
THRU JUN 23	394	259	135	\$502,315,776	\$479,650,203	\$9,601,50
Average	74	45	28	\$103,439,743	\$99,212,527	\$1,984,97
Low	50	32	13	\$19,474,665	\$17,669,500	\$361,89
High	101	56	47	\$199,648,798	\$199,548,798	\$3,990,97
	ANSEER ST	ATISTICS (2024		
CAL24	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-24	72	42	30	\$109,580,517	\$102,178,767	\$2,043,5
Feb-24	46	26	20	\$60,093,759	\$60,093,759	\$1,201,8
Mar-24	87	61	26	\$58,903,942	\$57,203,942	\$1,144,0
Apr-24	76	52	24	\$52,555,750	\$45,355,750	\$907,1
May-24	92	65	27	\$80,726,142	\$76,323,677	\$1,543,4
Jun-24	91	61	31	\$137,002,538	\$132,506,538	\$2,650,1
Jul-24		-		· · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	· //
Aug-24						
Sep-24						
Oct-24						
Nov-24						
Dec-24						
THRU JUN 24	464	307	158	\$498,862,648	\$473,662,433	\$9,490,24
Average	77	51	26	\$83,143,775	\$78,943,739	\$1,581,70
Low	46	26	20	\$52,555,750	\$45,355,750	\$907,11
High	92	65	31	\$137,002,538	\$132,506,538	\$2,650,13



Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	0	AC	PRICE	PAID	EX
46543	6/3/2024	0027	029	FULLING MILL RD, 4	DEBORAH PILLA DECLAR	PILLA/VOLPI	-1	0	0	0	1.70	\$0.00	\$0.00	D
46544	6/3/2024	0067	667	OLD SOUTH RD, 19	NINETEEN OLD SOUTH R	NINETEEN OLD SOUTH R	-1	0	0	0	0.24	\$0.00	\$0.00	E
46545	6/3/2024	0067	668	OLD SOUTH RD, 19A	NINETEEN A OLD SOUTH	NINETEEN A OLD SOUTH	-1	0	0	0	0.23	\$0.00	\$0.00	E
46546	6/3/2024	0067	041	OLD SOUTH RD, 19B	NINETEEN B OLD SOUTH	NINETEEN B OLD SOUTH	-1	0	0	0	0.25	\$0.00	\$0.00	E
46547	6/3/2024	0067	669	OLD SOUTH RD, 19C	NINETEEN C OLD SOUTH	NINETEEN C OLD SOUTH	-1	0	0	0	0.24	\$0.00	\$0.00	E
46548	6/3/2024	4242	032	BROAD ST, 18	EIGHTEEN BROAD STREE	EIGHTEEN BROAD STREE	0	-1	0	0	0.06	\$0.00	\$0.00	E
46549	6/3/2024	0067	667	OLD SOUTH RD, 19	NINETEEN OLD SOUTH R	NINETEEN OLD SOUTH R	0	-1	0	0	0.24	\$0.00	\$0.00	D
46550	6/3/2024	0067	668	OLD SOUTH RD, 19A	NINETEEN A OLD SOUTH	NINETEEN A OLD SOUTH	-1	0	0	0	0.23	\$0.00	\$0.00	D
46551	6/3/2024	0067	041	OLD SOUTH RD, 19B	NINETEEN B OLD SOUTH	NINETEEN B OLD SOUTH	-1	0	0	0	0.25	\$0.00	\$0.00	D
46552	6/3/2024	0067	669	OLD SOUTH RD, 19C	NINETEEN C OLD SOUTH	NINETEEN C OLD SOUTH	-1	0	0	0	0.24	\$0.00	\$0.00	D
46553	6/3/2024	4242	032	BROAD ST, 18	EIGHTEEN BROAD STREE	EIGHTEEN BROAD STREE	0	-1	0	0	0.06	\$0.00	\$0.00	D
46554	6/3/2024	0083	019	TAUTEMO WY, 6	6 TAUTEMO LLC	TAUTEMO WAY REALTY T	0	0	-1	0	0.47	\$3,500,000.00	\$70,000.00	
46555	6/3/2024	4932	018	BURNELL ST, 54	54 BURNELL LLC	TERRA-TORREY, LLC	-1	0	0	0	1.80	\$5,800,000.00	\$116,000.00	
46556	6/3/2024	0400	121	WASHING POND RD, 13	13 WASHING POND NOMI	JR STEELE LLC	-1	0	0	0	1.94	\$17,000,000.00	\$340,000.00	
46557	6/3/2024	4241	762	SWAIN ST, 15 C	O'DONNELL/MCCULLEY	BROWN	0	0	0	-1	0.00	\$1,000.00	\$20.00	
46558	6/3/2024	0041	178	QUAKER RD, 15	MACDONALD FAMILY TRU	MILLS-MACDONALD	-1	0	0	0	0.25	\$0.00	\$0.00	D
46559	6/4/2024	7313	033	NEW ST, 0	DEBORAH FERENCE-GRAY	FERENCE-GRAY	-1	0	0	0	0.04	\$0.00	\$0.00	D
46560	6/4/2024	0038	087	RIDGE LN, 9	JEFFREY C CLAYTON RE	CLAYTON/ECKERT	-1	0	0	0	0.24	\$0.00	\$0.00	D
46561	6/4/2024	0073	036	WESTERWICK DR, 5	LAMOTHE/VISNJIC	DAKOTA 5W LLC	-1	0	0	0	0.47	\$0.00	\$0.00	J
46562	6/4/2024	0068	321	MACYS LN, 48A	ROBINSON	GANNETT	0	0	0	-1	0.00	\$415,000.00	\$0.00	М
46563	6/4/2024	0026	027+	POLPIS RD, 248 & 250	250 POLPIS TRUST	250 POLPIS TRUST	-1	0	-1	0	10.27	\$0.00	\$0.00	С
46564	6/5/2024	0055	013	VESPER LN, 17	SMITH	SMITH/KOPCZYNSKI	-1	0	0	0	0.11	\$0.00	\$0.00	С
46565	6/6/2024	0077	045	WIGWAM RD, 10	JOHN MARSHALL THOMPS	THOMPSON	-1	0	0	0	1.16	\$0.00	\$0.00	D
46566	6/6/2024	5541	311	ORANGE ST, 95A	JOHN MARSHALL THOMPS	THOMPSON	0	0	0	-1	0.00	\$0.00	\$0.00	D
46567	6/6/2024	4234	114	LIBERTY ST, 22	22 LIBERTY STREET TR	22 LIBRTY STREET TR	-1	0	0	0	0.17	\$0.00	\$0.00	D
46568	6/6/2024	0030	001+	CLIFF RD, 141	ACKTUALIZED LLC	RABIL, III/RABIL	-1	0	0	0	3.06	\$0.00	\$0.00	1
46569	6/6/2024	0013	016	SQUAM RD, 61	HENRY	CAROL A HENRY QUALIF	-1	0	0	0	9.25	\$0.00	\$0.00	D
46570	6/6/2024	0594	120	MADAKET RD, 234	LEVIN REALTY TRUST	LEVIN	-1	0	0	0	1.75	\$0.00	\$0.00	D
46571	6/6/2024	0043	101-	CATHCART RD, 14	NANTUCKET ISLANDS LA	MIKAHILL NOMINEE TR	0	0	-1	0	0.00	\$0.00	\$0.00	А

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	0	AC	PRICE	PAID	EX
46572	6/10/2024	7342	098	KING ST, 35	STORIE SCONSET LLC	MCFARLANE	-1	0	0	0	0.11	\$2,925,000.00	\$58,500.00	
46573	6/10/2024	0012	010	WAUWINET RD, 121	121 WAUWINET ROAD LL	BURFIELD/GRIFFIN	-1	0	0	0	0.45	\$0.00	\$0.00	Ι
46574	6/10/2024	0593	145	ARKANSAS AV, 84	KRUPNICK	KRUPNICK	0	0	0	-1	0.00	\$0.00	\$0.00	С
46575	6/10/2024	7132	326	ADJ TO # 46477	KH & L REALTY TRUST		0	0	0	0	0.00	\$282.48	\$5.65	
46576	6/10/2024	7132	341	ADJ TO # 46478	SUZANNE ZAPPALA 2021		0	0	0	0	0.00	\$254.42	\$5.09	
46577	6/11/2024	0055	119	CATO LN, 23	NOTMUCH LLC	ROBERT A EGAN REVOCA	-1	0	0	0	0.45	\$0.00	\$0.00	Ι
46578	6/11/2024	0071	054	LONGWOOD DR, 1	SWEENEY	TOBIAS	-1	0	0	0	2.75	\$0.00	\$0.00	С
46579	6/11/2024	0091	093	MARCUS WY, 7	JULIET A SANJENIS RE	SANJENIS	-1	0	0	0	2.75	\$0.00	\$0.00	D
46580	6/11/2024	7132	326	HUNTINGTON ST, 4	GIFFORD	SUZANNE ZAPPALA 2021	-1	0	0	0	0.23	\$0.00	\$0.00	D
46581	6/11/2024	7132	326	HUNTINGTON ST, 4	SUZANNE ZAPPALA 2021	GIFFORD	-1	0	0	0	0.23	\$0.00	\$0.00	D
46582	6/12/2024	5544	322	JOY ST, 7	JAMIE B KAPLAN TRUST	KAPLIN	-1	0	0	0	0.11	\$0.00	\$0.00	D
46583	6/12/2024	0054	286	BREWSTER RD, 7	7 BREWSTER NANTUCKET	7 BREWSTER NANTUCKET	0	0	-1	0	0.96	\$500,000.00	\$10,000.00	
46584	6/12/2024	0054	286	BREWSTER RD, 7	7 BREWSTER NANTUCKET	7 BREWSTER NANTUCKET	0	0	-1	0	0.96	\$200,000.00	\$4,000.00	
46585	6/12/2024	0054	286	BREWSTER RD, 7	7 BREWSTER NANTUCKET	7 BREWSTER NANTUCKET	0	0	-1	0	0.96	\$125,000.00	\$2,500.00	
46586	6/12/2024	0054	286	BREWSTER RD, 7	7 BREWSTER NANTUCKET	7 BREWSTER NANTUCKET	0	0	-1	0	0.96	\$100,000.00	\$2,000.00	
46587	6/12/2024	0055	550	WASHAMAN AV, 12	BERLUTI	DESCHENES	-1	0	0	0	0.34	\$3,495,000.00	\$69,900.00	
46588	6/12/2024	0041	608	VESTAL ST, 67-	PULLINS	PULLINS	-1	0	0	0	0.53	\$0.00	\$0.00	Κ
46589	6/12/2024	0086	011	W MIACOMET RD, 42	BLUE HERON NOMINEE T	LITTLE	0	0	-1	0	0.23	\$0.00	\$0.00	D
46590	6/13/2024	7324	029	ELBOW LN, 2	HAVILAND REALTY TRUS	HAVILAND	-1	0	0	0	0.05	\$0.00	\$0.00	D
46591	6/13/2024	4233	121	PLEASANT ST, 11	11 PLEASANT STREET A	ACK11 PLEASANT LLC	-1	0	0	0	0.16	\$8,100,000.00	\$162,000.00	
46592	6/13/2024	0068	876	INDIGO DR, 6	NANTUCKET REGIONAL T	NANTUCKET PROPERTY O	-1	0	0	0	0.09	\$2,300,000.00	\$0.00	А
46593	6/13/2024	0053	054	MIDDLE TAWPAWSHAW, 1	1 MIDDLE TAWPAWSHAW	SCHMITTLEIN/BICKART	-1	0	0	0	0.37	\$0.00	\$0.00	D
46594	6/14/2024	0067	765	TICCOMA WY, 3	THREE TICCOMA LLC	OBERG	-1	0	0	0	0.51	\$0.00	\$0.00	Ι
46595	6/14/2024	0068	348	BLUET CT, 4	BRUZDEWICZ	RICHMOND GREAT POIN	-1	0	0	0	0.12	\$781,000.00	\$0.00	0
46596	6/17/2024	4243	581	W CHESTER ST, 20	20WC TRUST	20 WEST CHESTER NOMI	-1	0	0	0	0.28	\$6,995,000.00	\$139,900.00	
46597	6/18/2024	0068	480	WITHERSPOON DR, 7	7 WITHERSPOON DRIVE	GOLD LEAF LOGIC INVE	-1	0	0	0	0.12	\$0.00	\$0.00	Ι
46598	6/18/2024	0060	032	STARBUCK RD, 44	GULLICKSEN	TENBROOK	0	0	0	-1	0.00	\$0.00	\$0.00	D
46599	6/18/2024	0060	032	STRABUCK RD, 44	TENBROOK/ROYAPPA	GULLICKSEN	0	0	0	-1	0.00	\$0.00	\$0.00	D
46600	6/18/2024	0060	032	STARBUCK RD, 44	TENBROOK/TENBROOK JR	GULLICKSEN	0	0	0	-1	0.00	\$0.00	\$0.00	D
46601	6/18/2024	0060	032	STARBUCK RD, 44	TENBROOK	GULLICKSEN	0	0	0	-1	0.55	\$0.00	\$0.00	D
46602	6/20/2024	0030	633	CLIFF LN, 1	1 CLIFF LANE LLC	CLIFF LANE 1 LLC	-1	0	0	0	0.46	\$11,300,000.00	\$226,000.00	
46603	6/20/2024	0040	071	SWIFT ROCK RD, 13	MOSCHELLA WRIGLEY FA	MOSCHELLA	-1	0	0	0	1.00	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	0	AC	PRICE	PAID	EX
46604	6/20/2024	7132	341	GLOUCESTER ST, 3	GIFFORD	K H & L REALTY TRUS	0	0	-1	0	0.00	\$0.00	\$0.00	D
46605	6/20/2024	7132	341	GLOUCESTER ST, 3	K H & L REALTY TRUST	GIFFORD	0	0	-1	0	0.00	\$0.00	\$0.00	D
46606	6/24/2024	0059	012	MADAKET RD, 227	DONALD E WALKER REVO	WALKER	-1	0	0	0	1.38	\$0.00	\$0.00	D
46607	6/24/2024	0066	091	BARTLETT RD, 59	ALVAREZ	59 BARTLETT ROAD LLC	-1	0	0	0	0.46	\$500,000.00	\$10,000.00	
46608	6/24/2024	0041	2851	NEW LN, 7A	7A NEW LANE REALTY T	MARGARET ELIZABETH M	-1	0	0	0	0.16	\$4,575,000.00	\$91,500.00	
46609	6/24/2024	5541	061	S MILL ST, 1	BERNARD A BARTLETT R	BARTLETT, EST, FRANK	-1	0	0	0	0.03	\$0.00	\$0.00	В
46610	6/24/2024	5541	061	S MILL ST, 1	CATINO/ANDRADE/GILBE	BERNARD A BARTLETT R	-1	0	0	0	0.03	\$0.00	\$0.00	D
46611	6/24/2024	5541	061	S MILL ST, 1	1 SOUTH MILL LLC	CATINO/ANDRADE/GILBE	0	0	-1	0	0.03	\$900,000.00	\$18,000.00	
46612	6/24/2024	0068	262	WOODLAND DR, 21	WOODLAND ACK LLC	21 WOODLAND DRIVE RE	-1	0	0	0	0.47	\$1,255,000.00	\$25,100.00	
46613	6/24/2024	4231	1626	CENTRE ST, 30A	DUVIVIER	HIBSHMAN/TOMCZYK	0	0	0	-1	0.00	\$1.00	\$0.02	
46614	6/24/2024	4241	736	SWAIN ST, 15, A6	CUNNINGHAM	PALLAI	0	0	0	-1	0.00	\$2,500.00	\$50.00	
46615	6/24/2024	7314	032	ROSALY LN, 1	SUTURESELF TRUST 202	MARTIN	-1	0	0	0	0.23	\$4,300,000.00	\$86,000.00	
46616	6/25/2024	4243	141	WYERS LN, 1	MARGARET A MIGNOSA F	MIGNOSA	-1	0	0	0	0.04	\$0.00	\$0.00	D
46617	6/26/2024	0041	030	W CHESTER ST, 33	BRIGATI	RICCIO	-1	0	0	0	0.14	\$2,825,000.00	\$56,500.00	
46618	6/26/2024	0063	034	SHEEP POND RD, 28	LOVE SAND 2 LLC	GIFFORD/CARLIN	0	0	-1	0	0.92	\$200,000.00	\$4,000.00	
46619	6/26/2024	6031	422+	MAINE AV, 3 & 8	8 MAINE LLC	KOLB	-1	0	-1	0	0.14	\$0.00	\$0.00	Ι
46620	6/26/2024	4244	025	KITE HILL LN, 2	86 CENTRE LLC	KOLB/ROSS	-1	0	0	0	0.55	\$0.00	\$0.00	Ι
46621	6/26/2024	0056	050	CATO LN, 63	CHACON	STOVER	-1	0	0	0	0.33	\$1,950,000.00	\$19,000.00	М
46622	6/27/2024	0076	040	FLINTLOCK RD, 22	JOHNSTON	KELLOGG	-1	0	0	0	1.10	\$100,000.00	\$2,000.00	
46623	6/27/2024	0041	594	HEDGEBURY LN, 1	BORDEN	SULLIVAN	-1	0	0	0	0.53	\$4,862,500.00	\$97,250.00	
46624	6/27/2024	0011	006	WAUWINET RD, 147	PLUKAS/HUTTER/DELONE	147 WAUWINET ROAD LL	-1	0	0	0	2.28	\$0.00	\$0.00	J
46625	6/27/2024	0011	111	WAUWINET ST, 137	ACK137 WAUWINET LLC	ROWE	-1	0	0	0	1.20	\$4,100,000.00	\$82,000.00	
46626	6/27/2024	0055	064-	MILESTONE RD, 2,174	TOWN OF NANTUCKET	NANTUCKET ISLANDS LA	0	0	-1	0	0.17	\$0.00	\$0.00	А
46627	6/27/2024	0069	001	NOBADEER FARM RD, 7	TOWN OF NANTUCKET	NANTUCKET ISLANDS LA	0	0	-1	0	14.81	\$0.00	\$0.00	А
46628	6/27/2024	0055	319+	VESPER LN, 29 +	NANTUCKET ISLANDS LA	TOWN OF NANTUCKET	0	0	-1	0	16.65	\$0.00	\$0.00	А
46629	6/27/2024	0030	623	HINCKLEY LN, 11	ILY FOREST LLC	SIX SEA LLC	-1	0	0	0	0.85	\$17,725,000.00	\$354,500.00	
46630	6/28/2024	0068	381	BEACH GRASS RD, 25	OAKRIDGE REALTY TRUS	ZIMMERMAN	0	0	-1	0	0.10	\$620,000.00	\$12,400.00	
46631	6/28/2024	0043	126	SHIMMO POND RD, 42	ACK KODA LLC	LOW SHIMMO NOMINEE	-1	0	0	0	1.58	\$24,000,000.00	\$480,000.00	
46632	6/28/2024	0067	380	GREEN MEADOWS, 6	DUNHAM	DUNHAM	-1	0	0	0	0.19	\$0.00	\$0.00	С
46633	6/28/2024	0924	119	BOSWORTH RD, 30	J MICHAEL SUTKA REVO	FRAUNFELDER	-1	0	0	0	0.23	\$5,550,000.00	\$111,000.00	
46634	6/28/2024	0069	332	NOBADEER FARM RD 40D	LEWIS FAMILY REVOCAB	LEWIS	0	0	0	-1	0.00	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V O	AC	PRICE	PAID EX
						GRAND TOTALS	-61	-]	17	\$137,002,537.90		
								-3	-11	95.054	\$2	,650,130.76

NANTUCKET LAND BANK COMMISSION WORKSHEET UNAUDITED FINANCIAL REPORT as of May 31, 2024

4 5/31/2024	4/30/2024	MAY YIELD	APR YIELD	STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS
1 \$52,129.87	\$51,764.41	0.00	0.00	Nantucket Bank / Operating Fund x8888
0 \$34,481,636.16	\$35,104,284.70	4.07	4.07	Nantucket Bank / Collection Account x7653
7 \$5,344,836.67	\$5,322,731.47	4.88	4.88	Nantucket Bank / Special CD x1135 matures 11/20/2024
8 \$39,878,602.70	\$40,478,780.58			TOTAL UNRESTRICTED FUNDS:
4 5/31/2024	4/30/2024	MAY YIELD	APR YIELD	STATEMENT OF ACCOUNTS - RESTRICTED FUNDS
9 \$1,541,321.51	\$1,539,387.69	2.93	2.93	US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal
6 \$80,615.59	\$20,915.36	0.00	0.00	US Bank / Series A Bonds Debt Service Fund x1002
0 \$1.10	\$1.10	0.00	0.00	US Bank / Acquisition Fund x1003
3 \$16,020.02	\$16,016.63	0.25	0.25	Nantucket Bank / WTCA Escrow
5 \$21,722.45	\$21,717.85	0.25	0.25	Nantucket Bank / SHAC Escrow x7038
5 \$10,022.97	\$10,020.85	0.25	0.25	Nantucket Bank / NFRM Escrow x9058
1 \$28,064.35	\$28,058.41	0.25	0.25	Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457
0 \$1,668.75	\$1,668.40	0.25	0.25	Nantucket Bank / Nabalus Escrow x1473
8 \$1,016.81	\$87,794.88	0.25	0.25	Nantucket Bank / MGC Golf Capital Reserve
2 \$536,518.59	\$759,656.02	0.25	0.25	Nantucket Bank / SGC Capital Reserve
3 \$50,861.82	\$50,678.23	4.40	4.40	Nantucket Bank / NGM Management Reserve CD matures 1/12/25
0 \$240,798.72	\$239,787.20	4.97	4.97	Hingham Savings / Marble Reserve CD matures 7/3/2024
0 \$50,000.00	\$50,000.00			Citizens Bank / Verrill Dana Acquisition Escrow
2 \$2,578,632.68	\$2,825,702.62			TOTAL RESTRICTED FUNDS:
\$42,457,235.38	\$43,304,483.20			TOTAL FUNDS:

BONDS:	Principal Outstanding	Payment Due	Annual Payments
2012 Series A Issue (Final principal payment 2/15/2032)	\$3,085,000	Interest due 8/15/24, Principal and Interest due 2/15/25	\$431,412.50
2016 Series A Refunding Bond (Final principal payment 12/1/2027)	\$3,980,000	Interest due 6/1/24, Principal and Interest due 12/1/24	\$1,064,400.00
TOTAL BONDS:	\$7,065,000	TOTAL ANNUAL BOND PAYMENTS:	\$1,495,812.50
NOTES:	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	Interest of \$25,768.60 due 6/9/24, 9/9/24,12/9/4, 3/9/25	\$103,074.40
TOTAL NOTES:	\$1,700,000	TOTAL ANNUAL NOTE PAYMENTS:	\$103,074.40
TOTAL DEBT:	\$8,765,000	TOTAL ANNUAL DEBT PAYMENTS:	\$1,598,886.90



POLICY FOR THE INSTALLATION OF COMMEMORATIVE PLAQUES, BENCHES, ROCKS, & TREES ON NANTUCKET LAND BANK PROPERTIES ADOPTED: July 13, 2021

I. Purpose

This policy is implemented to ensure a thoughtful, consistent, and appropriate process for the consideration of requests for donated commemorative plaques, benches, rocks, and trees on Land Bank properties.

II. Policy

The design, language and location of the commemorative plaque, whether it is proposed on a bench, rock, tree, or otherwise, must be reviewed by Land Bank staff and approved by the Commission. Requests will be considered for individuals with a demonstrable connection or established ties to the preferred location. Anything outside of the parameters of this policy may be approved at the sole discretion of the Commission.

III. Process

Applications may be submitted to the Nantucket Land Bank office at 22 Broad Street or *via* email to <u>assistant@nantucketlandbank.org</u>

IV. Costs

The design and fabrication costs for the plaque, bench, rock, tree will be the responsibility of the applicant. Bench plaques must be ordered at the same time as the bench and embedded within the bench at the time of fabrication. Upon approval of the request, the Land Bank will place the order at the expense of the applicant.

V. Violations

Any commemorative plaque, bench, rock, or tree installed on Land Bank property without prior approval by the Land Bank will be removed at the expense of the party who made the installation.

This policy may be revisited and amended from time to time as requested by the Commission.


APPLICATION FOR THE INSTALLATION OF COMMEMORATIVE PLAQUES, BENCHES, ROCKS, & TREES ON NANTUCKET LAND BANK PROPERTIES

APPLICANT NAME:	Monomoy Civic Association Attn: Jeff Parker
MAILING ADDRESS:	4 Monomoy Road Nantucket, MA 02554
NANTUCKET ADDRESS:	4 Monomoy Road. Nantucket, MA 02554
TELEPHONE: (561)-445.	<u>3974</u> cell () home () work
E-MAIL: jparker@parkerfa	milylp.com

Name of Person(s) on Plaque:Ken RomanPlease describe the connection of the person(s) to the preferred location:Ken was the President of the Monomoy Civic Association for two seperate terms and has lived inMonomoy for more than 40 years.Lucile Hayes was a long time member of the MCA and agood friend of Ken's and his wife Ellen who passed away last summer.

<u>Please check type of plaque¹ etc...</u>:

O Plaque on existing bench

O Plaque on existing tree

O OTHER:

O New bench with plaque O Plaque on new tree

e inque on

Wording on plaque:

In deep appreciation of Ken Roman for his ongoing leadership, vision, strength, tenacity and perpetual good humor. May his example inform and inspire the next generation of those who will protect the unique and fragile character of the Monomoy community.

Approved/Denied:		Date:	
	Executive Director		
Comments:			

¹ Land Bank Staff should be consulted as to type of plaque, bench, rock, and tree to ensure compatibility with the environment of the preferred location.

Jesse Bell

From: Sent: To: Cc: Subject: Attachments: Marian Wilson Tuesday, July 2, 2024 8:50 AM Jesse Bell Rachael Freeman FW: Nantucket Land Bank Request Tree Plaque application.roman.creeks preserve.pdf

Hi Jesse,

Please add this to agenda consent items for 7/9/24 meeting. I need to figure out what kind of tree \$1600.00 will buy, if staff and the Commission approves.

Thanks, Marian

From: Jeffrey P. Parker <JParker@parkerfamilylp.com> Sent: Tuesday, July 2, 2024 8:44 AM To: Marian Wilson <mwilson@nantucketlandbank.org> Cc: Laura Foley Choma <laurafoleychoma@gmail.com> Subject: RE: Nantucket Land Bank Request

Marion -

Attached is a completed application for a tree and plaque in honor of Ken Roman. We told Ken about the possibility of planting a tree in his name on the Creeks Property at the Annual Meeting last Saturday.

We told him the wording on the plaque and the type of tree would have to be approved by the Land Bank. He was very touched so we hope this can get approved.

Please review the attached and let me know if you need any further information. I have cc'd Laura Choma, MCA Treasurer, to keep her in the loop.

Thanks, in advance.

Jeff

Jeffrey P. Parker jparker@parkerfamilylp.com Cell: (561) 445-3974

From: Marian Wilson <<u>mwilson@nantucketlandbank.org</u>> Sent: Wednesday, June 26, 2024 3:59 PM To: Jeffrey P. Parker <<u>JParker@parkerfamilylp.com</u>> Subject: Nantucket Land Bank Request

Good afternoon Jeff,

It was nice speaking with you earlier regarding your interest in donating a tree and plaque in honor of Ken Roman for his service as President of the Monomoy Civic Association. Please see the attached form to be completed to start the process as discussed.

I will touch base with the Land Bank staff to confirm a good location and type of tree that would complement the Creeks Preserve Property.

Please let me know if you have additional questions.

Thank you,

Marian

Marian Wilson Nantucket Land Bank 22 Broad Street Nantucket, MA 02554 Phone: 508-228-7240 Fax: 508-228-9369



APPLICATION FOR THE INSTALLATION OF COMMEMORATIVE PLAQUES, BENCHES, ROCKS, & TREES ON NANTUCKET LAND BANK PROPERTIES

APPLICANT NAME: Anne Sherwood MAILING ADDRESS: 525 S. Black Ave. Bozeman, MT 59715 NANTUCKET ADDRESS: 222 Polpis Rd., Nantucket, MA 02554 **<u>TELEPHONE:</u>** (406) -539-7703 *cell* (___)-___ *home* ()- - *work* E-MAIL: AnneDSherwood@gmail.com Name of Persons(s) on Plaque: John R. Sherwood, III <u>Please describe the connection of the person(s) to the preferred location:</u> My father was a Nantucket Sailor, as a member of the Nantucket Yacht Club, he loved sailing here. When he was too frail to sail, he still loved watching the races from the shore. He raced here from 1998 – 2018. My parents own 222 Polpis Rd. and my father loved walking and biking around the island. He died is 2023 at the age of 86. One time when we were walking in Quaise, he said" Maybe when I'm gone, you can come sit on a bench and watch the boats for me." I am trying to fulfill that wish with this request. Please check type of plaque¹ etc...: O New bench with plaque **X** Plaque on existing bench Wording on plaque:

John R. Sherwood, III 1936 -2023 "But there's that one particular harbor, so far, yet so near, where the days fade away and finally disappear." - Jimmy Buffett

Approved/Denied:

Executive Director

Date:

Comments:

¹ Land Bank Staff should be consulted as to type of plaque, bench, rock, and tree to ensure compatibility with the environment of the preferred location.









June 7, 2024

SUBJECT: Formerly Used Defense Site (FUDS) – Nantucket Beach Site, Right-of-Entry No. 3441

Nantucket Islands Land Bank Attn: Jesse Bell, Executive Director 22 Broad Street Nantucket, Massachusetts 02554

Dear Ms. Bell:

The U.S. Army Corps of Engineers (USACE) has identified property you own in the Commonwealth of Massachusetts, County of Nantucket, Town of Nantucket, identified as Assessor Parcel 91-3, as being located on the former Nantucket Beach Site. The Formerly Used Defense Sites (FUDS) Program was established to identify and remedy properties such as yours, where past Department of Defense (DoD) activities may have contributed to a contaminated condition that could present a risk to human health and/or the environment. The USACE is seeking access to evaluate the potential condition of your property in accordance with applicable laws and regulations. General information on the FUDS program is available at http://www.fuds.mil.

We request your permission to enter the properties for a period sufficient to complete the necessary work as described in the attached Right-of-Entry agreements, generally anticipated to be for a term of one-hundred and twenty (120) months. This work may involve continued maintenance of warning/educational signs, including, but not limited to, removal, installation, and maintenance of temporary and permanent warning signs. We will notify prior to commencing on-site activities. If you decide to grant permission, please sign and return the enclosed Right-of-Entry forms (in the envelope provided). We will countersign and return a copy of the fully signed Right-of-Entry documents to you.

After performing any work, we will advise you of our findings. We will also discuss with you the next steps in the process for addressing any hazards that may be present as a result of DoD's former use of the property and seek your additional permission before proceeding with any further action that may be required on the property.

If you would like further information regarding the FUDS program or the onsite work, you may contact Project Manager Marie Esten by telephone at (978) 318-8965 or by email at Marie.E.Esten@usace.army.mil. If you have questions about the Right-of-Entry, please contact Realty Specialist Nicole Dapcic of this office at the address above, by telephone at (978) 318-8959, or by email at Nicole.M.Dapcic@usace.army.mil.

Sincerely,

Maureen A. McCabe For

Timothy W. Shugert Chief, Real Estate Division

Enclosures

DEPARTMENT OF THE ARMY

RIGHT-OF-ENTRY FOR FORMERLY USED DEFENSE SITES PROGRAM

Project Name: NANTUCKET BEACH SITE Project Number: D01MA0456 Location: Town of Nantucket, County of Nantucket, Commonwealth of Massachusetts Assessor's Parcel Number: 91-3

The undersigned, hereby grants to the Department of the Army, its employees, contractors, and subcontractors a Right-of-Entry on the property located in the Commonwealth of Massachusetts, County of Nantucket, and described as:

Tom Nevers, Town of Nantucket, identified as Assessor's Parcel 91-3, presently owned by NANTUCKET ISLANDS LAND BANK, which land is shown on Exhibit A attached hereto and made a part hereof.

1. This Right-of-Entry is granted upon the following terms and conditions: This Right-of-Entry may be exercised only for the purposes of:

Continued maintenance of warning/educational signs, including, but not limited to, removal, installation, and maintenance of temporary and permanent warning signs; and to perform any other work which may be necessary and incident to the Government's use.

All proposed activities will be coordinated with the Owner prior to start of work.

2. This Right-of-Entry may be exercised at any time after the signing of this instrument and is anticipated to end within on-hundred and twenty (120) months from the date of the signing of this instrument, but may be exercised until the work described above is complete.

3. This Right-of-Entry does not grant any right to enter into any structure or building located on the property described above.

4. If any action of the Government's employees or agents in the exercise of this Right-of-Entry results in damage to the real property, the Government will, in its sole discretion, either repair such damage or make an appropriate settlement with the Owner. In no event shall such repair or settlement exceed the fair market value of the fee title to the real property at the time immediately preceding such damage. The Government's liability under this clause is subject to the availability of appropriations for such payment, and nothing contained in this agreement may be considered as implying that Congress will at a later date appropriate funds sufficient to meet deficiencies. The provisions of this clause are without prejudice to any rights the Owner may have to make a claim under applicable laws for any damages other than those provided for herein.

5. This Right-of-Entry may be revoked in writing by the undersigned upon no less than thirty (30) days prior notice delivered to the Department of the Army at:

ATTN: Real Estate Division, Nicole Dapcic, U.S. Army Corps of Engineers, New England District, 696 Virginia Road, Concord, MA 01742-2751

If the undersigned attempts to terminate or revoke this Right-of-Entry before the end of the period provided in paragraph 2, above, without the required notice period stated in this paragraph, the Government will be entitled to recover from the undersigned all damages incurred as a result of the early termination of access to the property, including all contractor costs and any other expenses of the Government incurred because of the unanticipated early termination.

WITNESS MY HAND AND SEAL this	day o	f, 2024.
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NANTUCKET ISLANDS LAND BANK:

Signature:		
Printed Name & Title:		
Owner Name: NANTUCKET ISLANDS LAND BANK		
Mailing Address: 22 Broad Street, Nantucket, MA 02554		
Parcel Address: Tom Nevers, Nantucket, MA		
Owner Phone #:		
Email:		

FUDS ROE No. 3441 DERP-FUDS Project Number: D01MA0456

CERTIFICATE OF AUTHORITY

I,(Name)	_ certify that I amof <i>(Title)</i>
NANTUCKET ISLANDS LAND BANK signed	K, and that, who
C C C C C C C C C C C C C C C C C C C	(Name of person who signed above)
the foregoing instrument on behalf of	NANTUCKET ISLANDS LAND BANK, was then the
said (<i>Title of person who signed above</i>)	UCKET ISLANDS LAND BANK I further certify that
(Name of person who signed above)	was acting with the scope of powers delegated to
him/her in executing the said instrum	ent.
Date: Signature	:

UNITED STATES OF AMERICA

By: _____ Maureen B. Davi Realty Specialist Real Estate Contracting Officer



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Updated signs	(15 March 2024)
Opualou signs	(10 march 202+)

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Miles

