

AGENDA
Nantucket Land Bank Commission
Regular Meeting of January 14, 2025
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. PROPERTY MANAGEMENT
 - a. 41 Jefferson Avenue – Building Relocation Discussion
 - b. 15/17 Commercial Wharf – Commemorative Bench Request
 - c. 125 Somerset Rd & 166 Hummock Pond Road – Approval of and Execution of Contract with Architectural Consulting Group for OPM Services
3. TRANSFER BUSINESS
4. APPROVAL OF MINUTES
 - a. Regular Meeting of December 10, 2024, and Special Meeting of December 12, 2024
5. PERSONNEL BUSINESS
 - a. Executive Director – Salary Discussion and Vote
6. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - a. Monthly Financial Report – November
 - b. Warrant Authorization – Approval of Cash Disbursements
 - c. 12/27/24 Warrant Authorization – Ratify and Confirm
 - d. 158 Orange Street – Neighbor’s Request to Access Property with Crane for Spa
 - e. 31 Ocean Avenue – Viewshed Trimming
 - f. Various Properties – Linda Loring Nature Foundation Birding Field Trips 2025
 - g. Smooth Hummocks – 2025 Half Marathon/Use Request (10/12/25)
7. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

B. EXECUTIVE SESSION: *The Commission will not reconvene in open session at the conclusion of executive session.*

1. Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes of 07/23/24.
2. Purpose 3 [G.L. c. 30A, § 21(a)(3)], to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares, i.e.:

- 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)
3. Purpose 6 [G.L. c. 30A, § 21(a)(6)], to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body

C. ADJOURNMENT



Nantucket Land Bank Commission
Regular Meeting of January 14, 2025 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. PROPERTY MANAGEMENT

a. Path to 41 Jefferson Avenue Building Move and Site Restoration

Over the past month, Land Bank staff have gathered information to provide the Commission with a path for moving all the buildings from 41 Jefferson Avenue to alternative locations. This process has included assessing the feasibility and cost of physically moving the buildings, exploring properties that could accommodate additional structures, thinking through permitting timelines, and working with other entities to gauge their interest and ability to collaborate on this project. Below is a high-level summary of the results of this exploration broken down into three headings: Timeline, Feasibility, and Financial Costs & Staff Resources.

Timeline

As a municipal entity, the Land Bank must follow the public procurement steps outlined below based on the estimated cost of this project. This is the same process that is underway for the Land Bank maintenance facility expansion and was used for the reconstruction of the Miacomet Golf Clubhouse.

- 1) Request for Qualifications (RFQ) for Owner's Project Manager (OPM) to oversee the project.
- 2) Request for Qualifications (RFQ) for Designer Services to produce detailed specifications associated with the potential locations for the building moves.
- 3) Invitation for Bids (IFB) for Construction using the developed design specifications, with construction likely to begin in late fall of 2025.

Feasibility

- Land Bank staff have determined that the buildings can be moved and how that could occur.
- Permitting that may add time to the project includes HDC, Massachusetts Natural Heritage and Endangered Species Program, and the recently amended Zoning

Bylaw 139-26 (Issuance of Building and Use Permits) that includes review and potentially a demolition delay of up to 6-months. The next steps include discussions with each entity to further understand the required process.

- The Land Bank can accommodate all the buildings on Land Bank properties where staff housing already exists. Currently, staff housing needs do not require that the Land Bank retain all buildings.
- The Land Bank is working collaboratively with the Town to explore options to relocate buildings to their properties.

Financial Costs & Staff Resources

- Staff estimate the project cost to be between \$6 and \$10 million dollars. A detailed and concrete cost estimate will be part of the design process.
- This rough estimate includes all facets of building removal and restoration at the 41 Jefferson Avenue property as well as the reassembly of the structures, any utility install/connections and site improvements necessary at the destination properties.
- The timing of this project will align with the Maintenance Facility Expansion, which is already underway. This overlap will require careful consideration of staff resources and budgeting. As a reminder, the “Maintenance Facility Expansion” project includes the following components:
 - Construction of a 3-bay garage with office space at the 125 Somerset property,
 - Removal of the cold storage barn at 166 Hummock Pond Road and replacement with up to a 5-bay garage,
 - Design and installation of a modular duplex at 166 Hummock Pond Road.

There will be a brief presentation and discussion of this information at the upcoming meeting on Tuesday.

b. 15/17 Commercial Wharf Commemorative Bench Request

This bench request is being made by Mr. Madison, who has had a residence on Nantucket since 1995, a boat on the Town pier during much of this time and regularly walks the Washington Street beaches. He and his family are very supportive of the Land Bank’s initiatives to develop water views. His request was made just prior to the Land Bank revising their commemorative installation policy (updated policy below) and although Mr. Madison has been informed that his request may be denied based on the new requirements, he has asked that it be considered. Staff acknowledge that this request does not meet the requirements of a commemorative installation based on the current

policy. However, if the Commission supports this installation, staff recommend a wooden bench that could accommodate a plaque at Petrel Landing.



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

APPLICANT NAME: JOHN V. MADISON
MAILING ADDRESS: P.O. Box 702 SCOMSET, MA 02564
NANTUCKET ADDRESS: 17 IPSWICH ST, NANTUCKET, MA 02554
TELEPHONE: (917) 573 4510 (4510) (917) 573 4510 home ()- - - work
E-MAIL: JOHN V. MADISON @ AOL. COM

Name of Person(s) on Plaque: JOHN, DIANE, ^{CHILDREN} (DAWN, JEFFREY)
Please describe the connection of the person(s) to the preferred location:
RESIDENCE OF NANTUCKET SINCE 1995
HAD BOAT ON TOWN PIER FOR YEARS
WALKED BEACHES ON WASHINGTON ST OFTEN
LOVE LAND BANKS WORK & DEVELOPING WATER
VIEWS

Please check type of plaque¹ etc... :

- Plaque on existing bench New bench with plaque Engraved rock Bench.
 Plaque on existing tree Plaque on new tree
 OTHER: _____

Wording on plaque: WILL DEVELOPE & SEND FOR LAND BANKS
APPROVAL ONCE SITE IS APPROVED. WILL BE
VERY SIMILIAR TO VICTORIA STACKPOLE'S
BUT INCLUDE DAUGHTER & SON

Approved/Denied: _____ Date: _____

Executive Director

Comments: _____

¹ Land Bank Staff will advise as to type of plaque, bench, rock, and tree to ensure compatibility with the environment of the appropriate location.

**POLICY FOR COMMEMORATIVE INSTALLATIONS
ON NANTUCKET LAND BANK PROPERTIES
UPDATED: November 26, 2024**

I. Purpose

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

II. Policy

The design, language and location of the commemorative installation must be reviewed by Land Bank staff for aesthetic and environmental consideration and approved by the Commission. Requests will be reviewed on a case-by-case basis according to one or more of the criteria below being met:

- Significant service and historical connection to Land Bank
- Demonstrable contribution to creating and preserving public open spaces on Nantucket

III. Process

Applications may be submitted to the Nantucket Land Bank office at 22 Broad Street or *via* email to assistant@nantucketlandbank.org. Anything outside of the parameters of this policy may be approved at the sole discretion of the Commission. If approved, the Land Bank Staff/Commission will work with the donor to determine the appropriate location for a commemorative plaque.

IV. Costs

The design, fabrication, and installation costs will be the responsibility of the applicant. 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.

c. 125 Somerset Road & 166 Hummock Pond Road – Approval and Execution of Contract with Architectural Consulting Group for OPM Services

Please see the meeting packet for the fee proposal from Architectural Consulting Group (ACG) to provide Owner’s Project Manager (OPM) services for the maintenance facility expansion project. The scope of their work detailed in the request for qualifications is for 18 months and is priced at \$533,540.00.

2. CONSENT ITEMS

a. 158 Orange Street – Neighbor’s Request to Access Property with Crane for Spa Repair

The following email details a request to re-set a spa on the neighboring property at 156 Orange Street from the Land Bank’s property at 158 Orange Street. Staff are supportive of the need to do this work but would recommend that there be an accompanying request for site restoration in the spring as compaction of the lawn areas is a problem when large equipment is used.

Jeff and Rachael

I am writing you in regards to 156 Orange Street, Kenneth Goldbergs property bordering 158 Orange. This past spring The Land Bank granted access to place a swim spa which was very helpful thank you. The spa had to unfortunately undergo some repairs to make it accessible for the Goldbergs due to their mobility issues. That leads me to my current request to access one final time to put it back into position. The spa is on their property so it just needs to be picked up and placed back. Bo Wilson is the contractor whom is cc’d here and would be working with Holdgate Partners small truck mounted crane to do the work which should take two hours start to finish We are proposing to escort the lift vehicle over fiberglass mats anywhere it goes off the gravel road to insure there is no compaction. Please review and let us know if this is permissible. On behalf of the Goldbergs, they would be very appreciative of the neighborly gesture and there will not be continued requests.

Sincerely

Mike
Michael V. Misurelli
J&M Landscape Services
P.O. Box 2610
Nantucket, MA 02554
mike@jm-landscapeservices.com

a. 31 Ocean Avenue - Viewshed Trimming Request

This request has been resolved and will no longer be discussed at the upcoming Land Bank meeting.

b. Various Properties - Linda Loring Nature Foundation Birding Field Trips 2025

Please see the meeting packet for a detailed request for temporary private event use on Land Bank properties from the Linda Loring Nature Foundation.

c. Smooth Hummocks - 2025 Half Marathon/Use Request (10/12/25)

Please see the meeting packet for a letter from James Meehan thanking the Commission for their ongoing support and requesting permission to hold the Half Marathon in Smooth Hummocks again in 2025.



Architectural Consulting Group^{INC}

January 9, 2025

Nantucket Island Land Bank
22 Broad Street
Nantucket, MA 02554

RE: Land Bank Maintenance Facilities OPM SVCS No. 2024 - LB - 06

Fee Proposal

To provide OPM services for the following phases:

1. Entire Project
2. Pre-Design
3. Design and Construction Procurement Phases
4. Construction Phase
5. Project Close Out and Move-In Phase
6. Post Construction Phase.

Entire Project – 18 months

| Employee's Name | Title | Hours per Phase | Hourly Rate | Total |
|-----------------------------------------|---------------------------|-----------------|-------------|--------------|
| Michael W. Josefek, AIA, LEED AP, MCCPO | Project Director | 18 | \$180.00 | \$3,240.00 |
| Donald Velozo, MCPPO, CS | Project Manager | 108 | \$180.00 | \$19,440.00 |
| Ben Hack | Assistant Project Manager | 144 | \$125.00 | \$18,000.00 |
| Helena Furtado | Administration | 36 | \$90.00 | \$3,240.00 |
| Phase Sub Total | | | | \$ 43,920.00 |

Pre-Design, Design and Construction Procurement Phases – 6 months

| Employee's Name | Title | Hours per Phase | Hourly Rate | Total |
|-----------------------------------------|---------------------------|-----------------|-------------|--------------|
| Michael W. Josefek, AIA, LEED AP, MCCPO | Project Director | 72 | \$180.00 | \$12,960.00 |
| Donald Velozo, MCPPO, CS | Project Manager | 120 | \$180.00 | \$21,600.00 |
| Ben Hack | Assistant Project Manager | 36 | \$125.00 | \$4,500.00 |
| Helena Furtado | Administration | 12 | \$90.00 | \$1,080.00 |
| Phase Sub Total | | | | \$ 40,140.00 |

Construction Phase – 9 months

| Employee's Name | Title | Hours per Phase | Hourly Rate | Total |
|-----------------------------------------|---------------------------|-----------------|-------------|---------------|
| Michael W. Josefek, AIA, LEED AP, MCCPO | Project Director | 45 | \$180.00 | \$8,100.00 |
| Donald Velozo, MCPPO, CS | Project Manager | 432 | \$180.00 | \$77,760.00 |
| Ben Hack | Assistant Project Manager | 288 | \$125.00 | \$36,000.00 |
| Christopher Kearley | Clerk of Works | 1440 | \$110.00 | \$158,400.00 |
| Helena Furtado | Administration | 18 | \$90.00 | \$1,620.00 |
| Phase Sub Total | | | | \$ 281,880.00 |

Project Close Out and Move-In Phase – 3 months

| Employee's Name | Title | Hours per Phase | Hourly Rate | Total |
|-----------------------------------------|---------------------------|-----------------|-------------|------------|
| Michael W. Josefek, AIA, LEED AP, MCCPO | Project Director | 0 | \$180.00 | \$0 |
| Donald Velozo, MCPPO, CS | Project Manager | 30 | \$180.00 | \$5,400.00 |
| Ben Hack | Assistant Project Manager | 10 | \$125.00 | \$1,250.00 |
| Christopher Kearley | Clerk of Works | 24 | \$110.00 | \$2,640.00 |
| Helena Furtado | Administration | 6 | \$90.00 | \$540.00 |
| Phase Sub Total | | | | \$9,830.00 |

Post Construction Phase

| Employee's Name | Title | Hours per Phase | Hourly Rate | Total |
|--------------------------------------------|------------------------------|-----------------|-------------|-------------|
| Michael W. Josefek, AIA, LEED AP, MCCPO | Project Director | 5 | \$180.00 | \$900.00 |
| Donald Velozo, MCPPO, CS | Project Manager | 20 | \$180.00 | \$3,600.00 |
| Ben Hack | Assistant Project Manager | 24 | \$125.00 | \$3,000.00 |
| Helena Furtado | Administration | 3 | \$90.00 | \$270.00 |
| Phase Sub Total | | | | \$ 7,770.00 |

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|----------------------------------------|----------------------|
| Total Fee | \$ 383,540.00 |
| Reimbursable-3rd Party Estimating | \$ 30,000.00 |
| Reimbursable-3rd Party Commissioning | \$ 20,000.00 |
| Reimbursable-Expenses, Travel, Lodging | \$ 100,000.00 |
| Total Fee and Expenses | \$533,540.00 |

Respectfully Submitted,



Donald Velozo
Associate Principal

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| A | ENTIRE PROJECT |
| A1 | Compliance with all Federal, State, and Local Laws, Rules and Regulations |
| | Ensure the Project remains in full compliance with all applicable Federal, State and Local laws, rules and regulations, including: the Nantucket Islands Land Bank Designer Selection Procedures, approved November 26, 2024; MGL Chapter 7C, Sections 44-58; MGL Chapter 149, Sections 44A – 44M; and this Request for Qualifications (RFQ) for Owner’s Project Manager Services. |
| A2 | Consultation with Awarding Authority |
| | <p>(a) Attend regular meetings with the Land Bank staff and other designees assigned to this project, the Designer, the contractor(s), consultants and engineers during the course of the Project to advise the Awarding Authority on budget, schedule, quality, scope, and all other proprietary issues.</p> <p>(b) Serve as the Awarding Authority’s representative in the oversight and administration of the design contract, negotiations with the designer if required, the coordination of the design team’s activities, and in the provision of leadership with respect to the implementation of the design, bidding and construction phases by all parties. The Owner’s Project Manager shall also serve as the Awarding Authority’s representative in the oversight and administration of the construction contract, including maintaining certificates of insurance, bonds, and so forth from the contractor, designer, and others as necessary.</p> |
| A3 | Cost Estimating and Cost Control Management |
| | <p>(a) In the absence of a Land Bank independent Cost Control Manager, the Owner’s Project Manager shall provide cost control management services throughout the duration of the project, including design and construction phases, to control and contain the cost of the project within the limits of the total project cost budget as determined by the Awarding Authority, including life-cycle cost analysis.</p> <p>(b) The Owner’s Project Manager shall also provide value management services, which includes value engineering and analysis of the building systems and design during all design and construction phases of the project. The goal is to reduce both the initial capital cost of the project, reduce long-term operational (life cycle) costs, and yet maintain the Land Bank’s desired level of quality, utility, function and performance of the facility. A Notice to Proceed to each successive design and construction phase of the project will not be issued by the Awarding Authority until the Owner’s Project Manager’s analysis concludes that the project is within the total project and/or construction cost budget.</p> <p>(c) The Owner’s Project Manager shall also provide an analysis of all bids from bidders, with recommendations for appropriate Awarding Authority action.</p> |
| A4 | Total Project Budget and Cash Flow Reports |
| | The Owner’s Project Manager shall assist the Awarding Authority and Designer in the pursuing means and methods that may be able to reduce project costs. Review and update, monthly, the existing total project budget (including estimated construction costs and all “soft” costs anticipated to be associated with the project) during all phases of the work. Advise the Awarding Authority if it appears that the project budget will not be met and make recommendations for corrective |

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action. Develop monthly cash flow reports and forecasts for the total project and advise the Awarding Authority of variances between actual, budgeted and projected project costs. Establish a format acceptable to the Awarding Authority for reporting budget and cash flow information.

A5 | Project Invoices and Accounting Records

The Owner's Project Manager shall review and take appropriate action upon all project-related invoices, including the retainage authorized on Designer [see MGL Chapter 7, Section 38G (d)], and Contractor requisitions. Establish a procedure with the Awarding Authority for the processing of invoices. The OPM shall maintain accounting records on all project-related expenditures, including the Designer's requests for payment, contractor requisitions, furniture, furnishings, and equipment purchases, and the like. Construction-related records shall also include construction base contract work performed under unit costs, change order work performed on the basis of actual costs of labor and materials, change order work performed under unit costs, compliance with prevailing wages, including Davis-Bacon prevailing wages rates, and compliance with all state and Town of Nantucket M/WBE requirements as applicable. All cost documentation and accounting records shall be maintained in a form suitable for submission as may be required, reimbursement, and audit.

A6 | Master Project Schedule/Monthly Status Reports

The Owner's Project Manager shall maintain all project-related communications, collect all project-related documentation, and establish and maintain a document control system. The Owner's Project Manager shall establish procedures for reviews, approvals, changes, submittals, RFI's, and a project change log among others. The Owner's Project Manager shall also serve as the Awarding Authority's representative at all project meetings; and shall attend and make presentations as may be required regarding the project at public meetings and forums.

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| B | PRE-DESIGN, DESIGN AND CONSTRUCTION PROCUREMENT PHASES |
| B1 | Designer Selection and Negotiations |
| | <p>(a) The Owner’s Project Manager shall be a member of the Land Bank Maintenance Facilities Building Subcommittee and shall provide advice and consultation to the Subcommittee to assure that the Land Bank receives the highest quality design services for the project, including advice and consultation in the drafting of the Designer Request for Qualifications, Scope of Work and contract documents. This includes compliance with the Nantucket Islands Land Bank Designer Selection Procedures dated November 26, 2024; compliance with MGL Chapter 7, Sections 38A ½ thru 38M regarding the Designer selection process, including the selection of the best qualified Designer for the project, negotiating a fee for design services, and contract negotiations with the successful Designer; and compliance with MGL Chapter 7, Section 40N regarding an affirmative marketing program for state-assisted local projects and the Town of Nantucket’s Minority or Women Business Enterprise Participation requirements.</p> <p>(b) The Owner’s Project Manager shall establish procedures for the evaluation of the Designer as required by the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) and shall prepare the Designer’s final evaluation for submission to DCAMM, after Awarding Authority approval, at the conclusion of the project.</p> |
| B2 | Additional Pre-Design and Design Requirements |
| | The Owner’s Project Manager shall provide advice and consultation to the Awarding Authority and Designer on a preliminary design review and space needs evaluation, including coordination of participation of all stakeholders, other interested parties, and the general public; shall assist in the establishment of ensuing design criteria and the development of the project scope; and shall examine alternative solutions. |
| B3 | Design Documents and Cost Estimate Review (also see Section A3) |
| | Review the accuracy and completeness of the design and bid documents and cost estimates as soon as they are prepared by the Designer, the Designer’s consultants, and the cost estimator. Promptly notify the Designer, cost estimator, and Awarding Authority of any problems or omissions. Provide materials, labor, and help to identify and resolve coordination conflicts in the construction documents. Review construction factors relating to costs and the goals of the Awarding Authority including, but not limited to alternative designs or materials, including alternative HVAC systems, geotechnical studies and soil analysis, life cycle costs, green design concepts, site use and design issues, value engineering, project phasing, accessibility compliance, and economies of scale opportunities. |
| B4 | Grant and Additional Funding |
| | <p>(a) SRF seek additional funding.</p> <p>(b) Alternative energy</p> |
| B5 | Local Officials, Utilities, and Maintenance |
| | Ensure that the Designer coordinates with, reviews with, and incorporates appropriate input from local officials (i.e., Chief Procurement Officer, Energy Coordinator, Sustainability Coordinator, Building Commissioner, various Town Committees/Boards, inspectional services, fire department, police department, utilities, etc.) as appropriate for the building systems, safety, operation, and maintenance. |

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| B6 | Value Engineering (also see Section A3) |
| Participate in the value engineering process to assure that construction materials and methods specified are the most appropriate and cost effective for their application without compromising building equipment. Identify for the Awarding Authority's consideration any changes in design which reduce the cost of construction while satisfying the Awarding Authority's requirements. Analyze schedule implications of alternative building and mechanical systems and other design element changes as may be proposed during the design phase. If at any point in the design process projected cost estimates exceed construction or project cost limits, recommend to the Awarding Authority appropriate reductions/changes in scope to remain within budget. Equipment quality and operating costs should not be compromised in the value engineering. | |
| B7 | Construction Planning |
| Identify and assist in procurement of additional design consultants if required. Identify long-lead items, including Awarding Authority provided items, and make appropriate recommendations to the Awarding Authority and the Designer for inclusion of such items of material or equipment in the Designer's specifications. Ensure that the Awarding Authority identifies such items in any notices to proceed issued to contractors. Make recommendations to the Awarding Authority and the Designer to expedite procurement of long-lead items in order to ensure delivery by the required dates. Incorporate detailed procurement data into the project schedule updated monthly. | |
| B8 | Bonds and Insurance Certificates (also see Section A2.b.) |
| The Owner's Project Manager shall receive certificates of insurance and, where applicable, bonds from all parties required to provide them, such as the Designer, the Contractor, their various consultants and subcontractors, and vendors, and forward them to the Awarding Authority. The OPM shall develop and maintain a bonding and insurance log identifying all parties required to provide bonds or insurance and noting certificates received, coverage expiration dates, and renewal status. Copies of such log shall be provided to the Awarding Authority on a regular basis. | |
| B9 | Constructability Review / Review of Contract Documents |
| Review the project drawings and specifications. Promptly notify the Designer and the Awarding Authority of any design problems or omissions identified in the drawings and specifications. Help to identify and resolve coordination conflicts in the construction documents. | |
| B10 | Special Services |
| The Owner's Project Manager shall be responsible, with the Awarding Authority's approval, for selecting, retaining and coordinating the professional or other services of special consultants, contractors, and testing laboratories required for the Project and or provided by the Designer or Contractor (i.e., project photos, hazmat removal, existing condition surveys, and so forth). | |
| B11 | Permits, Licenses, and Approvals |
| Working with the Awarding Authority's counsel, the Designer, and others, the Owner's Project Manager shall maintain, and monitor the master list of permits, licenses and approvals required for the Project and shall update it as necessary through project completion identifying each permit, the party responsible for obtaining it, and status. This may include, but is not limited to: <ul style="list-style-type: none"> a. Town of Nantucket Historic District Commission b. Town of Nantucket Conservation Commission c. Town of Nantucket Zoning Board of Appeals | |

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| | <ul style="list-style-type: none"> d. Town of Nantucket Planning Board e. Town of Nantucket Building Commissioner f. Town of Nantucket Fire Department g. Town of Nantucket Sewer Department |
| B12 | Meetings |
| The Owner's Project Manager shall attend required meetings with the regulatory and/or permitting authorities and take minutes at these meetings. Attendance is also required at all pre-bid and pre-construction meetings. | |
| B13 | Public Forums and Presentations |
| At the Awarding Authority's request, the Owner's Project Manager shall prepare for and attend administrative and/or public meetings to provide project information and inform public forums of details about the project. | |
| B14 | Construction Mitigation Plan |
| The Owner's Project Manager shall develop, in consultation with the Awarding Authority and interested citizens, a detailed program to monitor and mitigate the impacts of project construction on the surrounding neighborhood. Safety is paramount. OPM will be responsible for the oversight of any and all environmental concerning matters to ensure proper filings, procedures, insurance and permits follow the DEP guidelines for remediation. | |
| B15 | Construction Procurement (Bidding) Phase |
| <ul style="list-style-type: none"> (a) Assist the Awarding Authority in the development of procurement strategy. Prepare for the Awarding Authority's review of all bid and contract documents. Assist the Designer and Awarding Authority with the General Contractor and Sub-Contractor bid process as required by MGL Chapter 149, Sections 44A - 44M; the certification of General Contractors and Sub-Contractors as required by MGL Chapter 149, Section 44D; and the pre-qualification of general bidders and filed sub-bid contractors as required by MGL Chapter 149, Sections 44D1/2 and 44D3/4. The timeliness of the presented review should allow for an appropriate time frame for the procurement process. (b) Coordinate a pre-bid conference with the Designer. Provide a review of each addendum for the Awarding Authority prior to the receipt of all bids. In conjunction with the Designer and Designated Procurement Officer, evaluate the qualifications of the apparent low bidders, evaluate the bids for completeness, full responsiveness and make recommendations to the Awarding Authority for the award of the contracts or rejection of bids. (c) Review all construction bids for the purpose of advising the Awarding Authority as to whether the bids are based upon the payment of the prevailing wage rates established for the project by the Massachusetts Department of Labor and Workforce Development, and federal wage rates as established by the Davis-Bacon Act if applicable; compliance with State and Town of Nantucket M/WBE requirements; and in conformity with public building construction requirements. The Owner's Project Manager shall inform the Awarding Authority of any bid which does not realistically appear to contemplate either the actual payment of said prevailing wage rates to laborers to be employed on the project, or to meet mandated M/WBE requirements. Construction bids should be reviewed in CSI formatting only so Owner and OPM have clarity on all line items. | |

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(d) Assist the Awarding Authority and the Designer with bid protests, re-bidding and/or renegotiating contracts. Assist the Awarding Authority and the Designer with a pre-award conference with the successful bidder and with preparing construction contracts.

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| C | CONSTRUCTION PHASE |
| C1 | Clerks of the Works |
| | <p>Subject to the Awarding Authority’s approval, develop a job description for and retain, supervise and manage a Clerk of the Works for daily full-time construction monitoring of all the anticipated construction. Said job description shall be consistent with the best interests of, and be approved by, the Awarding Authority. Tasks shall include keeping a daily log containing a record of weather, the contractor’s work on the site, number of workers, safety status on the Project, equipment in use, work accomplished, contractor materials stored, problems encountered, verbal instructions and interpretations given to contractors, as well as scheduling and coordinating all required testing and other similar relevant tasks. The Clerk of the Works shall also monitor the storage and protection of Awarding Authority purchased materials, furniture and equipment.</p> |
| C2 | Job Meetings |
| | <p>The Owner’s Project Manager shall attend all construction job progress meetings with the Designer, the Contractor, the Clerk of the Works, and/or other persons, as necessary or appropriate, at reasonable times and places to discuss procedures, progress, problems, scheduling, and the like. At all such meetings, the OPM shall act as a representative of the Awarding Authority. The OPM shall work with the Designer to set up a schedule for such meetings. Meeting minutes shall be prepared by the Designer and reviewed by the OPM on the Awarding Authority’s behalf. The OPM shall identify any significant issues of work quality, contract performance, scheduling and work progress raised at the job meetings in a monthly (or as appropriate) progress report to the Awarding Authority. The OPM shall present, at the next job meeting, any significant issues not included in the minutes of the previous meeting.</p> |
| C3 | Applications for Payment |
| | <p>(a) In coordination with the Designer and Clerk of the Works, the Owner’s Project Manager shall review the contractor’s draft application for payment, or “pencil requisition”, together with any supporting data requested by the Awarding Authority or submitted by the Contractor. The OPM shall provide written comments thereon to the Designer and Awarding Authority, with recommendations as to the amounts due. The OPM shall also review and comment on vendor requisitions, including those of testing companies, utility companies and equipment or furnishing providers. The OPM shall request through the Designer that the Contractor provide the appropriate subcontractor lien waivers as the Project progresses.</p> <p>(b) In coordination with the Designer and Clerk of the Works, the Owner’s Project Manager shall review all contractor and sub-contractor payrolls for compliance with all federal and state prevailing wage rates, and state and Town of Nantucket M/WBE requirements.</p> |
| C4 | Performance Monitoring |
| | <p>The Owner’s Project Manager with the assistance of the Clerk of the Works shall monitor and observe the performance of the work and quality assurance program and shall make recommendations to the Awarding Authority and the Designer with respect to rejection of work which, in the OPM’s opinion, does not conform to the Contract Documents. The OPM shall endeavor to obtain satisfactory performance from the General Contractor, and shall recommend a course of</p> |

**REQUEST FOR QUALIFICATION
No.2024-LB-06**

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| action to the Awarding Authority when requirements of a contract or the Awarding Authority's construction mitigation plan are not being fulfilled. Particular attention shall be paid to work compensated by means of unit prices, time and material activities, and so forth. | |
| C5 | Changes in the Work |
| The Owner's Project Manager shall prepare and maintain a master project change log, incorporating all change directives, change orders, change requests, and change proposals, noting who initiated same and status, and recording estimated cost and final cost. The OPM shall review all change orders and shall, when requested by the Awarding Authority, identify sufficient funds and negotiate on behalf of the Awarding Authority with all parties involved. It is a goal of the Land Bank to keep the number of changes to a minimum. All Change Orders must be in writing and approved by the Awarding Authority. The OPM shall distribute updated copies of the master project change log to the Awarding Authority, the Designer and the Contractor on a monthly basis. | |
| C6 | Claims |
| The Owner's Project Manager shall assist the Designer in the review, evaluation, resolution and documentation of claims including but not limited to claims for additional time, claims for additional cost, claims for concealed or unknown conditions, and claims for errors or omissions in the plans and specifications, and demands for direct payments. The Owner's Project Manager shall provide all support and assistance necessary in any claims related matters or litigation. | |
| C7 | Submittals and RFI's |
| In collaboration with the Designer, the Owner's Project Manager shall establish, implement and advise the Contractor of procedures for expediting, processing and obtaining the Designer's approval of shop drawings, product data, and submittal logs for identification of scheduling issues and provide comments thereon to the Designer. The OPM shall make recommendations to the Awarding Authority and the Designer with respect to the use of substitutions and monitor status of submittals through the general contractor's submittal logs. | |
| C8 | Construction Schedule |
| During construction the Owner's Project Manager shall review the construction schedule furnished by the Designer, Consultants, and the General Contractor. The OPM shall obtain and promptly review monthly updates of the general status of schedule milestones, schedule slippage, recommended site "walk-throughs", and other noteworthy information. If an update indicates that the previously approved project construction schedule might not be met, the OPM shall bring such issues to the attention of the Awarding Authority immediately and recommend corrective action. | |
| C9 | Special Services |
| The Owner's Project Manager shall be responsible, with the Awarding Authority's approval, for selecting, retaining and coordinating the professional or other services of special consultants, contractors, and testing laboratories required for the Project and not provided by the Designer or General Contractor; and shall assist the Awarding Authority with the selection and procurement of furniture, fixtures and equipment (FF&E). | |

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| D | PROJECT CLOSEOUT AND MOVE-IN PHASE |
| D1 | Coordination of Awarding Authority’s Purchases of Materials and Equipment, and Moving and Relocation Activities |
| | The Owner’s Project Manager shall coordinate, schedule and monitor the delivery, storage, protection, final placement or installation and security of purchased materials, systems and equipment (FF&E) that are a part of the Project until such items are incorporated into the Project, or accepted for beneficial use by the Awarding Authority. The OPM shall maintain complete records related to such items including specifications, vendor contracts and purchase orders. The OPM should obtain an Electronic Turnover Package (ETOP) from all the vendors and the Contractor should assemble the final ETOP |
| D2 | Other Construction-Related Records |
| | The Owner’s Project Manager shall maintain a file for the building project throughout the duration of the project. The file shall include all project contracts, drawings, specifications, addenda, change orders and other documentation of construction, including copies of approved shop drawings, product data, samples, warranties, guarantees, certification manuals, valve charts, photographic documentation, and similar required submittals, two hard copies of the final building as-built. All documents shall be organized in good order and marked to record changes and selections made during construction. The OPM shall make all such records available to the Designer and upon completion of the Project shall deliver one complete set to the Awarding Authority in an inventoried, organized format approved by the Awarding Authority, suitable for immediate use. |
| D3 | Testing and Start-Up |
| | With the Designer and the Awarding Authority’s designated maintenance personnel, the Owner’s Project Manager shall ensure procurement of utilities; and shall schedule, coordinate and observe the contractor’s final testing, flushing, commissioning and start-up of utilities, operational systems and equipment. Commissioning and validation is required for any HVAC. |
| D4 | Training |
| | The Owner’s Project Manager shall coordinate instructional visits and training of Land Bank staff by equipment representatives as necessary. |
| D5 | Substantial Completion |
| | When the Designer considers the contractor’s work or a designated portion thereof substantially complete, the Owner’s Project Manager shall jointly with the Contractor prepare for the Designer a list of incomplete or unsatisfactory items and a schedule for their completion. The OPM shall assist the Designer in conducting inspections to determine whether the work or designated portion thereof is substantially complete and preparing any resultant punch list as well as help where possible to expedite the completion of the work in accordance with project schedule |
| D6 | Final Completion |
| | Following the Designer’s Issuance of a Certificate of Substantial Completion for the work or designated portion thereof, the Owner’s Project Manager shall coordinate the correction and completion of the remaining work for inspection by the Designer. The OPM shall evaluate the completion of the work and make recommendations to the Designer in conducting final inspections. The OPM shall make recommendation to the Awarding Authority with respect to release of any funds retained from the General Contractor and Designer. |

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| E | POST CONSTRUCTION PHASE |
| E1 | <p>Evaluations</p> <p>Within 45 days after completion of the building project, the Owner's Project Manager shall prepare evaluations of the Designer, Contractor and Sub-Contractors for Awarding Authority review and approval, and submittal to DCAMM. The evaluations will be completed using DCAMM standard evaluation forms, and the information contained therein shall be certified by the Owner's Project Manager that it represents a true and accurate analysis of their performance record on this project. For Designer evaluations see MGL Chapter 7C, Section 48 (h); for Contractor evaluation see MGL Chapter 149, Section 44D (7); and for Sub-Contractor evaluation see MGL Chapter 149, Section 44D (16).</p> |
| E2 | <p>Special Services</p> <p>The Owner's Project Manager shall provide services as necessary to monitor and assist in any required project audit; shall develop and monitor all warranty period assessments and work until turned over to the Awarding Authority; shall assist the Awarding Authority with any commissioning requirements, ceremonies and logistics if required; and shall conduct a commissioning post-occupancy evaluation for the Awarding Authority.</p> |

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of January 14, 2025

1. December 2024 Transfers – Record Nos. 47082 through 47179

a. Current “M” Exemptions and Lien:

No. 47164 Chelsea Rice

2. “M” Exemption Updates:

a. Five-Year Domicile and Ownership Compliance – Release of Liens:

No. 41304 Bertyl V. Johnson Jr., of the Seventh Generation Realty Trust

No. 41322 Valerie Molina

No. 41371 Thomas R. Watkins and Stephanie A. Jindrak-Watkins

3. “O” Exemption Updates:

a. Five-Year Domicile and Ownership Compliance – Release of Liens:

No. 41313 Caitlin Parsons

No. 41315 Sunil M. Mali and Gita Nakarmi

b. Two-Year Domicile Non-Compliance – Extension Request:

No. 44780 Elvis E. Butler

Nantucket Islands Land Bank

Transfers by Month Report

| No. | DATE | MAP | PAR | LOCATION | BUYER | SELLER | R | B | V | O | AC | PRICE | PAID | EX |
|-------|------------|------|------|----------------------|----------------------|----------------------|----|---|----|----|------|----------------|--------------|----|
| 47082 | 12/2/2024 | 0040 | 055 | CLIFF RD, 216 | NEXTACKT LLC | 216 CLIFF ROAD LLC | -1 | 0 | 0 | 0 | 0.34 | \$5,800,000.00 | \$116,000.00 | |
| 47083 | 12/2/2024 | 4241 | 732 | SWAIN ST, 15 UNIT A2 | 2014 JOHN P SMITH JR | SCHULTZ AKA REID | 0 | 0 | 0 | -1 | 0.00 | \$2,500.00 | \$50.00 | |
| 47084 | 12/2/2024 | 7342 | 122 | W SANKATY RD, 18 | LIVINGSTON REVOCABLE | LIVINGSTON | -1 | 0 | 0 | 0 | 0.11 | \$0.00 | \$0.00 | D |
| 47085 | 12/2/2024 | 0079 | 100 | SKYLINE DR, 41 | SAVOCA FAMILY IRREVO | JOYCE A SAVOCA REV 2 | -1 | 0 | 0 | 0 | 2.75 | \$0.00 | \$0.00 | D |
| 47086 | 12/3/2024 | 0041 | 1641 | LOWELL PL, 14R | LOWELL PLACE LLC | HAUCK | -1 | 0 | 0 | 0 | 0.23 | \$0.00 | \$0.00 | I |
| 47087 | 12/3/2024 | 0041 | 293 | MADAKET RD, 3 | ENGEN | JULIANO | -1 | 0 | 0 | 0 | 0.11 | \$2,000,000.00 | \$40,000.00 | |
| 47088 | 12/4/2024 | 0013 | 016 | SQUAM RD, 61 | SEA WORD NOMINEE TRU | KIMBERLY A HENRY FAM | -1 | 0 | 0 | 0 | 9.25 | \$0.00 | \$0.00 | D |
| 47089 | 12/4/2024 | 0088 | 044 | NOBADEER AV, 51 | MIDDLETON | ARICLE FIFTH TRUST | -1 | 0 | 0 | 0 | 0.43 | \$714,300.00 | \$14,286.00 | |
| 47090 | 12/4/2024 | 0088 | 044 | NOBADEER AV, 51 | MIDDLETON | MIDDLETON, III | -1 | 0 | 0 | 0 | 0.43 | \$1,428,600.00 | \$28,572.00 | |
| 47091 | 12/4/2024 | 0072 | 046 | ADJ TO # 44680 | DEAN | | 0 | 0 | 0 | 0 | 0.00 | \$0.00 | \$17,000.00 | |
| 47092 | 12/4/2024 | 0072 | 046 | HEATH LN, 8 | 8 HEATH LANE LLC | DEAN | -1 | 0 | 0 | 0 | 0.40 | \$2,125,000.00 | \$42,500.00 | |
| 47093 | 12/4/2024 | 0056 | 139 | MEADOW VIEW DR, 24 | 24 MEADOW VIEW LLC | KALINOWSKI | -1 | 0 | 0 | 0 | 0.46 | \$2,250,000.00 | \$45,000.00 | |
| 47094 | 12/4/2024 | 0044 | 086 | N PASTURE LN, 20 | RH 20 NORTH PASTURE | TWENTY NORTH PASTURE | -1 | 0 | 0 | 0 | 2.75 | \$5,500,000.00 | \$110,000.00 | |
| 47095 | 12/5/2024 | 0077 | 0055 | WIGWAM RD, 9 | GREAT POINT LIGHT LL | CHRISTOPHER T BISHOP | -1 | 0 | 0 | 0 | 1.17 | \$3,966,000.00 | \$79,320.00 | |
| 47096 | 12/5/2024 | 4241 | 153 | WILLARD ST, 13C | BERARD/JENSEN | 13C WILLARD NOMINEE | 0 | 0 | 0 | -1 | 0.00 | \$3,600,000.00 | \$72,000.00 | |
| 47097 | 12/6/2024 | 0054 | 186 | CHATHAM RD, 11 | CANNON FAMILY REVOCA | BRUST | -1 | 0 | 0 | 0 | 0.46 | \$0.00 | \$0.00 | C |
| 47098 | 12/6/2024 | 0055 | 375 | CHERRY ST, 5 | DWECK | PIPES | -1 | 0 | 0 | 0 | 0.08 | \$1,680,000.00 | \$33,600.00 | |
| 47099 | 12/6/2024 | 0038 | 143 | THE GROVE, 10 | ANDREW G ATWOOD LIVI | ATWOOD | -1 | 0 | 0 | 0 | 0.26 | \$0.00 | \$0.00 | D |
| 47100 | 12/6/2024 | 7313 | 027 | BANK ST, 7 | 7 BANK STREET LLC | TIRAPELLI | -1 | 0 | 0 | 0 | 0.05 | \$0.00 | \$0.00 | I |
| 47101 | 12/6/2024 | 7313 | 105 | CENTER ST, 18 | 18 CENTER STREET LLC | TIRAPELLI | -1 | 0 | 0 | 0 | 0.60 | \$0.00 | \$0.00 | I |
| 47102 | 12/6/2024 | 0066 | 172 | GOLFVIEW DR, 17 | MILLS/WILSON | BARBARA WILSON REVOC | -1 | 0 | 0 | 0 | 0.46 | \$0.00 | \$0.00 | D |
| 47103 | 12/6/2024 | 0030 | 2542 | CABOT LN, 2, UNIT 2 | PARKIN | NEILSEN | 0 | 0 | 0 | -1 | 0.00 | \$1,475,000.00 | \$29,500.00 | |
| 47104 | 12/6/2024 | 0074 | 019 | PACKET DR, 5 | GILMARTIN | GILMARTIN | -1 | 0 | 0 | 0 | 0.50 | \$0.00 | \$0.00 | C |
| 47105 | 12/9/2024 | 0031 | 241 | E TRISTRAM AV, 6 | 6 EAST TRISTRAM LLC | RICHARD G VERNEY REV | 0 | 0 | -1 | 0 | 4.50 | \$0.00 | \$0.00 | I |
| 47106 | 12/10/2024 | 0067 | 888 | THIRTY ACRES LN, 8C | TOWN OF NANTUCKET | GRANT | 0 | 0 | 0 | -1 | 0.00 | \$900,000.00 | \$0.00 | A |
| 47107 | 12/10/2024 | 0041 | 143 | N LIBERTY ST, 65 | KENNY | NESBITT INN LLC | -1 | 0 | 0 | 0 | 0.12 | \$2,800,000.00 | \$56,000.00 | |
| 47108 | 12/10/2024 | 0080 | 409 | FOLGER AV, 4A | OBERG-GOMES/GOMES | OBERG/GOMES | -1 | 0 | 0 | 0 | 0.14 | \$0.00 | \$0.00 | B |
| 47109 | 12/10/2024 | 0038 | 088 | RIDGE LN, 7 | SPECIAL PLACE LLC | SPECIAL PLACE LLC | -1 | 0 | 0 | 0 | 0.26 | \$0.00 | \$0.00 | C |
| 47110 | 12/10/2024 | 0069 | 243 | NOBADEER FARM RD, 29 | 29 NOBADEER LLC | NANTUCKET VARIAN REV | -1 | 0 | 0 | 0 | 0.23 | \$2,200,000.00 | \$44,000.00 | |

| No. | DATE | MAP | PAR | LOCATION | BUYER | SELLER | R | B | V | O | AC | PRICE | PAID | EX |
|-------|------------|------|------|----------------------|----------------------|----------------------|----|---|----|----|------|-----------------|--------------|----|
| 47111 | 12/11/2024 | 0083 | 424 | MOTHBALL WY, 1 | TORK ACK LLC | GALLEY WEST LLC | -1 | 0 | 0 | 0 | 1.50 | \$7,999,500.00 | \$159,990.00 | |
| 47112 | 12/11/2024 | 0593 | 024 | GOOSE COVE AV, 3 | PORTANOVA/DRISCOLL | LOCKLIN/WEILEND | 0 | 0 | 0 | -1 | 0.00 | \$80,000.00 | \$1,600.00 | |
| 47113 | 12/11/2024 | 7313 | 051 | SHELL ST, 41 | CAPSTICK | MEEHAN | -1 | 0 | 0 | 0 | 0.12 | \$0.00 | \$0.00 | C |
| 47114 | 12/12/2024 | 4234 | 030 | MAIN ST, 87 | ROSS | PETER B HUBBELL REVO | -1 | 0 | 0 | 0 | 0.06 | \$4,000,000.00 | \$80,000.00 | |
| 47115 | 12/12/2024 | 0046 | 027 | VESPER LN, 50 | MACVICAR | MACVICAR ESTATE | -1 | 0 | 0 | 0 | 0.48 | \$0.00 | \$0.00 | E |
| 47116 | 12/12/2024 | 0013 | 033 | SQUAM RD, 58 | 58 SQUAM INDUSTRIES | 58 SQUAM INUDSTRIES | -1 | 0 | 0 | 0 | 1.02 | \$0.00 | \$0.00 | C |
| 47117 | 12/12/2024 | 0594 | 366 | GOOSE COVE WY, 6 | WATTS | WATTS | -1 | 0 | 0 | 0 | 0.92 | \$0.00 | \$0.00 | K |
| 47118 | 12/12/2024 | 0049 | 169 | PLAINFIELD RD, 11 | 11 PLAINFIELD ROAD R | RJS NOMINEE TRUST | -1 | 0 | 0 | 0 | 0.47 | \$4,704,375.00 | \$94,087.50 | |
| 47119 | 12/13/2024 | 0015 | 028 | POCOMO RD, 54 | M&S REAL ESTATE TRUS | GLOR | -1 | 0 | 0 | 0 | 4.00 | \$0.00 | \$0.00 | D |
| 47120 | 12/13/2024 | 0043 | 008 | GARDNER RD, 6 | SARAH ONDAATJE QUALI | SARAH ONDAATJE REVOC | -1 | 0 | 0 | 0 | 0.96 | \$0.00 | \$0.00 | D |
| 47121 | 12/17/2024 | 0067 | 265 | FIFTH WY, 8 | KORSAKAS | GRANGRADE, EST, OSCA | -1 | 0 | 0 | 0 | 0.39 | \$1,700,000.00 | \$34,000.00 | |
| 47122 | 12/17/2024 | 4231 | 1622 | CENTRE ST, 30C | HELTON | KUNZ | 0 | 0 | 0 | -1 | 0.00 | \$1,750.00 | \$35.00 | |
| 47123 | 12/17/2024 | 0088 | 050 | NOBADEER AV, 37 | JACOBNSON | BREEZYGIRL REALTY TR | -1 | 0 | 0 | 0 | 0.70 | \$0.00 | \$0.00 | D |
| 47124 | 12/17/2024 | 0040 | 044 | EEL POINT RD, 28 | 28 EPR TRUST | 28 EPR TRUST | -1 | 0 | 0 | 0 | 2.95 | \$0.00 | \$0.00 | C |
| 47125 | 12/18/2024 | 0087 | 011 | NONANTUM AV, 14 | EAGLES BEACH NEST LL | SURFSIDE NOMINEE TRU | -1 | 0 | 0 | 0 | 1.19 | \$14,000,000.00 | \$280,000.00 | |
| 47126 | 12/19/2024 | 0068 | 068+ | LOVERS LN, 38, 38- | HEY LOVER LLC | MCCOY FAMILY 2017 TR | -1 | 0 | -1 | 0 | 0.70 | \$2,895,000.00 | \$57,900.00 | |
| 47127 | 12/19/2024 | 0056 | 252 | VESTAL ST, 85 | VESTAL NANTUCKET LLC | 85VSLLC | 0 | 0 | -1 | 0 | 0.46 | \$2,850,000.00 | \$57,000.00 | |
| 47128 | 12/19/2024 | 0014 | 682 | WAUWINET RD, 50 | JILL J AVERY 2024 TR | OMSTEAD | -1 | 0 | 0 | 0 | 3.00 | \$3,300,000.00 | \$66,000.00 | |
| 47129 | 12/23/2024 | 0021 | 079 | SESACHACHA RD, 28 | QUAISE REALTY LLC | QUAISE REALTY LLC | -1 | 0 | 0 | 0 | 0.11 | \$0.00 | \$0.00 | C |
| 47130 | 12/20/2024 | 4241 | 050- | WALSH ST, 16, LOT 12 | EITAN/CARR | EAST LINCOLN AVENUE | 0 | 0 | -1 | 0 | 0.13 | \$0.00 | \$0.00 | D |
| 47131 | 12/20/2024 | 4233 | 005 | MAIN ST, 123 | CURTIS | MARGARET ELLIOTT KNO | -1 | 0 | 0 | 0 | 0.20 | \$0.00 | \$0.00 | D |
| 47132 | 12/20/2024 | 5514 | 060 | E DOVER ST, 5 | MRM & JTS LLC | BUCO PROPERTIES LLC | -1 | 0 | 0 | 0 | 0.10 | \$2,667,554.05 | \$53,351.08 | |
| 47133 | 12/23/2024 | 4241 | 752 | SWAIN ST, 15, D1 | BRANT POINT COURTYAR | HOLMQUIST | 0 | 0 | 0 | -1 | 0.00 | \$1.00 | \$0.02 | |
| 47134 | 12/23/2024 | 4241 | 738 | SWAIN ST, 15, A8 | BRANT POINT COURTYAR | HOLMQUIST | 0 | 0 | 0 | -1 | 0.00 | \$1.00 | \$0.02 | |
| 47135 | 12/23/2024 | 4241 | 752 | SWAIN ST, 15, D1 | BRANT POINT COURTYAR | HOLMQUIST | 0 | 0 | 0 | -1 | 0.00 | \$1.00 | \$0.02 | |
| 47136 | 12/23/2024 | 4241 | 752 | SWAIN ST, 15, D1 | BRANT POINT COURTYAR | HOLMQUIST | 0 | 0 | 0 | -1 | 0.00 | \$1.00 | \$0.02 | |
| 47137 | 12/23/2024 | 0030 | 165 | CLIFF RD, 81 | LUKE ANDREW KELLY 20 | MARGARET ELIZABETH M | -1 | 0 | 0 | 0 | 0.48 | \$0.00 | \$0.00 | C |
| 47138 | 12/23/2024 | 5544 | 040 | PROSPECT ST, 7 | BLUE HYDRANGEA HOUSE | TOMPKINS | -1 | 0 | 0 | 0 | 0.10 | \$0.00 | \$0.00 | I |
| 47139 | 12/23/2024 | 0067 | 1957 | OTOKOMI RD, 7 | KNAPP | KNAPP | -1 | 0 | 0 | 0 | 0.31 | \$673,240.00 | \$13,464.80 | K |
| 47140 | 12/23/2024 | 4231 | 1362 | STRAIGHT WHARF, 6A | 6 STRAIGHT WHARF LLC | GTKT LLC | 0 | 0 | 0 | -1 | 0.00 | \$1,200,000.00 | \$24,000.00 | |
| 47141 | 12/23/2024 | 0041 | 2883 | MAIN ST, 159A | 159 MAIN ACK REALTY | ACKRYE LLC | 0 | 0 | 0 | -1 | 0.00 | \$1,400,000.00 | \$28,000.00 | |
| 47142 | 12/23/2024 | 0041 | 019 | DERRYMORE RD, 29 | DANA H MALLOZZI TRUS | MALLOZZI | -1 | 0 | 0 | 0 | 0.16 | \$0.00 | \$0.00 | D |

| No. | DATE | MAP | PAR | LOCATION | BUYER | SELLER | R | B | V | O | AC | PRICE | PAID | EX |
|-------|------------|------|------|--------------------|----------------------|----------------------|----|---|----|----|------|----------------|--------------|----|
| 47143 | 12/24/2024 | 4234 | 048 | LILY ST, 7 | A & A CHADWICK LLC | PINKAVA NOMINEE TRUS | -1 | 0 | 0 | 0 | 0.12 | \$0.00 | \$0.00 | I |
| 47144 | 12/24/2024 | 0073 | 003 | NEW ST, 63 LOT A | GUIMOND/BOEHM | BOEHM | -1 | 0 | 0 | 0 | 0.62 | \$0.00 | \$0.00 | C |
| 47145 | 12/24/2024 | 0073 | 003 | NEW ST, 63 LOT B | BOEHM | BOEHM | -1 | 0 | 0 | 0 | 0.80 | \$0.00 | \$0.00 | C |
| 47146 | 12/24/2024 | 0044 | 126 | POLPIS RD, 110 | MARY M GREIG QUALIFI | GREIG | -1 | 0 | 0 | 0 | 6.08 | \$0.00 | \$0.00 | C |
| 47147 | 12/24/2024 | 0044 | 126 | POLPIS RD, 110 | MARY M GREIG QUALIFI | GREIG | -1 | 0 | 0 | 0 | 6.08 | \$0.00 | \$0.00 | C |
| 47148 | 12/27/2024 | 0056 | 262 | HAWTHORNE LN, 9 | LAFARGE 9 HAWTHORNE | HAWTHORNE LANE LLC | 0 | 0 | -1 | 0 | 0.82 | \$0.00 | \$0.00 | D |
| 47149 | 12/27/2024 | 0056 | 271 | VESTAL ST, 88 | LAFARGE VESTAL REALT | LAFARGE | -1 | 0 | 0 | 0 | 1.04 | \$0.00 | \$0.00 | D |
| 47150 | 12/27/2024 | 0594 | 051 | ARKANSAS AV, 21 | DOSTALER-TOUCHETTE/B | FRYE/PETTEY | 0 | 0 | -1 | 0 | 0.00 | \$24,000.00 | \$480.00 | |
| 47151 | 12/27/2024 | 0087 | 009 | NONANTUM AV, 8 | ABOUT TIME LLC | CALLAHAN | -1 | 0 | 0 | 0 | 0.31 | \$0.00 | \$0.00 | I |
| 47152 | 12/27/2024 | 0087 | 007 | SURFSIDE RD, 154 | ABOUT TIME LLC | CALLAHAN | -1 | 0 | 0 | 0 | 0.31 | \$0.00 | \$0.00 | I |
| 47153 | 12/27/2024 | 0069 | 331 | SPEARHEAD RD, 4 | NANTUCKET HOUSEWORKS | NANTUCKET HOUSEWORK | 0 | 0 | -1 | 0 | 0.11 | \$400,000.00 | \$8,000.00 | |
| 47154 | 12/27/2024 | 0069 | 331 | SPEARHEAD RD, 4 | NANTUCKET HOUSEWORKS | NANTUCKET HOUSEWORK | 0 | 0 | -1 | 0 | 0.11 | \$105,244.42 | \$2,104.89 | |
| 47155 | 12/27/2024 | 0069 | 308+ | ARROWHEAD DR, 9 | 4 SPEARHEAD LLC | 4 SPEARHEAD LLC | 0 | 0 | -1 | 0 | 0.22 | \$400,000.00 | \$8,000.00 | |
| 47156 | 12/27/2024 | 0069 | 308+ | ARROWHEAD DR, 9 | 4 SPEARHEAD LLC | 4 SPEARHEAD LLC | 0 | 0 | -1 | 0 | 0.22 | \$167,184.96 | \$3,343.70 | |
| 47157 | 12/27/2024 | 0069 | 307+ | SPEARHEAD RD, 2, 6 | 2 SPEARHEAD LLC | 2 SPEARHEAD LLC | 0 | 0 | -1 | 0 | 0.22 | \$400,000.00 | \$8,000.00 | |
| 47158 | 12/27/2024 | 0069 | 307+ | SPEARHEAD RD, 2, 6 | 2 SPEARHEAD LLC | 2 SPEARHEAD LLC | 0 | 0 | -1 | 0 | 0.22 | \$252,535.31 | \$5,050.71 | |
| 47159 | 12/30/2024 | 0055 | 242 | ATLANTIC AV, 18B | FRANCIS J TWAROG TRU | TWAROG | -1 | 0 | 0 | 0 | 0.07 | \$0.00 | \$0.00 | D |
| 47160 | 12/30/2024 | 4244 | 068 | FOLGER LN, 2 | NOBSKA PROPERTIES LL | NOBSKA PROPERTIES LL | -1 | 0 | 0 | 0 | 0.20 | \$0.00 | \$0.00 | C |
| 47161 | 12/30/2024 | 4244 | 068 | FOLGER LN, 2 | NOBSKA PROPERTIES LL | NOBSKA PROPERTIES LL | -1 | 0 | 0 | 0 | 0.20 | \$0.00 | \$0.00 | C |
| 47162 | 12/30/2024 | 4244 | 068 | FOLGER LN, 2 | NOBSKA PROPERTIES LL | NOBSKA PROPERTIES LL | -1 | 0 | 0 | 0 | 0.20 | \$0.00 | \$0.00 | C |
| 47163 | 12/30/2024 | 4244 | 068 | FOLGER LN, 2 | NOBSKA PROPERTIES LL | FRIIS | -1 | 0 | 0 | 0 | 0.20 | \$0.00 | \$0.00 | I |
| 47164 | 12/30/2024 | 0041 | 2882 | MAIN ST, 159B | RICE | ACKRYE LLC | 0 | 0 | 0 | -1 | 0.00 | \$1,435,000.00 | \$8,700.00 | M |
| 47165 | 12/30/2024 | 0021 | 101+ | QUIDNET RD, 84 | 84 QUIDNET NOMINEE T | QUIDNET PROPERTIES L | -1 | 0 | -1 | 0 | 0.38 | \$6,534,000.00 | \$130,680.00 | |
| 47166 | 12/30/2024 | 0924 | 303 | WANOMA WY, 19 | PALMITER | CARROLL, SR | -1 | 0 | 0 | 0 | 0.20 | \$3,200,000.00 | \$64,000.00 | |
| 47167 | 12/30/2024 | 0014 | 562 | LAURETTA LN, 11 | 11 LAURETTA LANE LL | 11 LAURETTA LANE LL | -1 | 0 | 0 | 0 | 3.34 | \$50,000.00 | \$1,000.00 | |
| 47168 | 12/30/2024 | 4233 | 169 | VESTAL ST, 10 | FELDBERG VESTAL LLC | FELDBERG | -1 | 0 | 0 | 0 | 0.11 | \$0.00 | \$0.00 | I |
| 47169 | 12/30/2024 | 4233 | 169 | VESTAL ST, 10 | FELDBERG | FELDBERG | -1 | 0 | 0 | 0 | 0.11 | \$0.00 | \$0.00 | C |
| 47170 | 12/30/2024 | 0055 | 657 | KIMBERLY WY, 5 | FELDBERG KIMBERLY WA | FELDBERG | -1 | 0 | 0 | 0 | 0.14 | \$0.00 | \$0.00 | I |
| 47171 | 12/30/2024 | 0055 | 657 | KIMBERLY WY, 5 | FELDBERG | FELDBERG | -1 | 0 | 0 | 0 | 0.14 | \$0.00 | \$0.00 | C |
| 47172 | 12/31/2024 | 0067 | 1731 | FAIRGOUNDS RD, 61 | 61 ACK HOLDINGS LLC | 61 FAIRGROUNDS LLC | -1 | 0 | 0 | 0 | 0.23 | \$3,350,000.00 | \$67,000.00 | |
| 47173 | 12/31/2024 | 0069 | 361 | TOMAHAWK RD, 12 | 12 TOMAHAWK LLC | WIXTED | 0 | 0 | -1 | 0 | 0.12 | \$0.00 | \$0.00 | I |
| 47174 | 12/31/2024 | 0043 | 120 | MONOMOY RD, 73 | 73 MONOMOY ROAD LLC | GESCHKE FAMILY NOMIN | -1 | 0 | 0 | 0 | 1.08 | \$0.00 | \$0.00 | I |

| No. | DATE | MAP | PAR | LOCATION | BUYER | SELLER | R | B | V | O | AC | PRICE | PAID | EX |
|---------------------|-------------|------------|------------|--------------------|----------------------|----------------------|------------|------------|----------|----------|-------------------------|-----------------------|-------------|-----------|
| 47175 | 12/31/2024 | 0056 | 136 | MEADOW VIEW DR, 34 | 34 MEADOW VIEW DRIVE | SLAVITZ | -1 | 0 | 0 | 0 | 0.46 | \$0.00 | \$0.00 | D |
| 47176 | 12/31/2024 | 0056 | 136 | MEADOW VIEW DR, 34 | SLAVITZ | SLAVITZ | -1 | 0 | 0 | 0 | 0.46 | \$0.00 | \$0.00 | C |
| 47177 | 12/31/2024 | 0029 | 114 | GALEN AV, 10 | LINDA S JOHNSON TRUS | JOHNSON | -1 | 0 | 0 | 0 | 0.14 | \$0.00 | \$0.00 | D |
| 47178 | 12/31/2024 | 4232 | 080+ | WASHINGTON ST, 25 | NOYES/HEWITT | ROBERT K NOYES FAMIL | -1 | 0 | -1 | 0 | 0.36 | \$0.00 | \$0.00 | D |
| 47179 | 12/31/2024 | 0041 | 437+ | GROVE LN, 36, 38 | MEYERS FAMILY NOMINE | MEYERS FAMILY NOMINE | -1 | 0 | -1 | 0 | 1.33 | \$0.00 | \$0.00 | D |
| GRAND TOTALS | | | | | | | -72 | -16 | | | \$100,230,787.74 | | | |
| | | | | | | | 0 | -13 | | | 73.35 | \$1,983,615.76 | | |

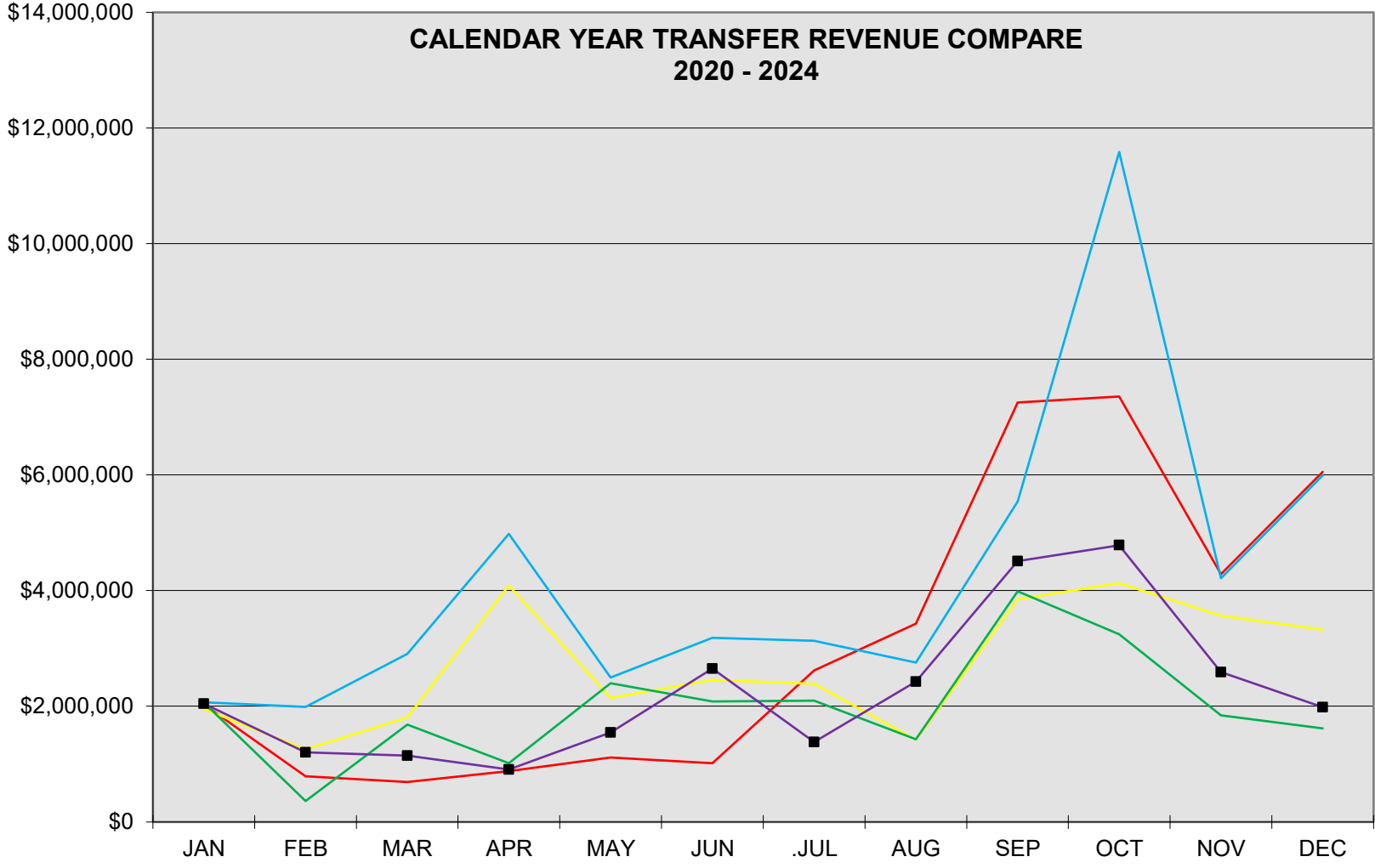
MONTHLY TRANSFER STATISTICS CALENDAR 2023

| CAL23 Month | Total Transfers | Exempt Transfers | Taxable Transfers | Total Gross Value | Gross Value Taxable | Revenue Received |
|-------------------|--------------------|---------------------|----------------------|------------------------|------------------------|---------------------|
| 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 |
| Jul-23 | 75 | 49 | 26 | \$110,131,693 | \$104,912,515 | \$2,098,250 |
| Aug-23 | 64 | 32 | 32 | \$78,042,000 | \$71,417,000 | \$1,428,340 |
| Sep-23 | 93 | 46 | 47 | \$199,648,798 | \$199,548,798 | \$3,990,976 |
| Oct-23 | 101 | 56 | 45 | \$170,787,010 | \$162,137,010 | \$3,242,740 |
| Nov-23 | 79 | 51 | 28 | \$92,790,100 | \$91,990,100 | \$1,840,004 |
| Dec-23 | 76 | 50 | 26 | \$87,561,537 | \$80,894,700 | \$1,617,894 |
| TOTAL CY24 | 882 | 543 | 339 | \$1,241,276,914 | \$1,190,550,326 | \$23,819,708 |
| Average | 74 | 45 | 28 | \$103,439,743 | \$99,212,527 | \$1,984,976 |
| Low | 50 | 32 | 13 | \$19,474,665 | \$17,669,500 | \$361,890 |
| High | 101 | 56 | 47 | \$199,648,798 | \$199,548,798 | \$3,990,976 |

MONTHLY TRANSFER STATISTICS CALENDAR 2024

| CAL24 Month | Total Transfers | Exempt Transfers | Taxable Transfers | Total Gross Value | Gross Value Taxable | Revenue Received |
|-------------------|--------------------|---------------------|----------------------|------------------------|------------------------|---------------------|
| Jan-24 | 72 | 42 | 30 | \$109,580,517 | \$102,178,767 | \$2,043,575 |
| Feb-24 | 46 | 26 | 20 | \$60,093,759 | \$60,093,759 | \$1,201,875 |
| Mar-24 | 87 | 61 | 26 | \$58,903,942 | \$57,203,942 | \$1,144,079 |
| Apr-24 | 76 | 52 | 24 | \$52,555,750 | \$45,355,750 | \$907,115 |
| May-24 | 92 | 65 | 27 | \$80,726,142 | \$76,323,677 | \$1,543,474 |
| Jun-24 | 91 | 61 | 31 | \$137,002,538 | \$132,506,538 | \$2,650,131 |
| Jul-24 | 63 | 39 | 24 | \$76,415,466 | \$68,633,501 | \$1,380,660 |
| Aug-24 | 79 | 46 | 33 | \$127,025,110 | \$121,370,110 | \$2,427,402 |
| Sep-24 | 79 | 33 | 46 | \$225,879,050 | \$225,595,050 | \$4,511,901 |
| Oct-24 | 126 | 59 | 67 | \$244,351,215 | \$239,356,715 | \$4,787,134 |
| Nov-24 | 100 | 62 | 38 | \$163,279,002 | \$129,527,502 | \$2,590,550 |
| Dec-24 | 98 | 55 | 43 | \$100,230,788 | \$98,330,788 | \$1,983,616 |
| TOTAL CY24 | 1009 | 601 | 409 | \$1,436,043,279 | \$1,356,476,099 | \$27,171,512 |
| Average | 84 | 50 | 34 | \$119,670,273 | \$113,039,675 | \$2,264,293 |
| Low | 46 | 26 | 20 | \$52,555,750 | \$45,355,750 | \$907,115 |
| High | 126 | 65 | 67 | \$244,351,215 | \$239,356,715 | \$4,787,134 |

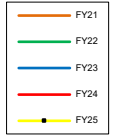
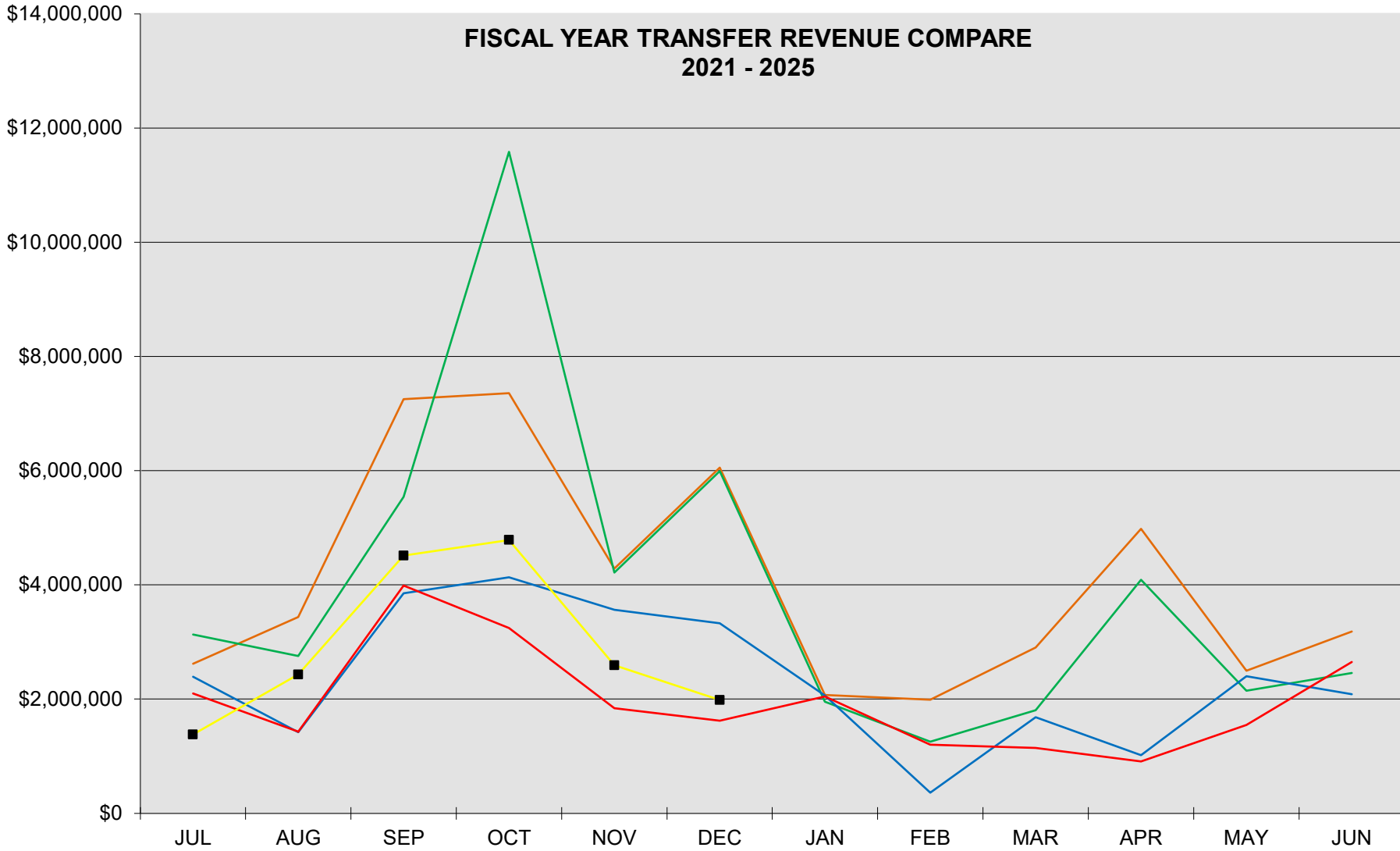
CALENDAR YEAR TRANSFER REVENUE COMPARE 2020 - 2024



- CAL 20
- CAL 21
- CAL 22
- CAL 23
- CAL 24

| MONTHLY TRANSFER STATISTICS FISCAL YEAR 2024 | | | | | | |
|----------------------------------------------|------------|------------|------------|----------------------|----------------------|---------------------|
| FY24 | Total | Exempt | Taxable | Total Gross | Gross | Revenue |
| Month | Transfers | Transfers | Transfers | Value | Value Taxable | Received |
| Jul-23 | 75 | 49 | 26 | \$110,131,693 | \$104,912,515 | \$2,098,250 |
| Aug-23 | 64 | 32 | 32 | \$78,042,000 | \$71,417,000 | \$1,428,340 |
| Sep-23 | 93 | 46 | 47 | \$199,648,798 | \$199,548,798 | \$3,990,976 |
| Oct-23 | 101 | 56 | 45 | \$170,787,010 | \$162,137,010 | \$3,242,740 |
| Nov-23 | 79 | 51 | 28 | \$92,790,100 | \$91,990,100 | \$1,840,004 |
| Dec-23 | 76 | 50 | 26 | \$87,561,537 | \$80,894,700 | \$1,617,894 |
| Jan-24 | 72 | 42 | 30 | \$109,580,517 | \$102,178,767 | \$2,043,575 |
| Feb-24 | 46 | 26 | 20 | \$60,093,759 | \$60,093,759 | \$1,201,875 |
| Mar-24 | 87 | 61 | 26 | \$58,903,942 | \$57,203,942 | \$1,144,079 |
| Apr-24 | 76 | 52 | 24 | \$52,555,750 | \$45,355,750 | \$907,115 |
| May-24 | 92 | 65 | 27 | \$80,726,142 | \$76,323,677 | \$1,543,474 |
| Jun-24 | 91 | 61 | 31 | \$137,002,538 | \$132,506,538 | \$2,650,131 |
| THRU DEC 23 | 488 | 284 | 204 | \$738,961,138 | \$710,900,123 | \$14,218,204 |
| Average | 79 | 49 | 30 | \$103,151,982 | \$98,713,546 | \$1,975,704 |
| Low | 46 | 26 | 20 | \$52,555,750 | \$45,355,750 | \$907,115 |
| High | 101 | 65 | 47 | \$199,648,798 | \$199,548,798 | \$3,990,976 |
| MONTHLY TRANSFER STATISTICS FISCAL YEAR 2025 | | | | | | |
| FY25 | Total | Exempt | Taxable | Total Gross | Gross | Revenue |
| Month | Transfers | Transfers | Transfers | Value | Value Taxable | Received |
| Jul-24 | 63 | 39 | 24 | \$76,415,466 | \$68,633,501 | \$1,380,660 |
| Aug-24 | 79 | 46 | 33 | \$127,025,110 | \$121,370,110 | \$2,427,402 |
| Sep-24 | 79 | 33 | 46 | \$225,879,050 | \$225,595,050 | \$4,511,901 |
| Oct-24 | 126 | 59 | 67 | \$244,351,215 | \$239,356,715 | \$4,787,134 |
| Nov-24 | 100 | 62 | 38 | \$163,279,002 | \$129,527,502 | \$2,590,550 |
| Dec-24 | 98 | 55 | 43 | \$100,230,788 | \$98,330,788 | \$1,983,616 |
| Jan-25 | | | | | | |
| Feb-25 | | | | | | |
| Mar-25 | | | | | | |
| Apr-25 | | | | | | |
| May-25 | | | | | | |
| Jun-25 | | | | | | |
| THRU DEC 24 | 545 | 294 | 251 | \$937,180,631 | \$882,813,666 | \$17,681,263 |
| Average | 91 | 49 | 41.8333 | \$156,196,772 | \$147,135,611 | \$2,946,877 |
| Low | 63 | 33 | 24 | \$76,415,466 | \$68,633,501 | \$1,380,660 |
| High | 126 | 62 | 67 | \$244,351,215 | \$239,356,715 | \$4,787,134 |

FISCAL YEAR TRANSFER REVENUE COMPARE 2021 - 2025



NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of November 30, 2024

| STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS | OCT YIELD | NOV YIELD | 10/31/2024 | 11/30/2024 |
|-----------------------------------------------------------------------|-----------|-----------|------------------------|------------------------|
| Nantucket Bank / Operating Fund x8888 | 0.00 | 0.00 | \$63,922.81 | \$65,328.30 |
| Nantucket Bank / Collection Account x7653 | 4.07 | 4.07 | \$42,423,739.16 | \$24,936,005.13 |
| Nantucket Bank / Special CD x1135 <i>matures 4/20/2025</i> | 4.88 | 4.16 | \$5,455,288.52 | \$5,469,894.35 |
| Nantucket Bank / Operations Reserve Fund CD <i>matures 12/18/2024</i> | 4.93 | 4.93 | \$3,695,635.87 | \$3,711,141.34 |
| TOTAL UNRESTRICTED FUNDS: | | | \$51,638,586.36 | \$34,182,369.12 |

| STATEMENT OF ACCOUNTS - RESTRICTED FUNDS | OCT YIELD | NOV YIELD | 10/31/2024 | 11/30/2024 |
|------------------------------------------------------------------------------|-----------|-----------|------------------------|------------------------|
| US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal | 2.93 | 2.93 | \$1,550,836.81 | \$1,552,697.06 |
| US Bank / Series A Bonds Debt Service Fund x1002 | 0.00 | 0.00 | \$20,916.15 | \$1,025,617.89 |
| US Bank / Acquisition Fund x1003 | 0.00 | 0.00 | \$1.10 | \$1.10 |
| Nantucket Bank / Cisco Beach Parking Mitigation Fund | | | \$20,006.17 | \$20,010.28 |
| Nantucket Bank / WTCA Escrow | 0.25 | 0.25 | \$16,036.76 | \$16,040.05 |
| Nantucket Bank / SHAC Escrow x7038 | 0.25 | 0.25 | \$20,755.45 | \$20,759.70 |
| Nantucket Bank / NFRM Escrow x9058 | 0.25 | 0.25 | \$10,008.41 | \$10,010.46 |
| Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457 | 0.25 | 0.25 | \$28,023.53 | \$28,029.27 |
| Nantucket Bank / Nabalus Escrow x1473 | 0.25 | 0.25 | \$1,670.48 | \$1,670.82 |
| Nantucket Bank / MGC Golf Capital Reserve | 0.26 | 0.25 | \$1,017.89 | \$582,018.10 |
| Nantucket Bank / SGC Capital Reserve | 0.25 | 0.25 | \$237,834.44 | \$583,883.18 |
| Nantucket Bank / NGM Management Reserve CD <i>matures 1/12/25</i> | 4.40 | 4.40 | \$51,808.56 | \$52,002.51 |
| Hingham Savings / Marble Reserve CD <i>matures 12/9/2024</i> | 4.97 | 4.97 | \$245,859.31 | \$246,865.68 |
| Citizens Bank / Verrill Dana Acquisition Escrow | | | \$1,350,000.00 | \$50,000.00 |
| TOTAL RESTRICTED FUNDS: | | | \$3,554,775.06 | \$4,189,606.10 |
| TOTAL FUNDS: | | | \$55,193,361.42 | \$38,371,975.22 |

| BONDS: | Principal Outstanding | Payment Due | Annual Payments |
|----------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------|-----------------------|
| 2012 Series A Issue <i>(Final principal payment 2/15/2032)</i> | \$3,085,000 | <i>Principal and Interest due 2/15/25, Interest due 8/15/25</i> | \$427,812.50 |
| 2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i> | \$3,980,000 | <i>Principal and Interest due 12/1/24, Interest due 6/1/25</i> | \$1,050,225.00 |
| TOTAL BONDS: | \$7,065,000 | TOTAL ANNUAL BOND PAYMENTS: | \$1,478,037.50 |

| NOTES: | Principal Outstanding | Payment Due | Annual Payments |
|---------------------|-----------------------|-------------------------------------------------------------------|-----------------------|
| Marble Note #19 | \$1,700,000 | <i>Interest of \$25,768.60 due 12/9/4, 3/9/25, 6/9/25, 9/9/25</i> | \$103,074.40 |
| Purple Wampum Note | \$6,500,000 | <i>Principal and interest due 11/13/25</i> | \$3,392,968.73 |
| TOTAL NOTES: | \$8,200,000 | TOTAL ANNUAL NOTE PAYMENTS: | \$3,496,043.13 |
| TOTAL DEBT: | \$15,265,000 | TOTAL ANNUAL DEBT PAYMENTS: | \$4,974,080.63 |



THANK YOU FOR YOUR INQUIRY TO HOLD A PRIVATE EVENT ON LAND BANK PROPERTY.

The Land Bank Commission will allow small, short, simple ceremonies with minimal set up (no tents, no amplified music, a few chairs for guests who cannot be expected to stand, and preferably fewer than 35 guests). Carpooling is strongly encouraged. Your request will be reviewed at a Land Bank Commission meeting after which you will be notified regarding approval status.

**REQUESTS FOR TEMPORARY PRIVATE EVENT USE
ON NANTUCKET LAND BANK PROPERTIES**

APPLICANT NAME: Linda Loring Nature Foundation

MAILING ADDRESS: PO Box 149, Nantucket, MA 02554

TELEPHONE: ()- - cell ()- - home ()- - work

E-MAIL: sengelbourg@llnf.org

Location of EVENT: All Land Bank properties with notice provided prior to Eleanor Antonietti

DATE of EVENT: Public Trips: Wednesdays, Year-Round Private Trips: scheduled based on requests **TIME of EVENT:** Public Trips: 8-10:30am Private Trips: scheduled based on requests

Description of attendees (i.e. friends, family, catering staff...): Birdwatchers

Anticipated number of attendees: 10 +/- we will be using our van for transportation

PLEASE DESCRIBE THE EVENT:

Other relevant information:

Approved/Denied: _____

Executive Director

Date: _____

Land Bank Meeting date

Comments: _____

January 7, 2025

Nantucket Land Bank Commission
Kristina Jelleme – Chairman
22 Broad Street
Nantucket, MA 02254

Dear Chairman Jelleme,

On behalf of the Nantucket Triathlon Club also known as Nantucket Athletic Association, we are requesting that the Nantucket Land Bank once again support the running of the Nantucket Half Marathon (“NHM”) on certain roads and property controlled by the Nantucket Land Bank. The race is planned for an 8:00 am start on Sunday, October 12, 2025. This will be the Nantucket Half Marathon’s fourteenth year and the fourth year of the Race being at this site.

We had over 1000 registrants in the 2024 race with 700 runners showing up to run. The Race is now in its fourteenth year and is now a destination race for many. Runners World, a national running magazine, recognized the run as one of top ten best races in beach communities. The venue of Bartlett’s Farm and the Nantucket Land Bank’s Smooth Hummock Preserve is unique and beautiful. The Race reveals the beauty of the Island and the spectacular sand plain of the Smooth Hummocks. As part of the race preparation we spend time with our runners explaining the ecological significance of this area and are happy to report that the runners respect the course accordingly.

The Nantucket Half Marathon continues to draw rave reviews from our runners and their supporters. Bartlett’s Farm is an historic and generous host. We make extra effort to highlight the support provided by the Nantucket Land Bank for the race with the runners, the community and in social media and with the local press.

Once again we had no complaints from neighbors or abutters and left the properties in pristine shape. The Race is a great way to showcase the Smooth Hummocks Coastal Plain Preserve and fulfill the recreational charter of the Nantucket Land Bank. The course and the Farm easily handled the number of entrants. We sold out again in August of last year and hope to increase runner participation to 900 runners to accommodate demand. One of the great advantages of this site is that we do not have to close any roads to accommodate the race and the rural nature of the course makes it a very safe for our runners.

We make arrangement to use parking at Cisco Brewery for overflow from Bartlett’s with an experienced parking crew. We use a wave start to avoid crowding and the course easily handled the race field. In addition to the Half Marathon we feature a 10K race as well. We have a free kids .25 mile run with a pumpkin prize for all entrants and have had about 70 young people run that segment. The event concludes at 11:30 am and by noon all of the runners and family had left the race venue.

The Nantucket Triathlon Club is an all-volunteer 501 (c) 3 non-profit and the net proceeds from these races goes to support local youth sports, such as Nantucket High School Swimming and Diving, Cross Country, Sailing, Soccer, Nantucket Swimming, Harvey Foundation, NISHA, Nantucket Conservation Foundation, Nantucket STAR, Girl Scouts, and health related charities

such as Addictions Solutions and Swim Across America. The Island athletic community act as volunteers for the event. We distributed \$25,000 in grants this year and paid for free family swim at the Community Pool with the proceeds from the race.

The plan is to have the same two loop course for the Half Marathon and target 900 actual runners. We have a one loop 10K route. Parking and post-race awards will be held at Bartlett Farm. We will again have donated post-race refreshments and food but there is no alcohol. We have over 75 volunteers supporting the race so that we will have an adequate number of course marshals and aid stations. The course is patrolled and cleaned up after the race and have never had a complaint relating to litter or leaving anything behind. There really is not much to pick up since our runners are educated on the need to keep the course clean.

Finally, our safety plan calls for a detachment of three Nantucket police officers, a fully staffed Nantucket Fire Department Paramedic Unit as well as a nurse practitioner on the race site. We have radios at each of our four aid stations to communicate any emergency. We also submit our safety and health plans to the Town of Nantucket for a Public Safety and Health Department review.

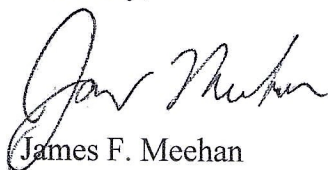
The race is recognized by the United States Track and Field Association and a general liability policy with a \$4 million event aggregate will be issued. The race organizers and the host site, the Nantucket Land Bank and the Town of Nantucket are named as additional insureds. Runners are required to sign waivers of liability. We have never had a claim in our fourteen year history.

We think this proposal advances the goal of the Land Bank to encourage outdoor public recreation on our great Island open spaces. Many of our runners have never been in the Smooth Hummocks and are stunned by their beauty. There is also an economic boost to the Island since over two-thirds of our runners come from off-island to participate in the race and fill our hotels and use our restaurants. The Race is a healthy expression of the best of Nantucket.

We cannot say enough nice things about the Nantucket Land Bank staff, Rico Schraff and Rachel Freeman. They continue to go above and beyond to make this event a success and represent the Land Bank professionally and with real passion.

Thank you for reviewing this request and we look forward to your continued support of this important Island event.

Sincerely,

A handwritten signature in black ink, appearing to read "James F. Meehan". The signature is fluid and cursive, written over a circular stamp or mark.

James F. Meehan

Race Director

50 N. Liberty Street

Nantucket, MA 02554