

AGENDA
Nantucket Land Bank Commission
Regular Meeting of May 11, 2021
Remote Participation via Zoom (see below*)

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. PROPERTY MANAGEMENT
 - a. Property Equipment – Request
 - b. 174 Orange St & 2 Milestone Rd – Hays Park Project Update
 - c. Miacomet Road – Dog Park Update
 - d. Easy Street Park – Project Update
 - e. Various Beach Stairs Repairs - Update
 - f. Cisco Beach – Mobile Food Vendor Proposals
3. TRANSFER BUSINESS
 - a. Current “M” Exemptions
4. APPROVAL OF MINUTES
 - a. Regular Meeting of April 27, 2021
5. FINANCIAL BUSINESS
 - a. Monthly Transfer Statistics
 - b. Warrant Authorization – Cash Disbursement
 - c. Warrant Authorization – Refunding 2016 Semi-Annual Bond Payment

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

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

C. ADJOURNMENT

*Join Zoom Meeting

<https://zoom.us/j/99916895911?pwd=M3E5UW05YjduVFpNTUR1cFcrTVlnZz09>

Meeting ID: 999 1689 5911

Passcode: 919909

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

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

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

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

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

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

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

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

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

NOW THEREFORE, I hereby order the following:

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

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

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

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

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

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

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

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

Given in Boston at 5:40 PM this 12th day of
March, two thousand and twenty.

Charles D Baker

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of May 11, 2021

1. April 2021 Transfers – Record Nos. 43041 through 43195

a. Current “M” Exemptions and Liens:

No. 43044 Chad Jeremy Gingras

No. 43050 Hector Cosme Tejada and Sandra N. Interiano De Tejada and

Arnoldo Tejada

No. 43089 Levi McIntosh

No. 43128 Opinicon Nominee Trust

No. 43185 Steven Williams and Claire McElwain

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
43041	4/1/2021	0080	154	FOLGER AV, 15	BENJAMIN P MOORE REV	MOORE	-1	0	0	0	1.00	\$0.00	\$0.00	D
43042	4/1/2021	0055	2311	SPARKS AV, 18	ACK MID ISLAND LLC	HAT CREEK CATTLE COM	0	-1	0	0	0.29	\$3,400,000.00	\$68,000.00	
43043	4/1/2021	4232	281	FAYETTE ST, 13	13 FAYETTE ST LLC	MILLER	-1	0	0	0	0.08	\$2,800,000.00	\$56,000.00	
43044	4/1/2021	0069	300	YAWKEY WY, 3	GINGRAS	JONES	-1	0	0	0	0.12	\$860,000.00	\$200.00	M
43045	4/1/2021	0013	024	SQUAM RD, 43	WHALES END LLC	FLAMM NOMINEE TRUST	-1	0	0	0	3.44	\$8,942,400.00	\$178,848.00	
43046	4/1/2021	0013	023	SQUAM RD, 45	WHALES END LLC	FLAMM	0	0	-1	0	3.46	\$7,057,600.00	\$141,152.00	
43047	4/1/2021	0029	145	BRANT POINT RD, 4	MCBRADY	TACONIC PARTNERS NOM	-1	0	0	0	0.58	\$5,750,000.00	\$115,000.00	
43048	4/1/2021	4234	084	BROCKS CT, 2	BROCKS COURT LLC	EDWIN SNIDER REALTY	-1	0	0	0	0.42	\$0.00	\$0.00	C
43049	4/2/2021	0041	074	CLIFF RD, 150	CLIFF ROAD NOMINEE T	CLIFF ROAD NOMINEE T	-1	0	0	0	0.90	\$0.00	\$0.00	D
43050	4/2/2021	0067	6751	POINT JUDITH LN, 9A	TEJADA/DE TEJADA/TEJ	ATTAPREYANGKUL	0	0	0	-1	0.00	\$700,000.00	\$0.00	M
43051	4/2/2021	0066	200	HENDERSONS DR, 13	REDMOND	WASSERBACH	-1	0	0	0	0.44	\$3,100,000.00	\$62,000.00	
43052	4/2/2021	0030	0014+	HALLOWELL LN, 9	HALLOWELL LANE NOMIN	HALLOWELL LANE NOMIN	-1	0	0	0	0.72	\$0.00	\$0.00	C
43053	4/2/2021	0027	0022	FULLING MILL RD, 22	COLLINS NANTUCKET FA	COLLINS NANTUCKET FA	-1	0	0	0	2.92	\$2,767,500.00	\$55,350.00	
43054	4/5/2021	0594	020	LONG POND DR, 31	EVYS TREASURE LLC	MICHAEL P WALSH REVO	-1	0	0	0	0.75	\$0.00	\$0.00	I
43055	4/5/2021	0066	704	GREY LADY LN, 8	WHITE	GREY LADY LANE LLC	0	0	-1	0	0.13	\$665,000.00	\$13,300.00	
43056	4/5/2021	0032	045	EEL POINT RD, 69	EEL POINT PROPERTIES	RYE REALTY TRUST	-1	0	0	0	2.15	\$0.00	\$0.00	I
43057	4/5/2021	0032	030	EEL POINT RD, 70	EEL POINT PROPERTIES	FRIEDMAN	0	0	-1	0	2.13	\$0.00	\$0.00	I
43058	4/5/2021	0038	032+	EEL POINT RD, 201, 0	EEL POINT PROPERTIES	SUNSET REALTY TRUST	-1	0	0	0	1.54	\$0.00	\$0.00	I
43059	4/6/2021	0054	039	SESAPANA RD, 6	6 SESAPANA LLC	J&m NOMINEE REALTY T	-1	0	0	0	0.69	\$0.00	\$0.00	I
43060	4/6/2021	0055	289+	W CREEK RD, 5 & 7	HAT CREEK CATTLE COM	JB&D PARTNERS LLC	-1	-1	0	0	0.26	\$2,388,000.00	\$47,760.00	
43061	4/6/2021	0041	050	VESTAL ST, 38	BLUEFISH FAMILY INVE	KANE	-1	0	0	0	0.25	\$0.00	\$0.00	D
43062	4/6/2021	0041	501	VESTAL ST, 38A	MICHAEL J KANE LIVIN	KANE	-1	0	0	0	0.07	\$0.00	\$0.00	D
43063	4/6/2021	0056	173	MEADOW VIEW DR, 53	GRAHAM	RANDOLPH G, JR TRUST	-1	0	0	0	0.82	\$5,000,000.00	\$100,000.00	
43064	4/7/2021	7643	031	KENDRICK ST, 43	JEANETTE AND BOB LLC	NICE TO BE BACK LLC	0	0	-1	0	3.70	\$1,200,000.00	\$24,000.00	
43065	4/7/2021	6034	097	MASSACHUSETTS, 47	BARBARA A HENEGHAN R	HENEGHAN	0	0	-1	0	0.08	\$0.00	\$0.00	D
43066	4/7/2021	7324	009	CODFISH PARK RD, 12	12 CODFISH PARK ROAD	BAYOU VILLARS HOLDIN	-1	0	0	0	0.11	\$1,850,000.00	\$37,000.00	
43067	4/8/2021	4231	027	OLD NORTH WHARF, 17	TENIR LLC	TACK 3 LLC	-1	0	0	0	0.01	\$4,125,000.00	\$82,500.00	
43068	4/8/2021	0066	093	SOMERSET RD, 52	NANTUCKET THREE SIST	COTE	-1	0	0	0	0.48	\$1,445,000.00	\$28,900.00	
43069	4/8/2021	0041	080	CROOKED LN, 7B	LCCACK LLC	BEIN	-1	0	0	0	0.30	\$1,350,000.00	\$27,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
43070	4/8/2021	4231	1624	CENTER ST, 30E	LYERLY, IV	DAVIS	0	0	0	-1	0.00	\$100.00	\$2.00	
43071	4/8/2021	4231	1623	CENTER ST, 30D	LYERLY, IV	KRATT/RIX	0	0	0	-1	0.00	\$3,800.00	\$76.00	
43072	4/8/2021	4231	1625	CENTER ST, 30F	LYERLY, IV	PARADIS-ALMER INVEST	0	0	0	-1	0.00	\$500.00	\$10.00	
43073	4/9/2021	0038	079	NORTH POINT RD, 11	GODWIN FAMILY REVOCA	GODWIN	-1	0	0	0	0.29	\$0.00	\$0.00	D
43074	4/9/2021	0054	273	SHEEP COMMONS LN, 8	MCLAUGHLIN/MICHAELID	ISLAND MOORS LLC	-1	0	0	0	0.63	\$0.00	\$0.00	J
43075	4/9/2021	6021	002	D ST, 16	GILBERT	CATINO/ANDRADE/GILBE	-1	0	0	0	0.23	\$0.00	\$0.00	C
43076	4/9/2021	6021	017	D ST, 11	CATINO	CATINO/ANDRADE/GILBE	0	0	-1	0	0.37	\$0.00	\$0.00	C
43077	4/9/2021	0068	659	KILLDEER LN, 6	OUR THREE SUNS LLC	GORDON	-1	0	0	0	0.12	\$1,505,000.00	\$30,100.00	
43078	4/9/2021	0067	4336	AMELIA DR, 12F	GALLINA	CONSTABLE/GALLINA	0	0	0	-1	0.00	\$0.00	\$0.00	F
43079	4/9/2021	0038	057	MADAKET RD, 198	NEWHOUSE FAMILY IRRE	NEWHOUSE, II	-1	0	0	0	2.04	\$0.00	\$0.00	D
43080	4/9/2021	0067	4181	QUAIL LN, 3	BOSWELL/EBANKS	BOSWELL	-1	0	0	0	0.19	\$0.00	\$0.00	C
43081	4/12/2021	0056	158	POND RD, 4	FOUR POND ROAD REALT	GALLAHER/AGUIAR	-1	0	0	0	0.46	\$0.00	\$0.00	C
43082	4/12/2021	0056	110	SOMERSET RD, 33	O'MARA REALTY TRUST	O'MARA	-1	0	0	0	1.99	\$0.00	\$0.00	D
43083	4/12/2021	0083	025	HUMMOCK POND RD, 249	FLAVIN	FLAVIN	-1	0	0	0	0.46	\$0.00	\$0.00	C
43084	4/12/2021	0055	3016	ORANGE ST, 118F	YOUNG	JULIE YOUNG TRUST 2	0	0	0	-1	0.00	\$75,000.00	\$1,500.00	
43085	4/12/2021	0067	302+	RUGGED RD,2 & 6	FEE	FEE-FAIRGOUNDS REALT	-1	-1	0	0	1.50	\$0.00	\$0.00	D
43086	4/12/2021	0067	302+	RUGGED RD, 2, 6, 58	6 RUGGED ROAD REALTY	FEE	-1	0	0	0	1.50	\$0.00	\$0.00	D
43087	4/12/2021	7642	313	EXETER ST, 34	EXETER STREET LLC	SNOWSHOE MILLWORKS L	-1	0	0	0	0.23	\$0.00	\$0.00	I
43088	4/12/2021	0055	5659	MAMACK LN, 7	LEONE/D'AUNNO	ENOS	-1	0	0	0	0.09	\$1,575,000.00	\$31,500.00	
43089	4/13/2021	0079	152	OKORWAW AV, 35	MCINTOSH	OKORWAW LAND TRUST	-1	0	0	0	1.29	\$1,650,000.00	\$16,000.00	M
43090	4/13/2021	0055	187	GOLD STAR DR, 8	VALERO	VALERO	-1	0	0	0	0.23	\$0.00	\$0.00	C
43091	4/13/2021	0020	541	OLD QUIDNET MILK, 5	KRONAU	DENNIS L WALDMAN AND	-1	0	0	0	5.30	\$3,753,400.00	\$75,068.00	
43092	4/13/2021	0041	2222	W CHESTER ST, 63	COLLINS	TOREY	-1	0	0	0	0.23	\$4,730,000.00	\$94,600.00	
43093	4/14/2021	0055	3012+	ORANGE ST, 118 B, D	GALLOWGLASS & DERRIN	JULIE YOUNG TRUST 20	0	0	0	-1	0.00	\$1,700,000.00	\$34,000.00	
43094	4/14/2021	0014	102	LAURETTA LN, 17	WATERFRONT POCOMO LL	17 LAURETTA LANE REA	-1	0	0	0	2.00	\$5,450,000.00	\$109,000.00	
43095	4/14/2021	0055	924	MILL HILL LN, 11	1641 DEVELOPMENT LLC	KARIS	0	0	-1	0	0.18	\$0.00	\$0.00	I
43096	4/14/2021	0081	179	ELLENS WY, 22	RIPSAW INVESTMENTS L	KARIS	0	0	-1	0	0.26	\$0.00	\$0.00	I
43097	4/14/2021	0593	035	S CAMBRIDGE ST, 37	MARICHAL	MARICHAL	-1	0	0	0	0.13	\$0.00	\$0.00	C
43098	4/14/2021	4232	191	FAIR ST, 33	SPRING	33 FAIR STREET LLC	-1	0	0	0	0.07	\$3,168,750.00	\$63,375.00	
43099	4/14/2021	4223	371	WASHINGTON ST, 59	59 WASHINGTON STREET	BURRELL	-1	0	0	0	0.16	\$5,850,000.00	\$117,000.00	
43100	4/14/2021	0069	246	ADJ TO # 25765	LOWER		0	0	0	0	0.00	\$0.00	\$4,000.00	
43101	4/15/2021	7313	002	SHELL ST, 42	MIGONE REALTY TRUST	MARAGANORE	-1	0	0	0	0.13	\$2,825,000.00	\$56,500.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
43102	4/15/2021	0066	163	SWAYZES DR, 6	WILSON	6 SWAYZES LLC	-1	0	0	0	0.45	\$1,950,000.00	\$39,000.00	
43103	4/15/2021	4231	1623	CENTRE ST, 30D	LYERLY/LYERLY, IV	MARINER HOUSE CONDO	0	0	0	-1	0.00	\$500.00	\$10.00	
43104	4/15/2021	4231	1623	CENTRE ST, 30D	LYERLY/LYERLY, IV	MARINER HOUSE CONDO	0	0	0	-1	0.00	\$500.00	\$10.00	
43105	4/15/2021	0066	431+	APPLETON RD, 20	CAPE AND ISLANDS HOL	LOFTUS	-1	0	0	0	0.26	\$0.00	\$0.00	I
43106	4/15/2021	0069	337	FLINT RD, 4	CAPE AND ISLANDS HOL	LOFTUS	0	0	-1	0	0.11	\$0.00	\$0.00	I
43107	4/15/2021	0067	381	GREEN MEADOWS, 8B	ROBERTS	ROBERTS	0	0	-1	0	0.11	\$0.00	\$0.00	K
43108	4/15/2021	0041	272	GROVE LN, 7A	ACK SUNRISE LLC	MELVILLE, JR	-1	0	0	0	0.12	\$1,800,000.00	\$36,000.00	
43109	4/15/2021	0067	255	HOOPER FARM RD, 59	ABREU	HERR	-1	0	0	0	0.23	\$855,000.00	\$17,100.00	
43110	4/15/2021	4234	135	INDIA ST, 31	31 INDIA STREET LLC	MAGNOLIA REALTY TRUS	0	-1	0	0	0.09	\$2,033,333.33	\$40,666.66	
43111	4/15/2021	4232	192	FAIR ST, 29	27 FAIR STREET LLC	DAHLIA ASSOCIATES LL	0	-1	0	0	0.11	\$2,819,444.44	\$56,388.88	
43112	4/15/2021	4234	105	HUSSEY ST, 10	10 HUSSEY STREET LLC	MAGNOLIA REALTY TRUS	0	-1	0	0	0.08	\$4,066,666.67	\$81,333.33	
43113	4/15/2021	4232	1931	FAIR ST, 27	27 FAIR STREET LLC	MAGNOLIA REALTY TRUT	0	-1	0	0	0.20	\$4,405,555.56	\$88,111.13	
43114	4/16/2021	5541	025	ORANGE ST, 72	MACOUL	LYDON	-1	0	0	0	0.08	\$1,485,000.00	\$29,700.00	
43115	4/16/2021	7314	021	COFFIN ST, 5	HAMILTON	HAMILTON, III	-1	0	0	0	0.25	\$0.00	\$0.00	K
43116	4/16/2021	0055	542	WASHAMAN AV, 10	10 WASHAMAN AVENUE L	EGAN	-1	0	0	0	0.24	\$1,475,000.00	\$29,500.00	
43117	4/16/2021	4243	151	CENTER ST, 84	CENTER NAN REALTY TR	RED BARN DOOR NOMINE	-1	0	0	0	0.07	\$3,925,000.00	\$78,500.00	
43118	4/16/2021	0067	318	HOOPER FARM RD, 60	MUMMA	BERMAN	-1	0	0	0	0.31	\$0.00	\$0.00	C
43119	4/16/2021	0067	318	HOOPER FARM RD, 60	JAMES M MUMMA REVOCA	MUMMA	-1	0	0	0	0.31	\$0.00	\$0.00	D
43120	4/16/2021	4231	069	CHESTNUT ST, 2	29 CENTER STREET LLC	2 CHESTNUT STREET AC	0	-1	0	0	0.08	\$4,100,000.00	\$82,000.00	
43121	4/16/2021	0055	926	OLD MILL CT, 5	ACK2IDO LLC	5 OLD MILL COURT LLC	0	0	-1	0	0.21	\$2,125,000.00	\$42,500.00	
43122	4/16/2021	0081	007	POND VIEW DR, 16	16 POND VIEW LLC	DOGWOOD ASSOCIATES L	-1	0	0	0	1.80	\$0.00	\$0.00	I
43123	4/16/2021	0054	286	BREWSTER RD, 7	BURRELL	DEBENEDICTIS	0	0	-1	0	0.96	\$2,600,000.00	\$52,000.00	
43124	4/16/2021	4231	681+	CHESTNUT ST, 4	29 CENTER ST LLC	11 INDIA STREET LLC	0	-1	0	0	0.43	\$38,500,000.00	\$770,000.00	
43125	4/16/2021	0065	081	NANAHUMACKE LN,16	16 NANAHUMACKE TRUST	NANAHUMACKE PRESERV	-1	0	0	0	0.29	\$1,670,000.00	\$33,400.00	
43126	4/20/2021	0074	013	CANNONBURY LN, 18	FOSTER	CANNONBURY HOLDINGS	0	0	-1	0	0.46	\$1,175,000.00	\$23,500.00	
43127	4/20/2021	0080	067	S SHORE RD, 14	PERRY	PERRY	-1	0	0	0	1.81	\$0.00	\$0.00	C
43128	4/20/2021	0080	067	S SHORE RD, 14	OPINICON NOMINEE TRU	PERRY	-1	0	0	0	0.81	\$448,878.51	\$0.00	M
43129	4/20/2021	4234	152	INDIA ST, 32	TM INDIA LLC	MAXWELL HOUSE LLC	-1	0	0	0	0.15	\$7,650,000.00	\$153,000.00	
43130	4/20/2021	.4223	453	MEADER ST, 15C	TIDEWATER UNITC LLC	KESSLER	0	0	0	-1	0.00	\$1,700,000.00	\$34,000.00	
43131	4/20/2021	4241	767	SWAIN ST, 15 C	EFFGEN	KIRCHNER	0	0	0	-1	0.00	\$1,000.00	\$20.00	
43132	4/20/2021	5544	077	N MILL ST, LOT 33	33 NORTH MILL LLC	MUELLER NANTUCKET AS	0	0	-1	0	0.52	\$1,975,000.00	\$39,500.00	
43133	4/20/2021	0068	667	KILLDEER LN, 22	CONFREY	SMESTAD	-1	0	0	0	0.12	\$1,575,000.00	\$31,500.00	

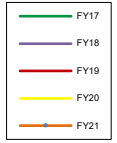
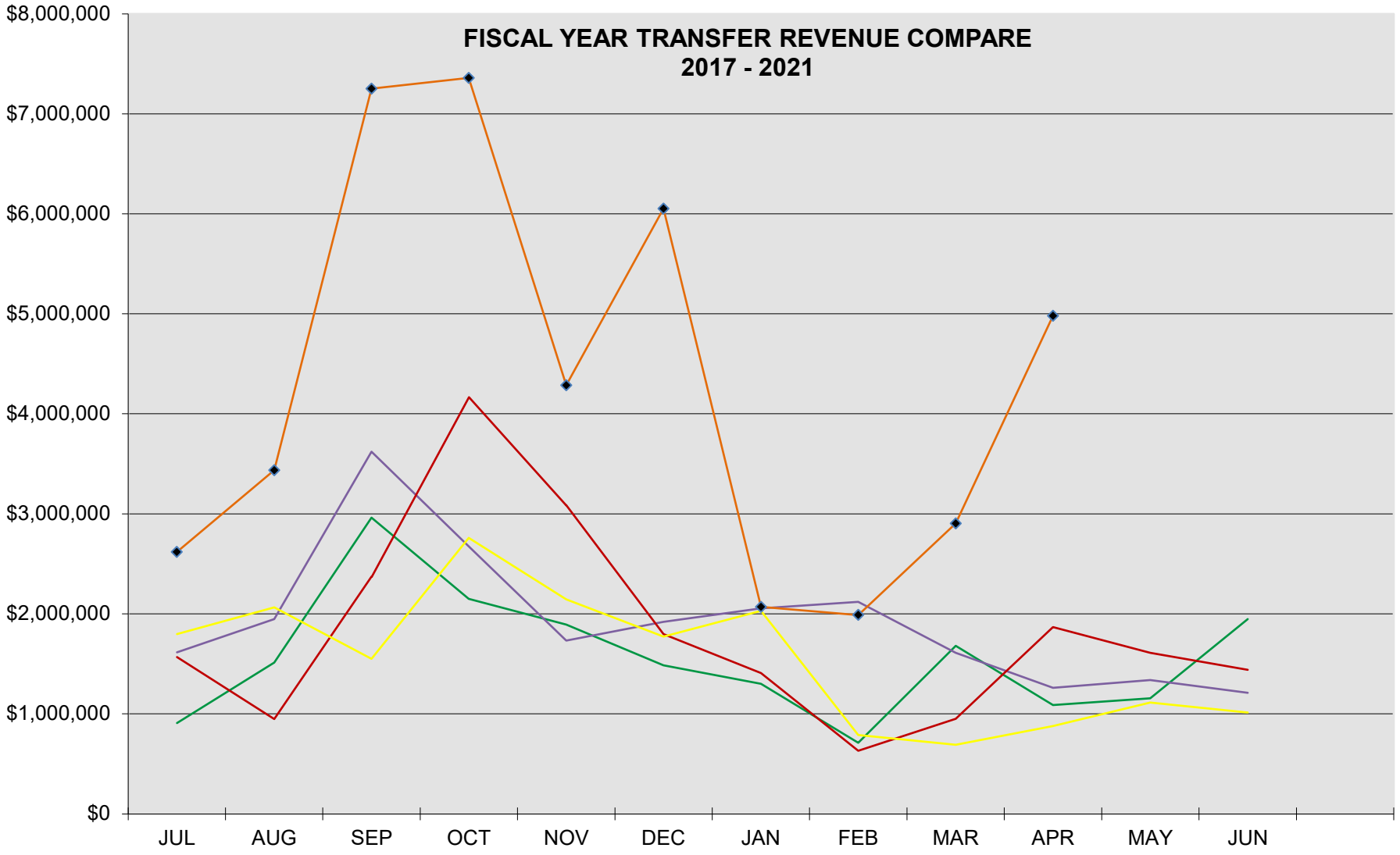
No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
43134	4/21/2021	0080	067	S SHORE RD, 14	MUDDY MARES NOMINEE	PERRY	-1	0	0	0	1.00	\$0.00	\$0.00	D
43135	4/21/2021	5544	077	PROSPECT ST, 28	OLSEN	MUELLER NANTUCKET AS	0	0	-1	0	0.20	\$970,000.00	\$19,400.00	
43136	4/21/2021	4241	030	HARBOR VIEW WY, 4	FOUR BY THE SEA LLC	4 HARBOR LLC	-1	0	0	0	0.12	\$6,425,000.00	\$128,500.00	
43137	4/21/2021	0067	274	BRINDA LN, 2	SHEPPARD/SULLIVAN	FINEST KIND NANTUCKE	-1	0	0	0	0.26	\$0.00	\$0.00	I
43138	4/22/2021	0067	427	AMELIA DR, 21	21 AMELIA DRIVE LLC	WILLIAM K BROWN GRAN	0	0	-1	0	0.30	\$1,050,000.00	\$21,000.00	
43139	4/22/2021	0040	112	CAPAUM POND RD, 5	SCHWARTZ	TUDOR, III	-1	0	0	0	2.20	\$8,058,750.00	\$161,175.00	
43140	4/22/2021	0080	130	PEQUOT ST, 31	STOP THIS TRAIN LLC	DUPONT	-1	0	0	0	1.25	\$0.00	\$0.00	I
43141	4/22/2021	4234	069	WALNUT LN, 8	CARRERO	TAYLOR/HALVORSON-TAY	-1	0	0	0	0.06	\$1,850,000.00	\$37,000.00	
43142	4/22/2021	0068	371	BEACH GRASS RD, 33	PKMM LLC	RICHMOND GREAT POINT	0	0	-1	0	0.10	\$390,000.00	\$7,800.00	
43143	4/22/2021	5541	021	WEYMOUTH ST, 3	RVB NANTUCKET LLC	BRAUNOHLER	-1	0	0	0	0.09	\$0.00	\$0.00	I
43144	4/23/2021	4244	056	CLIFF RD, 15	MAXWELL HOUSE LLC	15 CLIFF ROAD NANTUC	-1	0	0	0	0.47	\$8,100,000.00	\$162,000.00	
43145	4/23/2021	0044	070	N PASTURE LN, 13	SLKJ NORTH PASTURE L	HOLMES	-1	0	0	0	2.80	\$0.00	\$0.00	I
43146	4/23/2021	4244	063	KITE HILL LN, 1	MCGRADY	ONE KITE HILL REALTY	-1	0	0	0	0.05	\$2,217,700.00	\$44,354.00	
43147	4/26/2021	0055	355	BACK ST, 8R	CHARLES H SAWYER LIV	SAWYER	-1	0	0	0	0.23	\$0.00	\$0.00	D
43148	4/26/2021	0056	452	AURORA WY, 5	5 AURORA WAY TRUST	NELSON	-1	0	0	0	0.15	\$0.00	\$0.00	D
43149	4/26/2021	0066	292	TODD CI, 2	CHURNS	CHURNS	-1	0	0	0	0.38	\$0.00	\$0.00	K
43150	4/26/2021	0054	285	BREWSTER RD, 5	2021 KIDZMET NOMINEE	ACKABBAY NOMINEE TRU	-1	0	0	0	1.58	\$7,845,000.00	\$156,900.00	
43151	4/26/2021	0066	164	SWAYZES DR, 4	MARK GODFREY AND LAU	GODFREY	-1	0	0	0	0.45	\$0.00	\$0.00	D
43152	4/26/2021	4241	735	SWAIN ST, 15, A5	MEAD	BRANT POINT COURTYAR	0	0	0	-1	0.00	\$1,000.00	\$20.00	
43153	4/26/2021	0041	162	KINGS WY, 5	HOWE FAMILY TRUST	HOWE, III	-1	0	0	0	0.12	\$0.00	\$0.00	D
43154	4/27/2021	7331	085	MAGNOLIA AV, 9	MILLER	MCCARTHY	-1	0	0	0	0.16	\$1,850,000.00	\$37,000.00	
43155	4/27/2021	0594	107	N CAMBRIDGE ST, 2	2 N CAMBRIDGE STREET	LEVENTHAL	-1	0	0	0	0.75	\$0.00	\$0.00	D
43156	4/27/2021	0068	955	PINE TREE RD, 13B	IVANOV IVANOVA REALT	IVANOV/IVANOVA	-1	0	0	0	0.13	\$0.00	\$0.00	D
43157	4/27/2021	0068	690	GOLFINCH DR, 82	82 GOLDFINCH LLC	WORTHINGTON	-1	0	0	0	0.12	\$0.00	\$0.00	I
43158	4/28/2021	0074	012	CANNONBURY LN, 16	BEACH NUT LLC	CANNONBURY HOLDINGS	-1	0	0	0	0.46	\$1,200,000.00	\$24,000.00	
43159	4/28/2021	4231	1622	CENTRE ST, 30C	HITCHCOCK FAMILY REA	MARINER HOUSE CONDO	0	0	0	-1	0.00	\$500.00	\$10.00	
43160	4/28/2021	4242	056	S BEACH ST, 6	NANTUCKET SOUTH BEAC	HOLMES/SANGUINETTI	0	-1	0	0	0.10	\$3,000,000.00	\$60,000.00	
43161	4/28/2021	0011	023	WAUWINET RD, 104	WAUWINET TRUST	WAUWINET TRUST	-1	0	0	0	2.70	\$0.00	\$0.00	D
43162	4/28/2021	0068	428	OLD SOTUH RD, 96A	96 OLD SOUTH ROAD LL	CHEVY CHASE FUNDING	-1	0	0	0	0.96	\$1,366,048.95	\$27,320.98	
43163	4/28/2021	0069	048	SQUARE RIGGER RD, 3	22 REAL ESTATE HOLDI	TIDAL CREEKS REALTY	0	-1	0	0	0.21	\$1,700,000.00	\$34,000.00	
43164	4/28/2021	0088	062	MADEQUECHAM VLY, 100	MACLEAN	MADHOUSE REALTY TRUS	-1	0	0	0	0.96	\$2,925,000.00	\$58,500.00	
43165	4/28/2021	0088	012+	WEWEEDER AV, 51	ACK TOW LLC	WOOLWORTH REALTY TR	-1	0	0	0	4.01	\$5,800,000.00	\$116,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
43166	4/29/2021	0055	257	SURFSIDE RD, 13	13 SURFSIDE ROAD REA	13 SURFSIDE ROAD REA	0	0	-1	0	0.23	\$0.00	\$0.00	C
43167	4/23/2021	0067	386	GREEN MEADOWS, 18	EVANS	CHAFFEE	-1	0	0	0	0.13	\$0.00	\$0.00	C
43168	4/29/2021	0081	019	POND VIEW DR, 5	VANACORE	FIVEPONDVIEW LLC	-1	0	0	0	1.80	\$0.00	\$0.00	J
43169	4/29/2021	0081	019	POND VIEW DR, 5	VANACORE FAMILY ESTA	VANACORE	-1	0	0	0	1.80	\$0.00	\$0.00	D
43170	4/29/2021	0081	019	POND VIEW DR, 5	PATRICIA D VANACORE	VANACORE	-1	0	0	0	1.80	\$0.00	\$0.00	D
43171	4/29/2021	0081	019	POND VIEW DR, 5	5 POND VIEW NOMINEE	VANACORE FAMILY ESTA	-1	0	0	0	1.80	\$0.00	\$0.00	D
43172	4/29/2021	0074	006+	CANNONBURY LN	CANNONBURY LANE HOME	CANNONBURY HOLDINGS	0	0	-1	0	0.00	\$0.00	\$0.00	D
43173	4/29/2021	0053	058	UPPER TAWPAWSHAW, 12	HOUGHTON	MCINERNEY	0	0	-1	0	0.34	\$925,000.00	\$18,500.00	
43174	4/29/2021	0025	008	POLPIS RD, 321	NANTUCKET ISLANDS LA	PETERSON	-1	0	0	0	3.32	\$1,850,000.00	\$0.00	A
43175	4/29/2021	0041	4481	MEADOW LN, 11A	11A MEADOW LANE REAL	D&B REALTY TRUST	0	0	-1	0	0.46	\$0.00	\$0.00	D
43176	4/29/2021	0073	024+	CANNONBURY LN, 32	THIRTY-TWO CANNONBUR	CANNONBURY HOLDINGS	0	0	-1	0	0.92	\$2,190,000.00	\$43,800.00	
43177	4/29/2021	0073	025	CANNONBURY LN, 34	THIRTY-TWO CANNONBUR	CANNONBURY HOLDINGS	0	0	-1	0	0.46	\$1,095,000.00	\$21,900.00	
43178	4/29/2021	0041	2166	PILGRIM RD, 9B	MICHAEL D CUSTAR REV	ROYAL MILE LLC	-1	0	0	0	0.14	\$5,025,000.00	\$100,500.00	
43179	4/29/2021	0060	106	BALTIMORE ST, 6	PICCIRILLO/NICHOLSON	PICCIRILLO	-1	0	0	0	0.52	\$0.00	\$0.00	C
43180	4/30/2021	5514	601	E DOVER ST, 7	MUNDY JOINT DECLARAT	WIGHT, JR/WIGHT	-1	0	0	0	0.06	\$1,660,000.00	\$33,200.00	
43181	4/30/2021	0071	132	LONGWOOD DR, 2	2 LONGWOOD LLC	O'SHEA	-1	0	0	0	2.94	\$0.00	\$0.00	I
43182	4/30/2021	4231	162	CENTRE ST, 30A	LYERLY	BURT	0	0	0	-1	0.00	\$6,500.00	\$130.00	
43183	4/30/2021	0069	035	NOBADEER FARM RD, 46	CROWLEY	CROWLEY	0	0	0	-1	0.00	\$0.00	\$0.00	K
43184	4/30/2021	0068	766	DAFFODIL LN, 18	GENNARO	GENNARO/CROWLEY	-1	0	0	0	0.57	\$0.00	\$0.00	K
43185	4/30/2021	0594	134	ARKANSAS AV, 10	WILLIAMS/MCELWAIN	CASTERLINE	-1	0	0	0	0.15	\$710,000.00	\$0.00	M
43186	4/30/2021	0594	036	ARKANSAS AV, 66	66 ARKANSAS AVENUE N	SELLE	-1	0	0	0	0.03	\$0.00	\$0.00	D
43187	4/30/2021	0041	3965	MAYHEW LN, 8	DELPHOS	DAS 1 LLC	-1	0	0	0	0.15	\$3,050,000.00	\$61,000.00	
43188	4/30/2021	5541	147	YORK ST, 24	FORD	KEEBAUGH FAMILY TRUS	-1	0	0	0	0.07	\$2,100,000.00	\$42,000.00	
43189	4/30/2021	0080	166	FOLGER AV, 7	BOWMAN	BOWMAN FAMILY TRUST	-1	0	0	0	1.00	\$0.00	\$0.00	D
43190	4/30/2021	0080	166	FOLGER AV, 7	BOWMAN FAMILY TRUST	BOWMAN	-1	0	0	0	1.00	\$0.00	\$0.00	D
43191	4/30/2021	0081	007	POND VIEW DR, 16	16 POND VIEW DRIVE L	16 POND VIEW DRIVE L	-1	0	0	0	1.80	\$0.00	\$0.00	J
43192	4/30/2021	0071	025	ADJ TO # 40246	TROTTIER		0	0	0	0	0.00	\$0.00	\$10,000.00	
43193	4/30/2021	0071	025	WHITETAIL CI, 8	RANDOLPH G SHARP JR	TROTTIER	-1	0	0	0	2.75	\$2,850,000.00	\$57,000.00	
43194	4/30/2021	0075	074	FLINTLOCK RD, 4	HOLLAND	HOLLAND	-1	0	0	0	1.29	\$0.00	\$0.00	K
43195	4/30/2021	7342	074	NEW ST, 21	ADAM H FORKNER TRUST	ARTHUR B DODGE III 2	-1	0	0	0	0.18	\$3,525,000.00	\$70,500.00	

GRAND TOTALS **-106** **-23** **\$253,758,427.46**
-11 **-15** **106.66** **\$4,980,990.98**

MONTHLY TRANSFER STATISTICS FISCAL YEAR 2020						
FY20	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-19	89	56	33	\$94,955,156	\$89,775,156	\$1,796,308
Aug-19	99	46	53	\$106,405,471	\$102,684,583	\$2,063,692
Sep-19	93	48	45	\$80,267,845	\$77,392,845	\$1,549,917
Oct-19	109	49	60	\$139,977,450	\$137,527,117	\$2,759,542
Nov-19	99	51	48	\$110,400,753	\$107,270,753	\$2,145,415
Dec-19	112	71	41	\$104,991,606	\$88,127,806	\$1,772,556
Jan-20	89	47	42	\$109,790,691	\$101,405,024	\$2,028,080
Feb-20	64	43	21	\$41,203,812	\$39,403,812	\$788,096
Mar-20	50	31	19	\$36,463,714	\$34,508,714	\$690,174
Apr-20	49	27	22	\$45,321,960	\$43,866,510	\$877,330
May-20	36	18	18	\$57,099,813	\$55,087,313	\$1,111,746
Jun-20	52	29	23	\$50,331,500	\$50,331,500	\$1,012,480
THRU APR 20	853	469	384	\$869,778,458	\$821,962,320	\$16,471,111
Average	78	43	35	\$81,434,148	\$77,281,761	\$1,549,611
Low	36	18	18	\$36,463,714	\$34,508,714	\$690,174
High	112	71	60	\$139,977,450	\$137,527,117	\$2,759,542
MONTHLY TRANSFER STATISTICS FISCAL YEAR 2021						
FY21	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-20	101	57	44	\$137,529,158	\$130,894,991	\$2,617,900
Aug-20	104	49	55	\$176,375,099	\$171,288,925	\$3,435,779
Sep-20	159	42	117	\$363,276,137	\$362,676,137	\$7,253,523
Oct-20	201	68	133	\$373,250,751	\$367,511,350	\$7,359,923
Nov-20	121	40	81	\$218,588,228	\$214,313,827	\$4,286,277
Dec-20	256	146	110	\$307,862,539	\$302,257,539	\$6,053,651
Jan-21	118	60	50	\$108,513,635	\$102,961,135	\$2,069,223
Feb-21	87	48	39	\$107,677,305	\$99,427,305	\$1,988,546
Mar-21	125	62	63	\$149,643,408	\$144,563,748	\$2,903,275
Apr-21	154	74	80	\$253,758,427	\$248,349,549	\$4,980,991
May-21						
Jun-21						
THRU APR 21	1,426	646	772	\$2,196,474,688	\$2,144,244,507	\$42,949,087
Average	143	65	77	\$219,647,469	\$214,424,451	\$4,294,909
Low	87	40	39	\$107,677,305	\$99,427,305	\$1,988,546
High	256	146	133	\$373,250,751	\$367,511,350	\$7,359,923

FISCAL YEAR TRANSFER REVENUE COMPARE 2017 - 2021



NANTUCKET ISLANDS LAND BANK
CHECK WARRANT SUMMARY
For the Period From May 11, 2021 to May 11, 2021

Filter Criteria includes: Report order is by Check Number.

Check #	Payee	Amount
	AMERICAN GENERAL LIFE	26,208.00
	BARTLETT TREE EXPERTS	2,783.00
	BENJAMIN NORMAND RESIDENTIAL DESIGN INC	730.00
	CAPE COD EXPRESS	148.72
	COASTAL ENGINEERING CO.	3,082.50
	COMCAST	69.95
	COUNTY OF NANTUCKET (PAYROLL/FICA)	77,152.61
	COUNTY OF NANTUCKET (BCBS)	20,199.52
	DON ALLEN AUTO SERVICE	10.08
	DSDC, INC.	11,341.92
	ROBERT EARLEY	101.98
	FEDERAL EXPRESS	56.00
	G.J. SMITH, INC.	690.00
	GRIGGS & BROWNE CO., INC.	335.00
	HARBOR FUEL OIL CORPORATION	201.85
	HORSLEY WITTEN GROUP	2,466.12
	THE INQUIRER AND MIRROR	12,978.41
	ISLAND LUMBER COMPANY INC	5,139.21
	KP LAW, P.C.	4,107.00
	LONGFIN LLC	385.00
	MARINE HOME CENTER	1,049.97
	METALLIC LADDER MANUFACTURING	19,505.00
	NANTUCKET MAGAZINE	500.00
	NANTUCKET ENGINEERING & SURVEY	3,443.17
	NANTUCKET SURVEYORS	2,945.00
	NAPA AUTO PARTS	61.61
	NATIONAL GRID	914.21
	OUTDOOR POWER LLC	409.99
	OUTDOOR POWER LLC	3,919.86
	P & M REIS TRUCKING, INC.	249.50
	PAUL JENKINS & SONS, INC.	10,000.00
	REGISTRY OF DEEDS	525.00
	RIGHT WRENCH MECHANICS	2,650.00
	THE STEAMSHIP AUTHORITY	450.50
	TOWN OF NANTUCKET TIPPING FEES	1,006.22
	TOWN OF NANTUCKET TIPPING FEES	212.04

NANTUCKET ISLANDS LAND BANK
CHECK WARRANT SUMMARY
For the Period From May 11, 2021 to May 11, 2021

Filter Criteria includes: Report order is by Check Number.

Check #	Payee	Amount
	TOWN OF NANTUCKET (GAS & DIESEL)	1,120.09
	TOWN OF NANTUCKET (VERIZON)	16.34
	TOSCANA CORPORATION	155,118.16
	VALERO & SONS, INC	2,375.45
	WANNACOMET WATER COMPANY	798.20
	WATERWORKS OF NANTUCKET, INC	23,942.15
	W.B. MASON	72.47
	WOODS HOLE GROUP, INC.	12,433.85
	EARTH WORKS LANDSCAPING	4,081.88
DEBIT CARD	LAND TRUST ALLIANCE	339.00
Total		416,326.53