



**CITY OF NEW BEDFORD**

**JONATHAN F. MITCHELL, MAYOR**

May 1, 2019

City Council President Linda Morad  
Honorable Members of the City Council  
City of New Bedford  
133 William Street  
New Bedford, MA 02740

Dear Council President Morad and Honorable Members:

I am submitting herewith a proposed Order for the City of New Bedford to accept a donation of an original ticket booth from the Lincoln Park Amusement Park in North Dartmouth, Massachusetts, restored and given by John Nicolaci, Jr.

Very truly yours,

Jonathan F. Mitchell  
Mayor

JFM/el





# CITY OF NEW BEDFORD

## CITY COUNCIL

May 9, 2019

*Ordered*, that the City of New Bedford accepts a donation of an original ticket booth from the Lincoln Park Amusement Park in North Dartmouth, Massachusetts, restored and given by John Nicolaci, Jr., pursuant to M.G.L. c. 44 § 53A1/2.

**PRESENTED TO THE MAYOR**

For approval .....

City Clerk

Approved.....

Mayor

**IN CITY COUNCIL**

City Clerk



## CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

### Donation Acknowledgement

Donation made by: John Nicolaci, Jr., 219 Jarry Street, New Bedford, MA 02745

Date: May 9, 2019

The New Bedford Department of Parks, Recreation and Beaches thanks you for your recent donation of:

A ticket booth originating from the Lincoln Park Amusement Park in North Dartmouth, MA, which was restored by John Nicolaci, Jr., and equipped with electricity, lights and a sound system at a cost of approximately \$10,000. The booth measures 4' wide, 9' long, and 12' high.

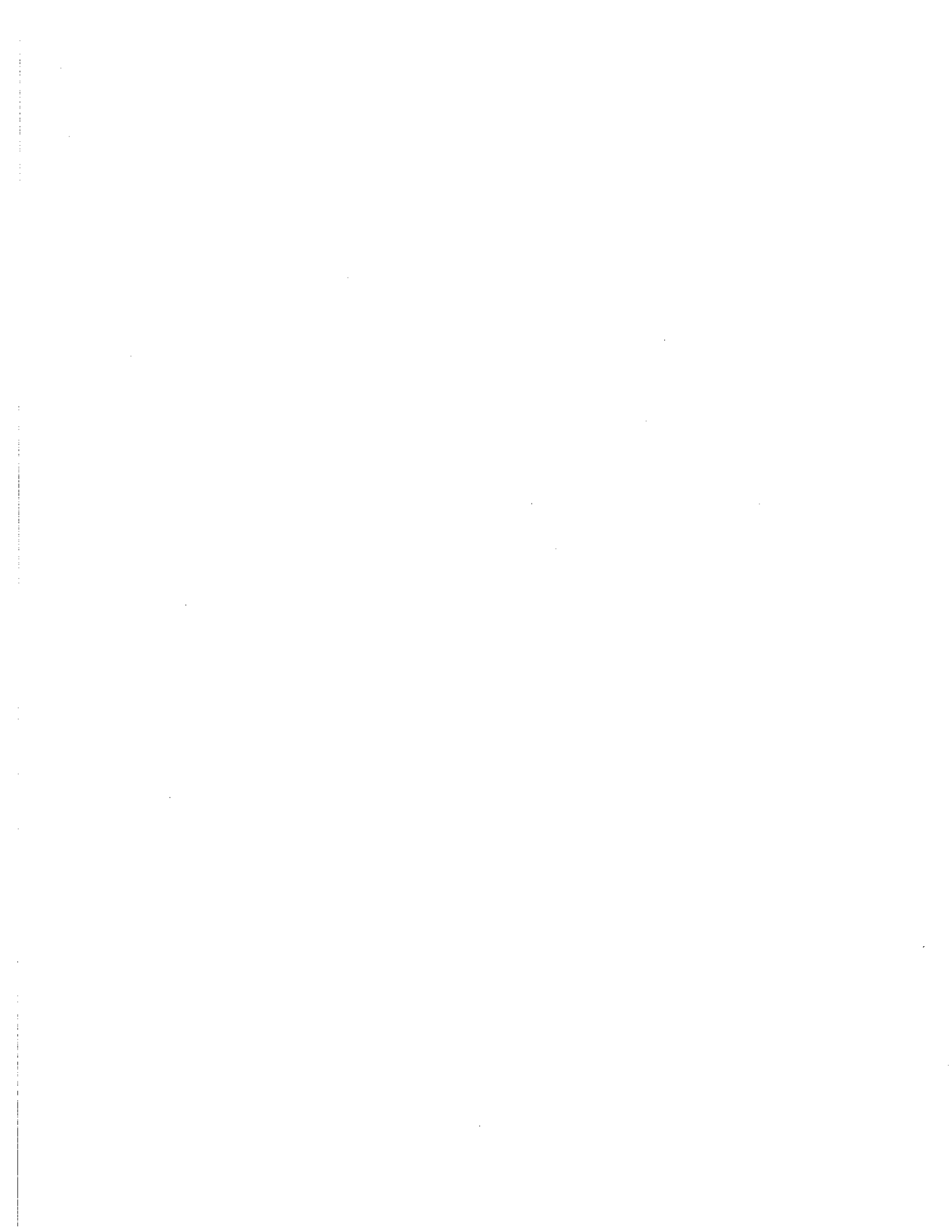
We cannot place a monetary value on your donated items, but acknowledge that the booth has received a fair market appraisal of \$8,500 from Marion Antique Shop, 335 Wareham Road, Marion, MA. You may use this letter for tax purposes to declare a charitable contribution.

Your gift will be used primarily for ticket sales, promotional outreach and other uses on Monkey Island on Clark's Point in New Bedford.

We are very grateful to all those who make donations to the City of New Bedford.

Sincerely,

Jonathan F. Mitchell  
Mayor



**APPRAISAL PREPARED FOR  
JOHN NICOLACI, JR.**

**SUBJECT  
APPRAISAL OF LINCOLN PARK TICKET BOOTH  
DONATED TO CITY OF NEW BEDFORD/PARKS, RECREATION & BEACHES**

**PURPOSE: FAIR MARKET VALUE**

**INTENDED USE: DONATION PURPOSES**

**PREPARED BY**

**Frank H. McNamee Appraisals, Marion Antique Shop  
335 Wareham Road, P.O. Box 1147, Marion, MA 02738  
Tel. 508-748-3606, email: frank@marionantiques.com**

Date of Examination of Property . . . . . November 1, 2018  
Effective Date . . . . . April 11, 2019  
Date of Report . . . . . April 11, 2019

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April 11, 2019

John Nicolaci, Jr.  
219 Jarry Street  
New Bedford, MA 02745

Dear John,

Attached is the appraisal report prepared for you for the Ticket booth from Lincoln Park you donated to the City of New Bedford/Parks, Recreation & Beaches in 2019. I enclosed an extra copy for you to give to your accountant. Enclosed is the IRS form 8283. I also sent a copy of the appraisal to: City of New Bedford/Parks, Recreation & Beaches, Attn: Mary S. Rapoza, Director, 181 Hillman Street, Building #3, New Bedford, MA 02740.

I, Frank H. McNamee, examined the following listed and described article.

The values stated for the property in this report are fair market value. The value was determined by comparing the subject items to similar items of like kind and quality. The property was valued at \$8,500.00 on April 11, 2019. The effective date is this report is April 11, 2019. The validity of this report is dependent upon the use of the full document, which consists of 12 pages.

This report conforms to the Uniform Standards for Professional Appraisal Practice.

My fee for this appraisal is not based on the valuation I reached. If you have any questions regarding the content of the appraisal, please do not hesitate to call me.

Sincerely,

  
Frank H. McNamee

4 - PURPOSE, INTENDED USE, INTENDED USERS, SCOPE OF WORK  
AND CONFIDENTIALITY

pg4

The purpose of this report is to estimate the Fair Market Value of the ticket booth from Lincoln Park donated to the City of New Bedford/Parks, Recreation & Beaches in 2019 to be used for donation purposes. The intended users include John Nicolaci, Jr., his accountant and the City of New Bedford/Parks, Recreation & Beaches.\*1 The scope of our work included inspection, inventory, measurements and photographs of the property, followed by a transfer of the notes to a document, then historical and market data research, and finally the preparation of this self-contained appraisal report.

The purpose of this report is to estimate the Fair Market Value. The federally accepted definition of Fair Market Value as stated in the definition section of Uniform Standards of Professional Appraisal Practice, is as follows: Fair market value is the price at which the property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of relevant facts. (Treasury Regulation Sec. 20.2031-1[b])

The components of this concept are:

1. Price at which property would change hands
2. Between a willing buyer and willing seller
3. Neither party under compulsion to buy or sell
4. Both parties having reasonable knowledge of all relevant facts as of the valuation date
5. The sale is made to the ultimate consumer in the appropriate market level.\*2

We do not disclose confidential information or assignment results prepared for our clients to anyone other than the client and persons specifically authorized by the client; state enforcement agencies and third parties as may be authorized by law; and duly authorized professional peer review committees who are equally charged not to disclose confidential information. Information received from our named client is confidential where that information is not available from public sources.

\*1 The Uniform Standards of Professional Appraisal Practice (USPAP) requires the appraiser to identify the intended use and users of the appraisal assignment.

\*2 American Society of Appraisers, definition of Fair Market Value used in Personal Property Appraisal Course Material.

There are three traditional approaches to estimating the value of a property: the cost approach, the income approach, and the market comparison approach.

The Cost Approach is based on the principle of substitution and provides an estimate of the depreciated reproduction, reproduction, reproduction-new, or replacement cost-new of a specific property.

The Income Approach is based on the principle of anticipation and translates an income projection into a present capital value. This approach is applicable to income-producing properties. It produces an estimate of present worth of anticipate future income.

**The Market Comparison Approach estimates value by comparison with properties sold in the relevant market, with adjustments made for all differences which affect value, such as differences in characteristics of value and in time. Each property sold is compared to the property to be appraised, and an amount is added or subtracted from the price achieved for every difference, with the sum yielding an indication of value.**

After considering these three approaches, I have selected the market comparison approach for these appraisals. I feel this approach is the most appropriate and will produce the most accurate results.

The appropriate market level for fair market value is auction companies specializing in architectural and amusement items.

Original ticket booth from the Lincoln Park Amusement Park in North Dartmouth, MA. Lincoln Park was a local landmark for many years. The booth was rescued in 1999 by the current owner in a state of disrepair. He had it completely restored, equipped with electricity and lights and installed a sound system.

It measures: 4' wide, 9' long, 12' high. This is a remarkable piece of Southeastern Massachusetts history. The cost of the restoration was approximately \$10,000.

Fair Market Value ..... \$8,500.

7 - LIMITING CONDITIONS, EXTRAORDINARY ASSUMPTIONS AND LIABILITIES pg7

This certificate of appraisal is given subject to the following terms and conditions, all of which are a part of this report unless expressly set aside in writing whether on the pages of this certificate or by writing attached to the certificate signed by all parties concerned.

Unless otherwise stated, the appraised value is based on the whole or fee absolute ownership and possessory interest undiminished by any liens, fractional interests or any other form of encumbrance or alienation.

This certificate is made at the request of the party named for his/her use. It is not an indication or certificate of title of ownership. The identification of the interest of the requesting party is simply that represented to the appraiser by such party and no inquiry or investigation has been made nor is any opinion given as to the trust of such representation.

The values expressed here are based on the appraiser's best judgment and opinion and are not a representation or warranty that the items will realize that values if offered for sale at an auction or otherwise. The values expressed are based on current information on the date made and no opinion is hereby expressed as to the future value nor, unless otherwise expressly stated, as to any past value.

Photographs enclosed are provided only for assistance in identifying property and should not be considered accurate in color, size or condition.

Fees charged for this appraisal are based solely on the length of time expended plus expenses for incidentals, in appraising the subject property and are in no way related to the value of the property involved. It is understood that the fees paid for this appraisal does not include services of the appraiser in any other manner or capacity whatsoever. Ancillary services required by the property owner are to be retained separately. In particular, statements to attorneys and heirs, and testimony in any tribunal shall be compensated separately and according to a schedule of fees maintained by the appraiser particularly for such services. The appraiser is not required to give testimony, be present in any court of law, or appear before any commission or board by reason of this report, unless prior arrangements have been made with the appraiser.

Possession of either this report or a copy does not include the right or publication without written consent of the appraiser. This report in either its entirety or any part thereof, including the identity of the appraiser or the firm, shall not be made public through advertising, public relations, news releases, sales or other distributive or information media without the written consent of the appraiser.

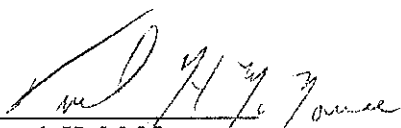
The appraiser shall make no disclosure of the contents of this report, except as mandated by the by-laws and regulations of the professional organizations with which the appraiser is affiliated.

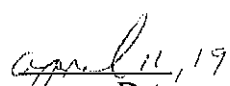
There are certain limitations inherent in the process of the examination and inventory phase of an appraisal. We relied upon our notes, inventory photographs, and recollection in developing this report. We assume that there are no hidden or non-apparent conditions of the property, which would have made the items more or less valuable. The descriptions and opinions about the subject items were based on our research and experience. In addition to information, comparable sales data and opinions of authorities which we assumed to be reliable. If subsequent evidence and or scholarship infer that an item is misidentified, we reserve the right to review such evidence and or subsequent scholarship.

Authentication is rarely precise and definitive. Authentication is a process of tracing the ownership from its present owner back through a chain-of-title to the point when created by the artist. The scope of our assignment did not include a provenance study. We have not performed a chain-of-title/provenance study on any of the pieces; therefore, we have specially assumed that the maker's mark appearing on the item is the de facto maker. In some instances, we show research relative to the subject of authentication.

This appraisal was prepared for use in donation purposes, use for any other purpose is unintended. The opinion of value is only for the stated valuation dated, April 11, 2019.

I certify that, to the best of my knowledge and belief that statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. My compensation for completing this assignment is not contingent upon the development of reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standard of Professional Appraisal Practice.

  
Frank H. McNamee

  
Date

**WEBSITES**

[www.ebay.com](http://www.ebay.com)

[www.liveauctioneers.com](http://www.liveauctioneers.com)



My qualifications include 40 years in the antique business and 25 years appraisal experience. I am the owner of the Marion Antique Shop, which is located on Route 6 in Marion and is one of the largest and most active antiques shops in New England. I am also a co-owner of Marion Antique Auctions which is Southeastern Massachusetts most important auction gallery conducting two high-end sales a year which gross between \$500,000 and \$750,000. Our company has handled Southeastern Massachusetts most significant estates and in 2013 sold the lost Edgar Allan Poe manuscript for \$300,000. I am the host of the local television show "Antiquing". A graduate of the Henry Francis Dupont Winterthur Winter Institute program on American Furniture and Decorative Arts, I also have a Bachelor of Arts degree in American History from Providence College, Boston College graduate school, a degree in Marketing from Bridgewater State College and I am a member in good standing of the New England Appraisers Association. I completed a course on appraisal studies offered by the American Society of Appraisers at Rhode Island School of Design and also completed the Uniform Standards of Appraisal Practice Course (USPAP). I completed a course on the study of antique printmaking offered at Arizona State University in Phoenix. I am a member of the Cape Cod Antique Dealers Association and a senior member of the Providence Appraisal Collaborative.

As a qualified appraiser as defined in the Pension Protection Act 2006, I understand that a substantial or gross valuation misstatement resulting from an appraisal of the value of property that the appraiser knows or reasonably should have known, could be used in connection with a return or claim for refund, may subject the appraiser to a civil penalty under S6695A. I affirm that I have not been barred from presenting evidence or testimony before the Department of the Treasury or the Internal Revenue Service pursuant to 31 U.S.C. section 330(c).

All my appraisal reports conform to the Uniform Standards of Professional Appraisal Practice.

April 11, 2019

Appraisal for John Nicolaci, Jr.

**APPRAISAL FEE**

**Appraiser - Frank H. McNamee - \$175 per hour (includes secretary)**

Secretarial and mailing fee ..... \$65.

**Total Amount Due .....\$65.**

Please make the check payable to: Frank H. McNamee  
P.O. Box 1147  
Marion, MA 02738

**APPRAISAL PREPARED FOR  
JOHN NICOLACI, JR.**

**PART II  
PHOTOGRAPHS**

April 11, 2019

