

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF OCTOBER 3, 2022

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Pamela Goff, Wesley Mott, Kristen Reimann, Sarah Thulin, Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Peter Wells

STAFF PRESENT AT CALL TO ORDER

Harrison Kisiel, James Lengyel, Julie Russell

OTHERS PRESENT DURING THE SESSION

Philip Cordella, Jeffrey DuBard, Thomas Humphrey (*Vineyard Gazette*), Eunki Seonwoo (*Martha's Vineyard Times*)

PRESENTATION OF THE WARRANT

Warrant no. 2023-15 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

Hearing no proposed additions, Mrs. Goff declared the agenda approved as presented.

APPROVAL OF THE MINUTES OF SEPTEMBER 26, 2022

By a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending September 30, 2022: \$558,440.12

NEW BUSINESS

1. Agency Land Management: Wildfire Mitigation Planning

The Commission discussed a September 26, 2022 staff memorandum regarding the Dukes County Fire Council's wildfire mitigation planning. Ms. Russell stated that the Council is seeking a uniform prescribed-burning program for the island and that it includes a number of land bank properties; she added that she and Mr. Kisiel have conveyed the staff's concerns and that the Council wishes to know the Commission's perspective.

Mrs. Thulin stated that she believed that it would be premature to act on this concept in the absence of detail; a motion was made and seconded to take no action pending the supply of more information, thorough study and consideration of staff concerns. Discussion occurred as to (1.) the Council's contemplated timetable — a quinquennium — for possible recurring burns; (2.) the ecological reasons against burning; (3.) how goat grazing as a management tool shapes up against prescribed-burning; (4.) whether the land bank's various property management plans would accommodate this; (5.) whether the island climate generally cooperates, or not, with prescribed-burning; and (6.) whether timbering/milling is an alternative.

Mrs. Goff called for a vote on the pending motion; it carried unanimously in a roll call vote.

2. Quenomica Preserve (Town of Edgartown)

The Commission reviewed the sole bid received for the installation of mini-splits in the caretaker's cottage at Quenomica South: (1.) Mr. HVAC, \$36,030. Mr. Kisiel stated (1.) that the cottage is currently insulated but lacks a heating system; (2.) that the bid is 7% higher than that which the land bank recently paid in similarly upgrading the Mai Fane House at the Tisbury Meadow Preserve, once adjusted for size and other differentials; and (3.) that 25% of the bid represents labor and the balance is for materials.

Commissioners cited various prices they themselves have paid for like equipment. Mrs. Goff offered the alternative of a gas furnace; she stated that mini-splits are expensive and cost more for electricity and questioned whether they are optimal in some settings but perhaps not fitting for a caretaker's cottage. Mr. Kisiel noted that the value of air-conditioning here is about keeping moisture out of the structure and added that he believes that the cottage is ultimately a candidate for a solar roof.

A motion was made and seconded to accept the bid, subject to Mr. Kisiel's first having conducted additional research as to whether the price is fitting and returning to the Commission if he learns useful new information; it carried in a roll call vote with five in favor, Mrs. Goff opposed and none abstaining.

The Commission reviewed the sole bid received for the upgrading, to universal-access standards, of the planned office at Quenomica North: (1.) Daniel Summers, \$36,890. The work entails door changes; installation of a ramp; and reconfiguration of a lavatory.

Commissioners asked (1.) whether staff could perform this work, to which Mr. Kisiel replied that it would require a month of full-staff time and that, while the staff is able, it does not include a finish carpenter; and (2.) how the location of the ramp was selected, to which Mr. Kisiel replied that the three options — south, east and north — were considered and the south option deemed the best. Mr. Kisiel noted that a metal ramp was considered but that he believes that the land bank would, in the end, regret such a choice.

A motion was made and seconded and unanimously voted in a roll call vote to accept the bid.

PUBLIC INPUT

1. Agency Administration: Public Input


Philip Cordella spoke to (1.) the bids received for the Quenomica Preserve projects; and (2.) a September 24, 2022 email that he had sent regarding the Trade Wind Fields Preserve. Jeffrey DuBard spoke to (1.) diversity-equity-inclusion; and (2.) the land bank's purchase of the Quenomica Preserve.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2023-15.

EXECUTIVE SESSION

By a motion made and seconded, the Commission voted unanimously in a roll call vote to enter executive session for the purpose of discussing the purchase, lease, exchange or value of real property. Mrs. Goff stated that the subjects to be discussed are the purchase or value of real property and declared that an open meeting may have a detrimental effect on the negotiating position of the Commission. She further announced that the Commission would not reconvene in regular session after the conclusion of the executive session. The Commission entered executive session at 3:55 pm.

certification: 
Nancy Weaver, Secretary