

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF APRIL 24, 2023

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

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

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Steven Ewing, Peter Wells

STAFF PRESENT AT CALL TO ORDER

Janette Andrews, Harrison Kisiel, James Lengyel, Julie Russell, Bryn Willingham

OTHERS PRESENT DURING THE SESSION

Philip Cordella, Tristan Israel, Douglas Ruskin

PRESENTATION OF THE WARRANT

Warrant no. 2023-46 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES OF APRIL 10, 2023

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

Commissioner Peter Wells joined the meeting at this time.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending April 14, 2023: \$584,952.00

Revenues for the week ending April 12, 2023: \$418,254.06

NEW BUSINESS

Commissioner Steven Ewing joined the meeting during the following discussion.

1. Agency Administration: Fiscal Year 2024 Budget

The Commission conducted its initial review of a draft budget, prepared by staff and dated April 19, 2023, for the fiscal year beginning on July 1, 2023. Included in the document were proposed amendments to the agency personnel policy, which had most recently been amended at the Commission's March 7, 2022 meeting.

Various questions were asked, whose answers staff supplied. A proposed expenditure of \$15,000 to maintain the belvedere at the Gay Head Moraine was questioned as to its necessity/utility. The structure was on-premises at the time of acquisition and the management plan calls for its maintenance. Commissioners agreed that, if they ultimately decide to budget to raze it, staff would call to the attention of the Aquinnah Town Advisory Board (TAB) the Commission's belief that (1.) it is no longer serving land bank goals; and (2.) maintaining it is therefore extravagant.

As regards the draft amendments to the personnel policy, the Commission, after discussion and by a motion made and seconded, voted unanimously to approve them, on a first-reading basis. This matter will be placed on a future Commission agenda for a second-reading and final vote.

As regards the draft budget, Commissioners agreed that they would reflect on its contents and schedule a vote on it at its May 22, 2023 meeting.

2. Quenonica Preserve (Town of Edgartown)

Staff reported that the Edgartown Town Advisory Board, at its April 18, 2023 meeting, approved this property's draft management plan, with amendments. Commissioners reviewed the amendments.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the plan, as amended.

3. Wapatequa Woods Reservation (Town of Tisbury)

The Commission continued, from its March 27, 2023 meeting, its discussion of a possible agricultural lease here; Mr. Kisiel reported that the sole bidder had withdrawn. As no action was necessary, the Commission took none.

PUBLIC INPUT

1. Agency Administration: Public Input

Tristan Israel and Douglas Ruskin, representing the Dukes County Commission (DCC), were present to request a meeting — either via subcommittee or the entire body — of the two public agencies, for the purpose of examining the possibility of the DCC’s assuming ownership of the land bank office at 167 Main Street. Earlier in the year the land bank issued a request-for-proposals (RFP) to solicit bids for the building; bids are due no later than May 22, 2023.

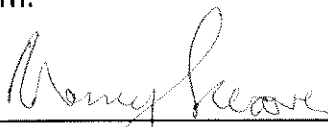
Mrs. Thulin stated that there is a protocol in adhering to the RFP process and that it was important that it be aboveboard in all aspects. Mr. Israel stated that the DCC wanted to respect that process and that the meeting could take place after May 22. He stated that if, after the RFP has concluded, the property is still available and “there is still room to talk” the DCC would like to do so. The Commission took the matter under advisement.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2023-46.

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 3:32 pm.

certification: 
Nancy Weaver, Secretary