



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF MAY 22, 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

OTHERS PRESENT DURING THE SESSION

Sharon Cooke, Philip Cordella, Paulo DeOliveira, Thomas Humphrey (*Vineyard Gazette*), Douglas Ruskin, Eunki Seonwoo (*Martha's Vineyard Times*)

PRESENTATION OF THE WARRANT

Warrant no. 2023-49 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 MAY 1, 2023

By a motion made and seconded, the Commission voted in a roll call vote four in favor, none opposed and Mrs. Reimann abstaining to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending May 5, 2023: \$92,183.07

Revenues for the week ending May 12, 2023: \$202,310.00

Revenues for the week ending May 19, 2023: \$416,470.00

NEW BUSINESS

1. Agency Administration: Fiscal Year 2023 Budget

The Commission conducted its second review of a draft budget for the upcoming fiscal year, first considered at its April 24, 2023 meeting. Commissioners reviewed the various amendments in it that resulted from their earlier discussion.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the budget, as amended and as a final draft, pending review by its six Town Advisory Boards.

Commissioner Steven Ewing joined the meeting during the following discussion.

2. 167 Main Street (Town of Edgartown)

Mr. Lengyel reported that no bids were received for the purchase of this property, pursuant to a request-for-proposals (RFP) that offered it to governmental entities and non-profit organizations with a floor price of \$1,550,000. Some two dozen requests for the RFP were received; a handful of site-visits resulted. This matter had been most recently discussed at the Commission's January 3, 2023 meeting.

Commissioners variously discussed (1.) the possibility of seeking a buyer on the open market, since the preferential option for non-market buyers yielded no proposals; (2.) that the purchase of 40-44 Meetinghouse Way, the site of the new land bank office, was expensive and that part of the planning from the outset was to recoup some of the cost via the sale of 167 Main Street; (3.) whether the land bank, in any review process, is legally required to accept the highest bid or could employ other criteria; and (4.) whether open marketing would result in a sale for residential use and whether it was therefore better to rouse a non-market buyer such as the town.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to direct staff to investigate the legal matters that were raised and to re-visit this subject at a future meeting.

3. Quenomica Preserve (Town of Edgartown)

Mr. Kisiel reported that Comcast has priced a telephone/internet connection for the caretaker's cottage at Quenomica South (QS) at \$4670; in addition, a \$2100 payment to the road association will be required. Sufficient funds are available in the budget. After discussion and by a motion made and

seconded, the Commission voted unanimously in a roll call vote to approve the expenditure.

Mr. Kisiel stated that he believed that the east-west boundary line at QS should be surveyed; staff would then follow up by sinking pipes and making a GPS record of each location. Staff obtained two bids — \$2000 from Vineyard Land Surveying and Engineering and \$4480 from Schofield Barbini and Hoehn — and there are sufficient funds available in the budget. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to proceed with the lowest bidder.

4. Wapatequa Woods Reservation (Towns of Oak Bluffs and Tisbury)

Mr. Kisiel reported that he sought three bids for the installation of a propane heating monitor in the goatherd's cottage on this property, plus associated piping. Two were obtained, arrayed here in descending order by price: (1.) Martha's Vineyard Gas Appliance, \$8100; and (2.) Kenneth LaVigne, \$7295.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to award the project to the lowest bidder.

PUBLIC INPUT

1. Agency Administration: Public Input

Douglas Ruskin and Philip Cordella each spoke to the disposition of 167 Main Street. Mrs. Goff responded to Mr. Ruskin — who is a member of the Dukes County Commission — that the Land Bank Commission would be happy to meet with the County Commission to discuss this subject.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2023-49.

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 3:43 pm.

certification:



Nancy Weaver, Secretary