

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF NOVEMBER 20, 2023

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Pamela Goff, Wesley Mott, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Kristen Reimann

STAFF PRESENT AT CALL TO ORDER

Janette Andrews, Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Sharon Cooke, Samuel Houghton, Thomas Humphrey (*Vineyard Gazette*) and others

PRESENTATION OF THE WARRANT

Warrant no. 2024-22 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

Hearing no proposed additions, Mr. Mott declared the agenda approved as printed.

APPROVAL OF THE MINUTES OF NOVEMBER 6, 2023

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

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

Commissioner Kristen Reimann joined the meeting at this time.

TRANSFER FEE REVENUES

Revenues for the week ending November 10, 2023: \$589,644.94

Revenues for the week ending November 17, 2023: \$225,491.00

TRANSFER FEE HEARINGS

1. Brendan Morris (Town of Edgartown)

The Commission conducted a hearing on Mr. Morris's request for a second one-year extension of the timetable by which he must domicile on his "m" property (transfer no. 62037). Mr. Mott opened the hearing at 3:02 pm.

The Commission reviewed the contents of a November 7, 2023 email from Mr. Morris in which he reports having had "the rare opportunity to purchase a commercial fishing license and boat" and now plans to focus on his house. When the Commission approved the first one-year extension, at its September 12, 2022 meeting, it cautioned Mr. Morris — since no more than two one-year extensions are possible per section 4.16 (12) of the land bank's transfer fee regulations — that statutory interest continues to accrue and that he may wish to consider extinguishing his "m" before such additional accrual if he believes that he may not be able to meet the timetable. Mr. Mott closed the hearing at 3:04 pm.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to grant a second one-year extension, such extension to terminate on September 21, 2024. This will be the fourth anniversary of Mr. Morris' purchase of his land.

NEW BUSINESS

1. Agency Administration: Fiscal Year 2023 Audit

The Commission reviewed a draft of its financial statements, prepared by Withum, for the fiscal year ending on June 30, 2023. The trust agreement for the land bank's outstanding revenue bonds requires a completed audit by October 28, which is often complicated by the need for it to include data from other agencies' audits — data that are not always available on the same timetable as the land bank's — and, therefore, in order to meet the deadline Mr. Mott reviewed a draft in advance and authorized staff to release it to the bond trustees.

Questions were asked, whose answers staff supplied. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the document as presented.

2. Agency Land Management: Energy Analysis

The Commission reviewed a November 7, 2023 staff memorandum regarding energy use at the (1.) 40 Meetinghouse Way office; (2.) 40 Meetinghouse Way bunkhouse; (3.) 44 Meetinghouse Way shop; (4.) caretaker's cottage at the James Pond Preserve; (5.) caretaker's cottage at the Quenomica Preserve South; (6.) Mai Fane House at the Tisbury Meadow Preserve; and (7.) goatherd's cottage at the Wapatequa Woods Reservation. It tallies energy expenses for each building and recommends rooftop solar installations at 40-44 Meetinghouse Way.

Commissioners variously discussed (1.) the impact of historic preservation standards on the installation of solar units; (2.) overproduction of electricity, and the benefits and obligations that attend it; (3.) the value of focusing on the building with the greatest use; (4.) the projected lifespan of the units and the time it would take for the land bank to recoup its investment; (5.) whether on-premises ground-mounted arrays — or windmills — could meet the statutory requirement that land bank lands remain in their “natural, scenic or open condition”; and (6.) the budgetary planning that begins on the staff level annually in February, which will jibe with organizing for a solar installation.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to direct Mr. Kisiel to continue his research on this subject and to return with answers as to the various questions, especially as to how to share any surplus 40-44 Meetinghouse Way power with other land bank buildings.

PUBLIC INPUT

None


ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2024-22.

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. Mr. Mott 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. He further announced that the Commission would not reconvene in regular session after the conclusion of the executive session. The Commission entered executive session at 3:24 pm.

certification:



Kristen Reimann, Secretary