

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JANUARY 3, 2022

via remote technology

CALL TO ORDER: 3:04 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 Kiesel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella, Paulo DeOliveira, Jeffrey DuBard, Eunki Seonwoo (*Martha's Vineyard Times*)

PRESENTATION OF THE WARRANT

Warrant no. 2022-25 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES OF DECEMBER 20, 2021

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 December 24, 2021: \$353,488.00

Revenues for the week ending December 31, 2021: \$597,210.00

NEW BUSINESS

1. Agency Administration: Policy Review

Per annual agency custom at its first regular meeting of the year, the Commission reviewed the conflict-of-interest law and the land bank executive session policy. As no action was necessary, the Commission took none.

2. Agency Administration: 2021 Annual Report

The Commission reviewed a draft of its 2021 annual report, prepared by staff. Amendments were made, which staff will incorporate into the text.

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

3. Chappy Point Beach (Town of Edgartown)

The Commission, per its lease with the Martha's Vineyard Shellfish Group (MVSG) for the beach-house here, conducted its annual review of whether the public interest is served by this lease and whether MVSG's use of the premises is compatible with the goals and objectives of the land bank. The beach-house has been leased to the MVSG since April 1, 1995.

Mr. Kisiel recommended continuation of the lease.

Per an inquiry from the lessee, which is considering whether to discontinue the purchase of (rather expensive) flood insurance, Commissioners discussed whether they would permit the beach-house to be rebuilt in the event of storm damage. Mrs. Thulin stated that she would not be in favor, believing that beaches and dunes should be in their undisturbed state. Mrs. Goff noted that there are multiple other hatcheries on the Vineyard; Mr. Ewing noted that Chappy Point has access to particularly clean water.

Commissioners agreed to defer action until Mr. Kisiel has had an opportunity to review MVSG's progress on building maintenance, as outlined in its lease. Mr. Ewing will also speak to the staff of the MVSG, and will report back on his conversation.

4. James Pond Preserve (Town of West Tisbury)

The Commission reviewed a December 30, 2021 memorandum from Mr. Kisiel regarding the renaturalization of this preserve in which he recommends

that the land bank (1.) hire Jay's Septic Services to pump out the septic tank here, as its pricing — \$0.68 per gallon, which will total out, depending on volume, at approximately \$2,000 — is the same as like companies on the island but it is available to complete the task sooner; and (2.) hire Banner Environmental Services, Inc. for asbestos removal, as no other vendors were available in the timeframe, at a price of \$147,749. The budget for the preserve is \$290,000, of which some \$77,000 will remain for the balance of the tasks (trailhead and trail installation; kiosk installation; and driveway improvement).

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept Mr. Kisiel's recommendation.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to the land bank's (1.) annual report; (2) executive session minutes; and (3.) website.


ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2022-25.

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 3:33 pm.

certification:



Nancy Weaver, Secretary