

# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF JANUARY 10, 2022

via remote technology

CALL TO ORDER: 3:01 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

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

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

None

STAFF PRESENT AT CALL TO ORDER

Harrison Kiesel, James Lengyel, Julie Russell

OTHERS PRESENT DURING THE SESSION

Peter Cook, Sharon Cooke, Philip Cordella, Eunki Seonwoo (*Martha's Vineyard Times*)

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 in a roll call vote six in favor, none opposed and Mr. Wells abstaining to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending January 7, 2022: \$224,920.00

NEW BUSINESS

1. Chappy Point Beach (Town of Edgartown)

The Commission continued, from its January 3, 2021 meeting, its discussion of its lease with the Martha's Vineyard Shellfish Group (MVSG) for the beach-house here.

Mr. Ewing reported that he had read all of the pertinent documents and conferred with MVSG personnel and observed the following: (1.) that the lease expressly states that the land bank's "ultimate goal, at some time in the future, is to remove all structures on the premises so as to renaturalize the premises and return them to an undeveloped condition"; (2.) that MVSG flood insurance now costs \$8000 annually and that the MVSG wonders if it should bother to carry it if the land bank will not support rebuilding after a storm event; (3.) that the beach-house was, when erected, "cheaply built"; (4.) that it will be untenable to maintain the beach-house over the long-term; (5.) that the MVSG contributes significantly to the town's economy; and (6.) that the MVSG should come up with plans to build a smaller, modern structure.

Mrs. Goff asked if this location was unique; Mr. Ewing — citing good tides, good flow and good water quality — noted that when the MVSG Tisbury hatchery experienced a water quality problem recently the product was brought to Chappy Point. Mr. Wells stated that he supported allowing the hatchery to stay on the land bank property, modernized and sited closer to the public road. Mrs. Thulin stated that she believed that the lease should be continued but that the land bank should make no commitment to keeping the building until Commissioners have individually site-visited the preserve and opportunities elsewhere are explored.

A motion was made and seconded to continue the lease and to continue to study the site and all possible alternatives.

Discussion continued. Mr. Kisiel noted that he is satisfied with the pace of the MVSG's upkeep program on the building. Mr. Ewing noted that the MVSG is not soliciting the land bank's help with the building. Mrs. Reimann stated that MVSG should determine if the current site is actually the most appropriate place for the hatchery; Mrs. Thulin noted that such place may end up not being on land bank land.

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

2. Agency Policy: Personnel and Staffing

The Commission reviewed a chart, prepared by staff and dated January 10, 2022, identifying wages for its summer and ecology crew and making recommendations for updating them, given that the minimum wage in the commonwealth has now increased from \$13.50 per hour to \$14.25 per hour.

Extensive discussion took place as to (1.) the proposed new scale, which would start higher but end lower; (2.) the reasonableness of doing so, since seldom do individuals in these positions return for so many summers as to arrive at the higher steps, but that in the lower steps the land bank will be competing with other employers on the island; (3.) the role that land bank-supplied housing plays in the fairness of the wage scale; (4.) whether the proposed numbers would in fact be too low, compared not just to private employers but to conservation employers such as the Sheriff's Meadow Foundation; and (5.) the costs the land bank absorbs in supplying the summer housing.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the proposed new scale.


PUBLIC INPUT

None

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 3:42 pm.

certification:

  
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Nancy Weaver, Secretary