



# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF JUNE 27, 2022

via remote technology

CALL TO ORDER: 3:00 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 Kisiel, Cynthia Krauss, James Lengyel

OTHERS PRESENT DURING THE SESSION

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

PRESENTATION OF THE WARRANT

Warrant no. 2022-49 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES OF JUNE 17, 2022

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

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending June 17, 2022: \$324,535.00

Revenues for the week ending June 24, 2022: \$116,900.83

NEW BUSINESS

1. Peaked Hill Reservation (Town of Chilmark)

The Commission reviewed a June 16, 2022 email from lessee Krishana Collins in which she requests permission to sublease a portion of her leasehold to Matthew Dix to raise chickens and pigs. Mr. Dix is a retired land bank employee; his retirement was effective on November 24, 2017.

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

2. Quenomica Preserve (Town of Edgartown)

The Commission reviewed a staff memorandum dated June 22, 2022 regarding bids sought for the sealing of the concrete floor in the planned land management workshop. Five were solicited, one responded: Custom Coatings, \$36,000.

Mr. Kisiel described the project: the concrete floor will be grinded and vacuumed, followed by a coat of a moisture vapor barrier and then two coats of epoxy. The purpose is to transform the raw concrete into a surface that will resist spills.

Extensive discussion took place as to the necessity or benefit of this proposal. Mrs. Goff noted its expense and wondered whether the crew could do it. Mrs. Thulin stated that it is expensive because of the multiple steps and questioned whether the staff had the experience and/or equipment to undertake it. Mr. Ewing stated that the pricing is in line with what he is paying to protect the barges he oversees and added that "it's a rough job." Mrs. Goff stated that it is routine for the floor of a workshop to be oily and dirty. Mrs. Reimann asked about longevity and Mr. Kisiel ventured that it could last 50 - 100 years; apropos of whether the price could possibly be negotiated down, Mrs. Reimann stated that she was sure that there was no bargaining possible.

After discussion and by a motion made and seconded, the Commission voted in a roll call vote five in favor, Mrs. Goff opposed and none abstaining to accept the staff recommendation and the bid.

PUBLIC INPUT

1. Agency Administration: Public Input  
Eunki Seonwoo (*Martha's Vineyard Times*) spoke to the Peaked Hill Reservation and the nearby town land.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2022-49.

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 3:21 pm.

certification:

  
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Nancy Weaver, Secretary