

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JULY 25, 2022

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Kristen Reimann, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Steven Ewing, Wesley Mott

STAFF PRESENT AT CALL TO ORDER

Janette Andrews, Maureen Hill, Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2023-04 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 JULY 11, 2022

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 July 15, 2022: \$290,900.00

Revenues for the week ending July 22, 2022: \$208,685.48

NEW BUSINESS

Commissioner Steven Ewing joined the meeting during the following discussion.

1. Agency Administration: Computer System

The Commission reviewed the two bids that had been received in response to its June 17, 2022 vote regarding the solicitation of a report specifying the agency's computer needs were it to relocate its office to the Quenonica Preserve (north): (1.) Avèro Advisors, \$89,139; and (2.) Ronald Burson *dba* RDA SoftNet, \$11,850.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the low bid. The service to be provided by RDA SoftNet will be design of the agency computer system, following which it will prepare a punch-list of hardware and software to be purchased.

2. Agency Administration: Land Bank Map

The Commission discussed the upcoming printing of its updated map, most recently done in 2016. Two quotes were obtained, listed here in ascending order by price: (1.) Print Synergy, \$4,059.35; and (2.) Minuteman Press, \$9,858.82. Print Synergy is the successor to Inkstone Press, which prepared the 2016 map.

After discussion and by a motion made and seconded, the Commission voted unanimously to award the job to Print Synergy, as (1.) it is the low bidder; and (2.) it printed the previous map.

3. Eachpoquassit Hill Preserve (Town of West Tisbury)

The Commission reviewed a July 15, 2022 site-plan depicting a revision to the Island Autism Group's farmstead and parking configuration plan that Commissioners had approved at their April 4, 2022 meeting.

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

4. Gay Head Moraine (Town of Aquinnah)

The Commission reviewed notice received of an application filed with the Aquinnah Conservation Commission by abutter James Pickman to remove overhead wires on Beach Rose Way — some of which are located on property owned by the land bank in fee-simple — and replace them with underground wires. Details appear in a June 17, 2022 site-plan.

After discussion and by a motion made and seconded, the Commission

voted unanimously in a roll call vote to make no comment.

5. Quenomica Preserve (Town of Edgartown)

The Commission discussed mold remediation at the cottage at Quenomica Point; three bids were sought and two obtained: (1.) Banner Environmental Services, Inc., \$4,237.00; and (2.) Servpro Upper Cape Cod and Islands, \$9,556.60.

Mr. Kisiel explained that part of the reason that the Banner Environmental bid is lower is that it, unlike the other bidder, is willing to allow the land bank staff (1.) to transport its workers from and to the ferry; and (2.) to handle waste removal. Commissioners asked about possible recurrence of the mold; Mr. Lengyel reported that the seller had informed him that he had never had any problem until the one summer that he was unavailable to keep the basement dehumidified.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the low bid.

6. Waskosim's Rock Reservation (Towns of Chilmark and West Tisbury)

Staff reported that Patrick Farrar of the Woodwell Climate Research Center had requested permission to resurvey some plots on the Vineyard that were first surveyed in 1999 and 2000 by David Foster et al. It would involve "noninvasive measurements" such as identifying and measuring trees; and some soil coring. The surveys would take place on this property and on the Aquinnah Headlands Preserve, Poucha Pond Reservation, Sepiessa Point Reservation, Three Ponds Reservation, Tisbury Meadow Preserve and Wompesket Preserve.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve this request, provided (1.) that all activity occurs subject to the oversight of its ecologist; and (2.) that all data are afterward supplied to the institution.

PUBLIC INPUT

None

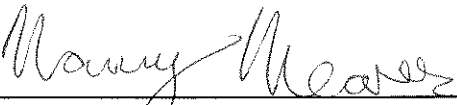
ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2023-04.

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 3:25 pm.

certification: 
Nancy Weaver, Secretary