

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF OCTOBER 31, 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

Janette Andrews, James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella, Thomas Humphrey (*Vineyard Gazette*), Eunki Seonwoo (*Martha's Vineyard Times*)

PRESENTATION OF THE WARRANT

Warrant no. 2023-20 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES OF OCTOBER 24, 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 October 28, 2022: \$386,860.10

NEW BUSINESS

1. Agency Administration: Affordable Housing

The Commission reviewed draft letters, prepared by staff and distributed earlier to Commissioners, addressed to (1.) each of the towns' Housing Committees; and (2.) the editors of the *Martha's Vineyard Times* and *Vineyard Gazette*. Mr. Lengyel reported that the idea for doing so arose from his recent meeting with the Martha's Vineyard Commission's Joint Affordable Housing Group. The former letter invites the Committees to survey their towns for joint conservation-affordable housing opportunities; the latter letter informs voters of this effort.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the letters and to direct staff to post them. Communication with the newspapers will include a link to the portion of the land bank website that itemizes the various land bank-affordable housing collaborations over the years.

2. Agency Administration: Fiscal Year 2022 Audit

The Commission reviewed a draft of its financial statements, prepared by O'Connor and Drew, for the fiscal year ending on June 30, 2022. 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 Mrs. Goff reviewed the 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.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to the letters to be sent to the towns' Housing Committees.

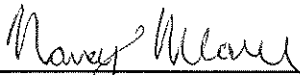
ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2023-20.

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 3:14 pm.

certification: 
Nancy Weaver, Secretary