



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF DECEMBER 18, 2023

40 Meetinghouse Way. Edgartown, Massachusetts

CALL TO ORDER: 12:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Kristen Reimann, Sarah Thulin, Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Steven Ewing, Wesley Mott, Peter Wells

STAFF PRESENT AT CALL TO ORDER

Harrison Kiesel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2024-26 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

Hearing no proposed additions, Ms. Weaver declared the agenda approved as written.

Commissioners Steven Ewing joined the meeting at this time.

APPROVAL OF THE MINUTES OF DECEMBER 4, 2023

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 8, 2023: \$149,120.00

Revenues for the week ending December 15, 2023: \$164,254.25

NEW BUSINESS

1. Agency Administration: 2023 Annual Report

The Commission reviewed a draft of its 2023 annual report, prepared by staff. It is ordinarily reviewed at the Commission’s first January meeting, in order to incorporate all data for the calendar year, but at least one town’s deadline precludes same; as a result, some data may need to be updated after the meeting.

After discussion and by a motion made and seconded, the Commission voted unanimously to approve the report, as presented and subject to any necessary updating.

2. Agency Administration: “M” Exemption

The Commission discussed the “m” exemption and its statutory requirement to set its threshold annually; this was most recently performed at the Commission’s December 19, 2022 meeting. The current threshold is \$800,000.

Staff reported that it had, using the protocol prescribed in the land bank’s affordable housing policy, computed the median and mean values of qualifying “m” exemptions — for developed properties only — in the most recent biennium. Commissioners reviewed a chart summarizing same for the last three periods:

	median	mean
2023	\$875,000	\$936,360
2022	\$800,000	\$678,000
2021	\$660,000	\$718,000

After discussion and by a motion made and seconded, the Commission voted unanimously to set the 2024 threshold at \$900,000.

3. Agency Land Management: Purchase of Equipment

The Commission discussed bids received for the purchase of a portable lumber mill for on-site milling, for which \$7,500 has been budgeted. They, in descending order by price, are: (1.) Woodland Mills portable sawmill, \$11,060; (2.) Wood-Mizer trailer mount (electric-start), \$10,708; (3.) Wood-Mizer ground mount (pull-start), \$8,848; (4.) Turner Mills trailer model, \$8,445; and (5.) Turner Mills ground model, \$7,440.

Describing why it in particular best meets the land bank's needs, Mr. Kisiel recommended the \$8,445 Turner Miller trailer model. After discussion and by a motion made and seconded, the Commission voted unanimously to accept the staff recommendation.

4. Tashmoo Preserve (Town of Tisbury)

The Commission reviewed a draft letter, prepared by staff, to the Tisbury selectboard; it is in response to a December 5, 2023 letter from attorney Joseph Demeo on behalf of Beth Fishman, in which she "demands that the town and land bank adequately perform their maintenance obligations on Herring Creek Road," lacking which she "will bring claims against the land bank and town for breach of contract and against the town for negligence and nuisance."

After discussion and by a motion made and seconded, the Commission voted unanimously to direct staff to post the letter.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to (1.) the Tashmoo Preserve; (2.) the conduct of the meeting; and (3.) the Trade Wind Fields Preserve.

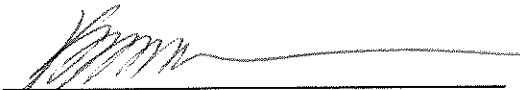
ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2024-26.

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. Ms. Weaver 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 12:28 pm.

certification:



Kristen Reimann, Secretary