

Martha's Vineyard Land Bank Commission

MINUTES REGULAR SESSION MEETING OF APRIL 14, 2025

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Frederick Khedouri, Wesley Mott, Kristen Reimann, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Steven Ewing

STAFF PRESENT AT CALL TO ORDER

Janette Andrews, Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Addison Antonoff (*Vineyard Gazette*), Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2025-45 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

Hearing no proposed additions, Mr. Mott declared the agenda approved as presented.

APPROVAL OF THE MINUTES OF APRIL 7, 2025

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

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending April 11, 2025: \$427,450.00

NEW BUSINESS

1. Agency Administration: Fiscal Year 2026 Budget

The Commission conducted a first-reading of the draft agency budget, prepared by staff and dated April 9, 2025, for the fiscal year beginning on July 1, 2025.

Questions were asked, whose answers staff supplied. Commissioners variously discussed (1.) Mr. Kisiel's recommendation for a new field employee, in order [a] to increase output and [b] to prepare for the upcoming retirement of two crew members; (2.) the purchase of equipment that would permit the institution to hay selected land bank fields for its livestock grazing program; (3.) Mr. Kisiel's rationale in prioritizing certain property upgrades over others; and the like.

After discussion, Commissioners agreed that they would conduct a second-reading and vote on this matter at their May 19, 2025 meeting, preceding which (1.) they will reflect on its contents; and (2.) staff will finalize any numbers that at the moment are indefinite or subject to revision. Mr. Kisiel departed the meeting at this time.

2. Southern Woodlands Reservation (Town of Oak Bluffs)

Staff reported that the Oak Bluffs Water District wishes to proceed to site a well on the so-called Vaxon Tinkham lot (tax parcel no. 43-54.1), a proposal which has long been discussed. The land bank owns a 53.9% interest in this 6.3-acre lot and the Water District plans to take the entire lot by eminent domain — to clear its highly fractured title — and then convey back to the land bank 53.9% of the acreage. Doing so eliminates 53.9% of the compensation that the taking would otherwise oblige the Water District to pay.

The particular value of this site is that most of the zone 1 area is already owned by the land bank as part of its Southern Woodlands Reservation, which spares the Water District the expense of securing such land; the Commission had previously agreed that the Vaxon Tinkham lot would be subdivided and to the extent that the land bank's portion of it contains any portion of the balance of zone 1 the land bank would pre-encumber such area for well protection purposes.

The Commission reviewed the proposed configuration, which also appears on an April 5, 2025 survey.

After discussion and by a motion made and seconded, the Commission voted in a roll call vote to approve the subdivision, subject to like approval of its Oak Bluffs Town Advisory Board.

3. Toad Rock Reservation (Town of Aquinnah)

The Commission reviewed a draft letter, prepared by staff, addressed to Thomas Moakley, the island's representative in the commonwealth legislature. It concerns HD.3580, filed on January 17, 2025, which would grant to the superior court "jurisdiction to establish forty-foot wide easements to a public way over public lands, including lands held by any land bank, for vehicular access and underground utilities" to lots in Aquinnah (and lots on Chappaquiddick Island in Edgartown) lacking same. A similar bill, S. 2011, was filed in the senate in the past.

Mrs. Thulin stated that the letter was an "excellent summation" of the history of the matter. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to approve the letter and to direct staff to distribute it to its addressees; and (2.) to direct staff to follow the bill and to post the letter to any of the legislative committees to which it may be referred in the future.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to (1.) the absence of water-refilling stations on land bank lands; and (2.) the Southern Woodlands Reservation.

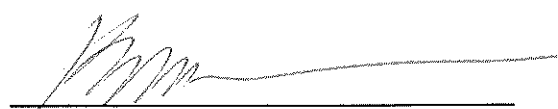
ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2025-45.

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. Mr. Mott 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. He further announced that the Commission would not reconvene in regular session after the conclusion of the executive session. The Commission entered executive session at 3:35 pm.

certification:



Kristen Reimann, Secretary