

# Martha's Vineyard Land Bank Commission

## MINUTES REGULAR SESSION MEETING OF JUNE 2, 2025

via remote technology

CALL TO ORDER: 3:01 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Frederick Khedouri, Wesley Mott, Kristen Reimann, Sarah Thulin,  
Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Peter Wells

STAFF PRESENT AT CALL TO ORDER

James Lengyel

OTHERS PRESENT DURING THE SESSION

Addison Antonoff (*Vineyard Gazette*), Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2025-53 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 MAY 19, 2025

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 May 23, 2025: \$552,922.00

Revenues for the week ending May 30, 2025: \$187,122.00

NEW BUSINESS

1. Agency Administration: Municipal Taxation

The Commission reviewed a May 13, 2025 letter from the West Tisbury Board of Assessors in which it seeks — from the land bank and other conservation groups, plus a number of non-profit organizations — voluntary annual payments in lieu of taxes (PILOT). Taxation had been most recently discussed at the Commission's September 15, 2004 meeting, when staff reported that the land bank had prevailed in the appellate court in *Martha's Vineyard land bank commission v. board of assessors of the town of West Tisbury*. The case addressed whether towns could require the land bank to pay taxes from the date of land acquisition to the end of the particular fiscal year.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to take this matter under advisement.

PUBLIC INPUT

None


ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2025-53.

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 3:06 pm.

certification:

  
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Kristen Reimann, Secretary