

Martha's Vineyard Land Bank Commission

MINUTES REGULAR SESSION MEETING OF AUGUST 11, 2025

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Frederick Khedouri, 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 Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Addison Antonoff (*Vineyard Gazette*), Philip Cordella, James Graham

PRESENTATION OF THE WARRANT

Warrant no. 2026-07 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES OF JULY 28, 2025

By a motion made and seconded, the Commission voted in a roll call vote three in favor, none opposed 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 August 1, 2025: \$206,897.00

Revenues for the week ending August 8, 2025: \$242,425.00

NEW BUSINESS

1. James Pond Preserve (Town of West Tisbury)

The Commission discussed a July 31, 2025 staff memorandum outlining possible changes to the in-season trailhead reservation system here.

Discussion swiftly focused on the prospect of limiting any one party to one reservation per week, in the interest of broadening, at least to some extent, the pool of prospective visitors; today a party is permitted one reservation per day. Noted were: (1.) that $\pm 20\%$ of all reservations in any particular week are repeats held by the same party; (2.) that the rangers are rather uneasy about the possibility of instituting a half-day reservation system, as they would be in the position of ejecting visitors at the end of their allotted time; (3.) that restricting reservations to one per week would be understood from the outset not to be foolproof, as motivated visitors will find workarounds; (4.) that there are no restrictions on access via bicycle and bus; (5.) that the alternative of wholly abandoning the reservation system in favor of first-come-first-serve access is not an attractive option, as illustrated by the experience of Menemsha, where drivers will circle the parking lot awaiting a free space; (6.) that the number of no-shows is rather modest; (7.) that opening the preserve before 10:00 am is another way to increase access; (8.) that consideration of any additional ideas — e.g., allowing access after 4:00 pm on an open basis — ought to be postponed until after having implemented the contemplated new rule on reservations; and (9.) that the average current rebooting time, when a reservation opens up, is “about ninety seconds.”

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to authorize staff to shift to a new system wherein any particular party will be eligible for one reservation per week, with the understanding (1.) that reservations will continue to be for the full-day; and (2.) that substitutions will continue to occur when/if reservation holders leave the property prior to the end of the day.

PUBLIC INPUT

1. Agency Administration: Public Input

James Graham spoke to the James Pond Preserve reservation system, as did Philip Cordella.


ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2026-07.

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 3:31 pm.

certification:



Kristen Reimann, Secretary