



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF NOVEMBER 10, 2025

via remote technology

CALL TO ORDER: 3:00 pm/

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

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

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

None

STAFF PRESENT AT CALL TO ORDER

Winston Bell, Harrison Kisiel, James Lengyel, Julie Russell

OTHERS PRESENT DURING THE SESSION

Philip Cordella, David Foster, James Graham

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES OF NOVEMBER 3, 2025

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

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending November 7, 2025: \$294,500.02

NEW BUSINESS

1. Agency Administration: Personnel and Staffing

The Commission reviewed a November 5, 2025 staff memorandum concerning land management staffing. In it Mr. Kisiel proposed that the land bank — timed over the coming months as circumstances permit — rearrange its management program such (1.) that a full-time year-round livestock manager assistant be hired, to assist livestock manager Winston Bell; (2.) that a goat herd be purchased, to be dedicated to Chappaquiddick Island and to be located at Moses Jeffers Farm; (3.) that Blake Wasson, who is currently a part of the agency's five-person field crew, transfer to the assistant livestock manager position and be resident at the Moses Jeffers farmhouse; and (4.) that the current budget for a planned new member of the crew be instead divided between two new conservation land assistants starting on January 1, 2026, with the understanding that as of July 1, 2026 there would then be six members of the field crew and two livestock personnel.

A motion was made and seconded to approve the proposal. Discussion occurred as to (1.) the value of having a Chappaquiddick-based operation, so as not to be so dependent on the ferry; (2.) the importance of pacing the growth in management personnel in tandem with the institution's steadily-growing acreage; (3.) the need to keep up with all non-livestock-related management tasks on Chappaquiddick, to which Mr. Kisiel responded that Mr. Wasson would possess both skillsets; (4.) the usefulness to the agency of having the ability to accomplish more in general, because it has both livestock and machinery in its management program; and (5.) the need for contingency planning should the final Moses Jeffers Farm transaction be delayed.

Ms. Weaver called for a roll call vote on the main motion; it carried unanimously.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella and David Foster each spoke, independently, to the livestock grazing program.

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 3:24 pm.

certification: Steven Ewing
Steven Ewing, Secretary