



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF DECEMBER 8, 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

Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella, James Graham

PRESENTATION OF THE WARRANT

Warrant no. 2026-22 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 NOVEMBER 24, 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 28, 2025: \$130,030.00

Revenues for the week ending December 5, 2025: \$300,860.40

NEW BUSINESS

1. Agency Land Management: Farmland Leases

The Commission conducted its annual review of its farmland leases. They are: (1.) Simon Athearn et al. at the Norton Fields Preserve and the Peaked Hill Reservation and the Sweetened Water Preserve; (2.) Brian Cioffi at the Blue Barque Preserve; (3.) Krishana Collins at Tea Lane Farm (including a sublease to Joshua Scott) and at, with Matthew Dix, the Peaked Hill Reservation; (4.) Johanna Douglas at the Quenomica Preserve (north) and the Wapatequa Woods Reservation; (5.) Arnold Fischer, Jr. et al. at the Short Cove Preserve (north and south); (6.) Fred Fisher III at the Little Field Preserve; (7.) Allen Healy at the Tiasquam Valley Reservation (west); (8.) John Leaf at the Southern Woodlands Reservation; (9.) Gary Stead at Featherstone Farm; (10.) John Thurgood at Tea Lane Farm; and (11.) Lillian Walter at the Poucha Pond Reservation and Three Ponds Reservation (including a sublease to Collins Heavener).

Mr. Kisiel reported (1.) that Mr. Stead did not pasture any animals in 2025; (2.) that Mr. Leaf has started to work the soil, in preparation for an inaugural planting in 2026; (3.) that the balance of the leaseholds are being effectively utilized; and (4.) that Krishana Collins, apparently via verbal approval from an earlier land superintendent, had several years ago erected a greenhouse on the land bank's portion of the Tea Lane Farm and has been using it.

He recommended that the Commission continue all the leases but with the following: (1.) that Ms. Collins' lease be amended so as to include the greenhouse; and (2.) that Mr. Stead be advised that his lease will be annulled in October of 2026 if he does not use it in the meantime.

Commissioners discussed (1.) leaseholds for which the land bank has been unable to procure a lessee; (2.) whether the land bank will ultimately hay its own fields for its own livestock, which Mr. Kisiel reported is in the works; and (3.) the land bank's previously averred willingness to convert woodland to field if the underlying soils were of such quality as to justify the effort.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept Mr. Kisiel's recommendations.

PUBLIC INPUT

1. Agency Administration: Public Input
Philip Cordella spoke to the farmland leases.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2026-22.

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 3:15 pm.

certification: Steven Ewing
Steven Ewing, Secretary