



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JANUARY 12, 2026

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

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

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Wesley Mott, Peter Wells

STAFF PRESENT AT CALL TO ORDER

Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella, Ethan Genter (*Vineyard Gazette*)

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES OF DECEMBER 31, 2025

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

TRANSFER FEE REVENUES

Revenues for the week ending January 2, 2026: \$ 64,115.00

Revenues for the week ending January 9, 2026: \$417,830.00

NEW BUSINESS

1. Agency Administration: Policy Review

Per annual agency custom at its first regular meeting of the year, the

Commission reviewed the conflict-of-interest law and the land bank executive session policy. As no action was necessary, the Commission took none.

Commissioner Peter Wells joined the meeting at this time.

2. Chappy Point Beach (Town of Edgartown)

The Commission, per its lease with the Martha's Vineyard Shellfish Group (MVSG) for the beach-house here, conducted its annual review of whether the public interest is served by this lease and whether MVSG's use of the premises is compatible with the goals and objectives of the land bank. The beach-house has been leased to MVSG since April 1, 1995.

Mr. Kisiel recommended continuation of the lease. He noted that MVSG reported having grown eight million quahog spat at the nursery in the beach-house in 2025. As for building maintenance, the electricity was recently upgraded and MVSG will concentrate on exterior upkeep this year.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the staff recommendation.

3. Agency Land Management: Research Request

The Commission discussed a request from Tick Free Martha's Vineyard to launch, for research purposes and employing a company known as White Buffalo, a number of drones from various land bank properties. The purpose is to gather data on the extent of the island's deer herd, in order to formulate management strategies designed to reduce the Vineyard's tick population. The drones would operate only during the night, and at predetermined heights, so as not to annoy visitors to the land bank lands.

Mr. Kisiel stated that the company has the prerogative of launching from any number of non-land bank sites across the Vineyard but by seeking the cooperation of the Commission it opens up the opportunity for the land bank to tailor the use — and is apt to generate data that could be useful to the institution. He believes that the Commission should approve the request, subject to conditions.

Commissioners discussed and enumerated various parameters and conditions that they believe ought to be included as a concomitant of approval, in order to respond to various ecological and social concerns.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the request, subject to the

considerations identified in their discussion plus those advocated by staff. Staff will return at the Commission's next meeting with a draft motion incorporating these considerations, for Commissioners' review.

The Commission also noted that their *Public use of land bank properties* policy proscribes drones but does not prohibit the Commission from approving exceptions.

Commissioner Wesley Mott joined the meeting at this time.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella asked (1.) if all written materials sent to Commissioners for today's meeting were also made available to the public (response: yes); (2.) when the year-end reports will be available (response: the summer-use reports are being drafted); and (3.) if staff's annual survey of the lessees' use of their leaseholds is a public record (response: yes).

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 3:28 pm.

certification: Steven Ewing
Steven Ewing, Secretary