



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF MARCH 9, 2026

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Kristen Reimann, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Frederick Khedouri, Wesley Mott

STAFF PRESENT AT CALL TO ORDER

James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella, James Graham, Ethan Genter (*Vineyard Gazette*)

PRESENTATION OF THE WARRANT

Warrant no. 2026-35 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 MARCH 2, 2026

By a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the minutes as written.

TRANSFER FEE REVENUES

Revenues for the week ending March 6, 2026: \$64,440.00

NEW BUSINESS

1. Agency Policy: Transfer Fee Regulations

The Commission conducted a first-reading of a proposed amendment to section 1.03 of its transfer fee policy, detailed in a March 6, 2026 staff memorandum, that would exempt from the fee those transactions subject to affordable housing restrictions that perpetually restrict resale price so as to assure affordability by future purchasers whose annual income is equal to or less than 150 per cent of the areawide median income. Staff read aloud a March 9, 2026 email from Commissioner Frederick Khedouri expressing support for the proposal.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to approve the amendment, on a first-reading basis; (2.) to schedule a second-reading and final vote at the next available meeting; and (3.) to authorize staff in the meantime to exempt any transactions that comply with amendment's terms.

2. North Neck Highlands Preserve (Town of Edgartown)

The Commission discussed a request from the North Neck Road Association LLC for an indemnification from all landowners along the road to allow the LLC to maintain the road.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to authorize its chairman to sign such a document, once vetted by counsel.

3. Wapatequa Woods Reservation (Towns of Oak Bluffs and Tisbury)

The Commission discussed the possibility of entering into an agreement with land superintendent Harrison Kisiel for him to live, with his family, in this property's cottage for the purpose of providing security and after-hours oversight; the reservation hosts a number of farm structures and equipment. In addition, the property serves as the overwintering venue for the land bank's livestock herd and Mr. Kisiel would provide oversight of the animals when the livestock manager and/or livestock manager assistant are unavailable owing to illness or leave. Similar staff arrangements are in place at the James Pond and Quenomica Preserves.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve this arrangement.

PUBLIC INPUT

1. Agency Administration: Public Input

Apropos of the data on airplane landings at the Trade Wind Fields Preserve, Philip Cordella asked if it is possible to determine if the same plane lands each time (response: unclear but maybe).

James Graham introduced himself and his candidacy to succeed Mr. Wells as West Tisbury Commissioner; he described his motivation in seeking the seat. Mr. Wells stated that he enjoyed his time with the land bank and will support Mr. Graham in the election.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2026-35.

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 3:14 pm.

certification: Steven Ewing
Steven Ewing, Secretary