



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF APRIL 6, 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

Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2026-38 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 23, 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 27, 2026: \$517,857.18

Revenues for the week ending April 3, 2026: \$999,986.00.

NEW BUSINESS

1. Agency Administration: Personnel and Staffing

The Commission reviewed an April 2, 2026 staff memorandum regarding utility costs associated with caretakers' housing at the James Pond Preserve, Quenomica Preserve South and Wapatequa Woods Reservation; the memorandum recommends, for each, how these costs ought to be divided between the caretakers and the land bank. This matter was most recently discussed at the Commission's October 7, 2021 meeting.

In addition, Commissioners discussed whether to enter into a caretaking arrangement — using the agency's standard form — with conservation land assistant Owen Gasinowski at the James Pond Preserve.

Discussion occurred as to (1.) how the caps themselves were calculated; (2.) the underlying theory, which is that individuals are more mindful of expenses when they share in them; (3.) the discussion at the October 21, 2021 meeting, which concerned the fairness of having both the land bank and the caretaker contribute to these payments; and (4.) the need to be flexible and to be able to make adjustments from time to time, as utility costs rise and fall with the market and its circumstances.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to accept the proposed utility caps and to formalize them as codicils to the various existing caretaker agreements (so as to allow for easy revision as adjustments are needed, the timing of same to be at the land superintendent's discretion); and (2.) to enter into a caretaking arrangement with Mr. Gasinowski.

The Commission continued, from its February 9, 2026 meeting, its discussion of its planner position. Interviews have concluded; Mr. Lengyel recommended Emily Josephs, who has worked extensively in landscape design. He recommended step 8 of grade c, which represents \$44.25 per hour.

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

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella asked whether the Commissioners received copies of the submitted resumes for the planner position (response: no, the review took

place on the staff level).

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2026-38.

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 3:13 pm.

certification: Steven Ewing
Steven Ewing, Secretary