



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF APRIL 13, 2026

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Wesley Mott, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Frederick Khedouri, Kristen Reimann

STAFF PRESENT AT CALL TO ORDER

Janette Andrews, Harrison Kisiel, James Lengyel, Julie Russell

OTHERS PRESENT DURING THE SESSION

Philip Cordella, James Graham

PRESENTATION OF THE WARRANT

Warrant no. 2026-39 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 APRIL 6, 2026

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

Commissioner Kristen Reimann joined the meeting at this time.

TRANSFER FEE REVENUES

Revenues for the week ending April 10, 2026: \$320,258.00

NEW BUSINESS

1. Edgartown Great Pond Beach (Town of Edgartown)

The Commission reviewed a draft letter to the Edgartown town administrator, prepared by staff, that advises the town of the land bank's perspective on the town's practice of opening the great-pond to the sea.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the letter and to direct Mr. Lengyel to post it.

2. Agency Administration: Fiscal Year 2027 Budget

The Commission conducted a first-reading of the draft agency budget, prepared by staff and dated April 8, 2026, for the fiscal year beginning on July 1, 2026.

Questions were asked, whose answers staff supplied. Commissioners variously discussed (1.) the livestock grazing program, particularly its expansion onto Chappaquiddick; and (2.) the expected cost savings in installing solar arrays atop the cottages at the Quenomica Preserve South and Wapatequa Woods Reservation. Mr. Kisiel recommended that the draft budget be amended to insert funding for such an array at the James Pond Preserve; Commissioners agreed.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to approve the draft budget, as amended and on a first-reading basis; and (2.) to schedule a second-reading at its May 18, 2026 meeting, preceding which [a] Commissioners will reflect on the draft's contents and [b] staff will finalize any numbers that at the moment are indefinite or subject to revision.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella suggested a community picnic to commemorate the land bank's upcoming anniversary (response: it would be uncharacteristic of the land bank to shine a spotlight on itself).

James Graham asked how the land bank plans its finances given annually fluctuating revenues. Mr. Lengyel responded that the land bank deliberately underprojects receipts, as doing so creates a cushion; unexpected revenue is then devoted to new land acquisitions.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2026-39.

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 3:21 pm.

certification: *Steven Ewing*
Steven Ewing, Secretary