Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF MAY 18, 2026

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER
Steven Ewing, James Graham, Frederick Khedouri, Wesley Mott, Sarah Thulin, Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER
Kristen Reimann

STAFF PRESENT AT CALL TO ORDER
Janette Andrews, Harrison Kisiel, James Lengyel, Julie Russell

OTHERS PRESENT DURING THE SESSION
Philip Cordella

PRESENTATION OF THE WARRANT
Warrant no. 2026-44 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 MAY 11, 2026
By a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the minutes as written.

Commissioner Kristen Reimann joined the meeting at this time.

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TRANSFER FEE REVENUES

Revenues for the week ending May 15, 2026: $268,400.00

NEW BUSINESS

1. Agency Administration: Fiscal Year 2027 Budget

The Commission conducted a second-reading of the draft agency budget, prepared by staff and dated May 12, 2026, for the fiscal year beginning on July 1, 2026. The first-reading took place at the Commission's April 13, 2026 meeting.

Mr. Kisiel recommended that $10,000 be added to the Tisbury Meadow Preserve line item to pay for improvements to the Mai Fane House well. Commissioners agreed.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to approve the budget as amended and as a draft; and (2.) to refer it to its Town Advisory Boards for review.

2. Agency Administration: Personnel and Staffing

Ms. Russell reported that she had concluded her review of applicants for the position of ecology assistant, most recently discussed at the Commission's February 9, 2026 meeting. She recommended Danielle Belleny, who had previously served as an ecology intern in the summer of 2019, and detailed her qualifications. She also recommended (1.) that Ms. Belleny be placed on step 4 of grade 4, which will pay $71,852 as of July 1; (2.) that the land bank reimburse her moving expenses, upon submission of proper invoices and receipts, up to a ceiling of $1,500; and (3.) that the land bank enter into its standard housing contract with her and her spouse (in, probably, the bunkhouse at 40-44 Meetinghouse Way). She is able to begin in the autumn but is willing to work remotely over the summer.

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 inquired (1.) about the purpose of the well at the Tea Lane Farm; and (2.) about the ability of the staff to continue to work on other projects.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2026-44.

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 3:17 pm.

certification: Steve Ewing

Steven Ewing, Secretary