Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JUNE 29, 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
Harrison Kisiel, James Lengyel, Julie Russell

OTHERS PRESENT DURING THE SESSION
None

PRESENTATION OF THE WARRANT
Warrant no. 2026-51 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 JUNE 15, 2026
By a motion made and seconded, the Commission voted in a roll call vote five in favor, none opposed and Mr. Ewing abstaining to approve the minutes as written.

TRANSFER FEE REVENUES
Revenues for the week ending June 19, 2026: $279,592.00
Revenues for the week ending June 26, 2026: $622,016.00

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NEW BUSINESS

1. Agency Land Management: Tick Control

The Commission reviewed a June 23, 2026 letter from Tick Free Martha's Vineyard (Tick Free) recommending that the land bank prepare and submit to the commonwealth an application for a deer-damage permit. Virginia Barbatti of Tick Free was present.

Discussion variously occurred as to (1.) the agency's ability to shift and adapt in its approach here, should and as circumstances change; (2.) the negative impact that a basically unchecked herbivore — deer — has on habitat, especially for rare species; (3.) the importance of multiple strategies to reduce tick load, of which deer-reduction is one; and (4.) the agency's ability to tailor a program that fits its particular needs.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to approve the concept; (2.) to direct staff to make all necessary arrangements and return to the Commission with details, for a final vote; and (3.) to inform all of Town Advisory Boards, and all of the towns administrators, of today's vote. Mrs. Barbatti departed the meeting at this time.

2. Toad Rock Reservation (Town of Aquinnah)

The Commission continued, from its April 14, 2025 meeting, its discussion of a bill that would grant to the superior court "jurisdiction to establish forty-foot wide easements to a public way over public lands, including lands held by any land bank, for vehicular access and underground utilities" to lots in Aquinnah (and lots on Chappaquiddick Island in Edgartown) lacking same.

The bill has since been favorably voted out of the Committee on State Administration and Regulatory Oversight and referred to the Committee on Ways and Means. As a result, the next step for the land bank appears to be the hiring of a government affairs specialist to assist the institution in defending the reservation. Mr. Lengyel reported that he has solicited three quotes; funds would be drawn from the professional fees line in the administrative budget, with the balance to be available via the reserve.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to approve such hiring; and (2.) to authorize its chairman and executive director to review the quotes and award the contract to the best bidder in their joint estimation, with due consideration to price but also with due attention to each bidder's expected effectiveness.

3. Agency Administration: Fiscal Year 2027 Budget

Staff reported that each of the Town Advisory Boards had approved the budget for the fiscal year beginning on July 1, 2026. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to do likewise.

PUBLIC INPUT

None

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2026-51.

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 3:16 pm.

certification: Steve Ewing

Steven Ewing, Secretary