Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JULY 13, 2026

via remote technology

CALL TO ORDER: 3:00 pm

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

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER
Steven Ewing, Wesley Mott, Kristen Reimann

STAFF PRESENT AT CALL TO ORDER
Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION
Philip Cordella

PRESENTATION OF THE WARRANT
Warrant no. 2027-02 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 29, 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 July 3, 2026: $469,450.00
Revenues for the week ending July 10, 2026: $174,250.00

NEW BUSINESS

1. Agency Administration: Fiscal Year 2026 Budget

The Commission discussed the following overage in the following category in the budget that ended on June 30, 2026:

$23,656.64 administration professional fees

It arose from the land bank's unanticipated hiring of a government affairs consultant to help defend the Toad Rock Reservation.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to balance the budget by transferring this amount from its $50,000 budget reserve.

Commissioner Steven Ewing joined the meeting during the following discussion.

2. Sepiessa Point Reservation (Town of West Tisbury)

The Commission discussed a July 8, 2026 letter from the Vineyard Conservation Society (VCS) in which it proposes an August 3 event with the Martha's Vineyard Shellfish Group here for a "shoreside aquaculture talk ... and walk." Attendance is limited to ten cars; the southerly trailhead's capacity is twenty spaces. Mr. Kisiel recommended approval.

After discussion and by a motion made and seconded, the Commission voted in a roll call vote four in favor, none opposed and Mr. Khedouri abstaining to accept the staff recommendation. Mr. Khedouri noted that he abstained because his wife is a member of the VCS board of directors.

3. Tea Lane Farm (Town of Chilmark)

The Commission discussed a request from lessee Krishana Collins to allow her to sublease the fields here to (1.) Johanna Douglas, to pasture cattle; and (2.) Joshua Scott, to pasture sheep. Mr. Kisiel recommended approval.

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

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella: "commends the staff and if the chair could during the meeting when the transfer fees are discussed give the commissioners time to react or question any of the transactions."

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2027-02.

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 3:09 pm.

certification: Steve Ewing

Steven Ewing, Secretary