



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JANUARY 13, 2020

167 Main Street. Edgartown, Massachusetts

CALL TO ORDER: 2:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Richard Knight, Jr., Wesley Mott, Kristen Reimann, Sarah Thulin,
Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Mary Robin Ravitch

STAFF PRESENT AT CALL TO ORDER

James Lengyel

OTHERS PRESENT AT CALL TO ORDER *(and not cited elsewhere herein)*

None

PRESENTATION OF THE WARRANT

Warrant no. 2020-20 was made available for the Commission's inspection.

PUBLIC INPUT

None

APPROVAL OF THE AGENDA

By a motion made and seconded, the Commission voted unanimously to approve the agenda as written.

APPROVAL OF THE MINUTES OF JANUARY 6, 2020

By a motion made and seconded, the Commission voted unanimously to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending January 10, 2020: \$607,815.00

NEW BUSINESS

1. Agency Policy: Public Use of Land Bank Properties

The Commission reviewed a draft update of this policy, most recently discussed at its October 21, 2019 meeting.

Discussion occurred as to the portion of the draft that addresses the land bank's role in site-preparation and the supply of infrastructure such as wells and fencing. It was agreed that the draft should be amended so as to state the land bank's willingness to consider same for a particular qualified prospective lessee but not before. After discussion and by a motion made and seconded, the Commission voted unanimously to approve the draft, on a first-reading basis and as amended; a second-reading will be scheduled at an upcoming meeting.

Staff inquired as to whether the Commission wished for it to begin planning for any conversion of existing land bank woodlands to farmfields; Commissioners had reviewed, at their September 16, 2019 meeting, a September 12, 2019 staff memorandum identifying various land bank properties underlain by prime agricultural soils but currently wooded: 51 acres at the John Presbury Norton Farm; 80 acres at the Sepiessa Point Reservation; and 122 acres at the Wapatequa Woods Reservation, plus lesser acreages elsewhere. After discussion and by a motion made and seconded, the Commission voted unanimously to decline to do so at this time.

Commissioner Nancy Weaver departed the meeting at this time in order to avoid any possible appearance of conflict-of-interest.

2. Beech Tree Preserve (Town of Tisbury)

The Commission reviewed a January 9, 2020 draft of this property's management plan, prepared by staff. Land superintendent Ian Peach and ecologist Julie Russell were present.

After discussion and by a motion made and seconded, the Commission voted unanimously (1.) to approve the draft, as written; and (2.) to refer it to its Tisbury Town Advisory Board for review and public hearing. Ms. Russell departed the meeting at this time.

Ms. Weaver returned to the meeting at this time. Commissioner Sarah Thulin departed the meeting at this time in order to avoid any possible appearance of conflict-of-interest.

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3. Little Field Preserve (Town of West Tisbury)

Staff reported that Fred Fisher III submitted the sole bid received for an agricultural lease here; this matter was most recently discussed at the Commission's December 2, 2019 meeting.

After discussion and by a motion made and seconded, the Commission voted unanimously to enter into its standard lease with Mr. Fisher.

Mrs. Thulin returned to the meeting at this time.

4. Agency Land Management: Invitation-for-bids

The Commission reviewed two invitations-for-bids (IFBs), drafted by staff, in response to discussions currently underway at the land bank's budget committee.

Commissioners discussed the first, which sought to identify a contractor to prepare a tally of all needed repairs plus advisable major improvements to all land bank buildings (except [a] those associated with the land bank workshop at the Southern Woodlands Reservation; and [b] those at Chappy Point Beach), plus a tally of probable cost estimates and timetables. Considerable discussion took place as to the role of building maintenance in the land bank's overall mission. Mr. Knight reported that he expected that the report could be prepared at a cost of ±\$8,500. After discussion and by a motion made and seconded, the Commission voted unanimously to direct staff to issue the IFB as written; it was understood that the land bank would, following the receipt of such report, determine in its discretion which projects it would fund/undertake and when.

Commissioners discussed the second, which sought to identify a designer to do likewise for the Southern Woodlands workshop, which would include advice on site layout. Discussion focused on (1.) the prudence of erecting a structure for all equipment to be stored indoors; and (2.) whether the spatial analysis itself could as effectively be performed in-house. After discussion and by a motion made and seconded, the Commission voted five in favor, Mr. Knight opposed and none abstaining (1.) to decline to issue the IFB; and (2.) to direct staff to prepare a proposal to upgrade the workshop and its environs, with the understanding [a] that it would be based on a site-plan to be devised from existing site surveys; [b] that it would include details as to a new storage building; and [c] that this matter is not so timely as necessarily to be oriented toward funding in the fiscal year 2021 budget.

PUBLIC INPUT

None

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2020-20.

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. Mrs. Thulin 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 3:50 pm.

certification:


Mary Robin Ravitch, Secretary