



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF MARCH 22, 2021

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Pamela Goff, Wesley Mott, Kristen Reimann, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

None

STAFF PRESENT AT CALL TO ORDER

Cynthia Krauss, James Lengyel, Ian Peach

OTHERS PRESENT DURING THE SESSION

Sharon Cooke

PRESENTATION OF THE WARRANT

Warrant no. 2021-43 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

By a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the agenda as presented.

APPROVAL OF THE MINUTES OF MARCH 11, 2021

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

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending March 12, 2021: \$236,967.50

Revenues for the week ending March 19, 2021: \$835,250.00

NEW BUSINESS

1. Agency Administration: Personnel and Staffing

The Commission discussed its land superintendent position, recently vacated via the resignation of Ian Peach — whom Commissioners thanked for his excellent service. Mr. Lengyel reported that he, after consultation with Mrs. Thulin, sounded out crew manager Harrison Kisiel in order to determine if he would wish to be promoted to the superintendent position. He declared that he would.

Mr. Lengyel stated that he informed Mr. Kisiel that he believes that the fitting spot for him on the agency remuneration chart was step 4 of grade 14, which is currently \$89,182; this was satisfactory to him. Commissioners discussed (1.) Mr. Kisiel's background and skills, which are ample; (2.) the need for the land superintendent to serve an ambassadorial role, by publicly articulating, and fostering appreciation for, the land bank's mission; and (3.) the value of promoting within, for multiple reasons. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to so offer the position to Mr. Kisiel.

After additional discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to advertise the availability of the crew manager position.

2. Chilmark Pond Preserve (Town of Chilmark)

The Commission reviewed the sole bid received for the timely re-roofing of this property's cottage: \$11,700, Manasses Deoliveira dba Southwest Construction, Inc. Mr. Peach reported that his references were positive. Mrs. Reimann disclosed for the public record that she has occasional business dealings with Mr. Deoliveira and that she would therefore abstain.

After discussion and by a motion made and seconded, the Commission voted in a roll call vote six in favor, Mrs. Reimann abstaining and none opposed to accept this bid.

3. Agency Land Management: Purchase of Equipment

The Commission reviewed the three bids received for the purchase of an air compressor, listed in descending order by price: (1.) Air Compressors Direct, \$1,369; (2.) Global Industrial, \$1,340; and (3.) Gemplers, \$1249.99.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the lowest bid.

4. Agency Administration: Website

The Commission continued, from its March 1, 2021 meeting, its discussion of its website. Fiscal officer Cynthia Krauss reported that Gary Pihl, who designed the current land bank website and assists in its maintenance, has informed her that he is beginning to retire; he recommended a colleague to take over the land bank business — this would trigger the need for the agency to issue a request-for-proposals (RFP).

Commissioners agreed, after considerable discussion, that, in general, the RFP should seek a designer (1.) who understands that the new website should incorporate the current website's content in a way that is "functional" rather than "showy" as [a] the goal is to allow users quickly to find the information they are seeking and [b] the land bank website, unlike others, is not seeking "to sell something"; (2.) who will truly tailor the website to the institution and its needs, rather than conscript a product whose core was developed to serve many clients; (3.) who will select a platform that is reliable and will serve the land bank for many years; and (4.) who will instruct the staff in its operations so that staff will be self-sufficient, to the greatest extent possible, in maintaining the site.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to issue such an RFP; Mr. Pihl will be asked to comment on it before it is released.

5. Agency Administration: Martha's Vineyard Commission

The Commission discussed a request from Elizabeth Durkee, Martha's Vineyard Commission climate change planner, for a letter of support for her application for a "municipal vulnerability preparedness program action grant for Task II of a comprehensive Martha's Vineyard and Gosnold Climate Action Plan."

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to direct staff to post same. Staff will focus on the plan's usefulness to the land bank in land acquisition planning and property management.

PUBLIC INPUT

None

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2021-43.

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 3:44 pm.

certification: Wesley T. Mott
Wesley Mott, Secretary