



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF APRIL 5, 2021

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

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

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Steven Ewing

STAFF PRESENT AT CALL TO ORDER

James Lengyel

OTHERS PRESENT DURING THE SESSION

John Abrams, Kimberly Angell, Harriet Bernstein, Caitlin Burbridge, Philip Cordella, Paulo DeOliveira, Katherine Donahue, Brian Dowd (*Martha's Vineyard Times*), Eva Faber, Arielle Faria, Juliette Fay, Kelly McCarron, Elaine Miller, Douglas Ruskin, Laura Silber

PRESENTATION OF THE WARRANT

Warrant no. 2021-46 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 29, 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 April 2, 2021: \$388,935.00

NEW BUSINESS

Commissioner Steven Ewing joined the meeting during the following discussion.

1. Agency Administration: Affordable Housing

Members of the Coalition to Create the Martha's Vineyard Housing Bank (CCMVHB) were present to discuss the proposed housing bank.

Juliette Fay outlined the CCMVHB's goals, viz., (1.) to ask voters in the spring of 2022 to approve the concept; (2.) to model the housing bank on the land bank, in structure; (3.) to have the housing bank act as a funding mechanism, for projects that would be performed by others; (4.) to be lean administratively; (5.) to prioritize existing housing stock and land that is already developed; and (6.) to be attuned to the island's environmental protection regulations.

Arielle Faria added that the housing bank would expand the availability of affordable housing to middle-income individuals and families.

Laura Silber described the history — dating back to 2005 — of these efforts, on-island and across the commonwealth.

Commissioners discussed the agency's affordable housing policy and, in particular, its provision expressing, should voters create a separate transfer fee for affordable housing purposes, the land bank's willingness to collect such fee as part of the collection of the conservation fee and remit it regularly to the designated housing entity. Mr. Lengyel will post a letter to the CCMVHB affirming same.

John Abrams reported that coalition members have been asked about instead seeking a portion of the 2% conservation fee and that it was the CCMVHB's "iron-clad agreement" that that is not part of its plan. Mrs. Thulin noted that the land bank "still has a lot of work to do."

Mrs. Goff stated that fee collection — as it involves scrutinizing every transfer on the island — is "a big part of our work." She recommended that the land bank staff be involved in the drafting of the housing bank legislation, given its experience with these administrative aspects.

Some of the CCMVHB members departed, while others stayed in order to hear any public input at the designated time in the meeting.

2. Agency Administration: Fiscal Year 2022 Budget

The Commission reviewed a preliminary draft budget, dated April 2, 2021 and prepared by staff, for the fiscal year that begins on July 1, 2021. Discussion ranged widely and staff noted areas requiring additional research; a re-draft will be prepared by staff in order (1.) to correct errors; and (2.) to reflect the results of such research. The re-draft will be discussed at a future meeting, in time for a final version to be sent to the Town Advisory Boards for review.

Commissioners discussed budgeting related to the administrative assistant and wildlife biology intern positions and took action, which follows, regarding their classifications.

3. Agency Policy: Personnel and Staffing

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to amend this policy, on a first-reading basis, by assigning the wildlife ecology intern position to grade 1; the new employee will placed on step 3.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to amend this policy, on a first-reading basis, by re-assigning the administrative assistant position from grade 9 to grade 10.

A second-reading on each amendment will take place at a future meeting.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to (1.) the affordable housing policy; (2.) the budget; and (3.) the proposed housing bank legislation.

Harriet Bernstein spoke to (1.) the Ocean View Farm Preserve cottage; and (2.) trail planning in West Tisbury.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2021-46.

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 Commis-

sion. 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 4:42 pm.

certification: Wesley Mott
Wesley Mott, Secretary