



# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF MAY 24, 2021

via remote technology

CALL TO ORDER: 3:02 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

Zachary Jessee, Harrison Kisiel, James Lengyel, Julie Russell

OTHERS PRESENT DURING THE SESSION

Philip Cordella, Eunki Seonwoo (*Martha's Vineyard Times*)

PRESENTATION OF THE WARRANT

Warrant no. 2021-52 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 MAY 17, 2021

By a motion made and seconded, the Commission voted in a roll call vote six in favor, none opposed and Mrs. Reimann abstaining to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending May 21, 2021: \$259,746.00

NEW BUSINESS

1. Agency Land Management: Purchase of Equipment

The Commission reviewed a May 19, 2021 staff memorandum summarizing the three bids obtained for the purchase of (1.) a skid-steer; and (2.) three attachments (brushcat high flow; 90" mower; and 80" grapple bucket) to it. The budget contains \$69,000 for this equipment.

As for the skid-steer, they, in descending order by price, are: (1.) Norfolk Power Equipment, \$58,959; (2.) Milton Cat, \$56,000; and (3.) Bobcat of Bourne, \$40,000. Mr. Kisiel stated that the Bobcat of Bourne bid is superior, and not only because it is the lowest: it is an articulated model, which is no longer being produced but Bobcat was able to offer a lightly used version. Articulated models are superior in conservation settings because all tires turn simultaneously, which, as a result of the tighter turning radius, results in less ground disturbance. He recommended that the land bank accept this bid; after discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept his recommendation.

As for the attachments, they, in descending order by price, are: (1.) Land Pride via Kubota, \$16,792.96; (2.) Milton Cat, \$14,989.16; and (3.) Clark Equipment, \$13,952.84. Mr. Kisiel recommended the low bid; after discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept his recommendation.

The Commission reviewed a May 21, 2021 staff memorandum requesting authorization to pay \$4521 for the purchase of kidding pens and panels for the goat program. Mr. Jessee stated that his plans for kidding are not necessarily prompted by a desire to increase the herd size: some goats are aging and will need to be replaced. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the expenditure. Staff will investigate the process for disposition of livestock under the commonwealth's procurement procedures.

2. Arrowhead Farm (Town of West Tisbury)

The Commission discussed the possibility of issuing a request-for-proposals (RFP) for an agricultural lease of the 4.7-acre westerly hayfield here.

Discussion occurred as to (1.) whether the standard five-year lease should be offered or instead a shorter term; (2.) the necessity of using the standard term, so that the lessee has an incentive to condition and seed the leasehold

for long-range productivity; (3.) whether the land bank itself should hay the field, for its own livestock; and (4.) the inadvisability of doing so, as Mr. Jessee reported that he had studied the matter and determined that, were the land bank to purchase the needed equipment, it would take an unreasonably long time for it to recoup its expenses.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to issue such an RFP, for its ordinary five-year term.

#### PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to the Commission's vote, at its previous meeting, to apply for a grant for undevelopment.

#### ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2021-52.

#### 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 3:31 pm.

certification: Wesley T. Mott  
Wesley Mott, Secretary