



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JUNE 1, 2020

via remote technology

CALL TO ORDER: 3:06 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

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

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

None

STAFF PRESENT AT CALL TO ORDER

Cynthia Krauss, James Lengyel, Ian Peach, Julie Russell

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

Philip Cordella

PUBLIC INPUT

None

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 27, 2020

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 May 29, 2020: \$94,540.00

NEW BUSINESS

1. Agency Administration: Fiscal Year 2021 Budget

The Commission reviewed a draft budget, prepared by staff, for the fiscal year beginning on July 1, 2020.

Mr. Knight stated that he wished to see more progress in the land bank's management program than the draft would compass.

Mrs. Goff stated that she believes that the upgrading of the Mai Fane House at the Tisbury Meadow Preserve — the draft allocates \$125,000 for this purpose — was “not the highest priority”; the workshop at the Southern Woodlands Reservation is, she believes, higher. She stated that the goat-grazing program is “wagging the management dog,” as the proposed ecology intern can be housed at the Wapatequa Woods Reservation cottage — which is otherwise slated for the proposed goatherd — rather than upgrade the Mai Fane House so much.

Apropos of the Southern Woodlands workshop, Mr. Peach reported that the draft includes funds for a phase-one upgrade but could be bolstered with enough for a phase-two, which would result in the production of construction documents. As for sheltering land bank equipment from the elements, all is covered save the tractor.

Extensive discussion took place as to the cost-effectiveness of the goat program, reprising, to some degree, the Commission's February 24, 2020 deliberation on this topic. Mrs. Goff stated that she would entertain a motion to “phase out the goats” over the coming months, in order to avoid winter expenditures; no such motion was offered.

Commissioners discussed lessees' duties as regards payment of utilities at the Mai Fane House and Wapatequa Woods cottage, plus the land bank's role in supplying health insurance to the ecology intern, which would be a full-time but time-limited (12 months) position. A motion was made and seconded to offer health insurance to the intern; it carried in roll call vote with five in favor, Mmes. Goff and Thulin opposed and none abstaining.

Ms. Weaver asked about the adequacy of the land bank's OPEB (other post-employment benefits) preparation. Mrs. Goff responded that, owing to the land bank's steady revenue stream, the institution would have sufficient funds when needed. Mrs. Krauss reported that the computed liability for the agency was approximately \$1,600,000, of which the land bank has, over the course of several years, pre-allocated \$261,000. A motion was made and seconded to fund fully the OPEB account at this time; it failed to carry in a

roll call vote, with Ms. Weaver in favor, six opposed and none abstaining.

After additional discussion, a motion was made and seconded to accept the budget, as a final draft, and to send it to the Town Advisory Boards for review, with the following amendments: (1.) to increase the Southern Woodlands line item to include sufficient funds for phase-two improvements and for covering the tractor; and (2.) to create a separate line item for the ecology intern (as it was subsumed in a larger line item), to allocate funds for health insurance for this position and to adjust the salary for it and the goatherd position in order to account for their absorbing the cost of utilities at their housing. Mrs. Thulin called for a roll call vote on the pending motion; it carried with six in favor, Mrs. Goff opposed and none abstaining.

PUBLIC INPUT

1. Agency Administration: Fiscal Year 2021 Budget

Philip Cordella inquired about the land bank's short- and long-term debt.

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 4:44 pm.

certification:



Sarah Thulin, Chairman