



# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF JUNE 7, 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

Harrison Kisiel, Cynthia Krauss, James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2021-54 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 24, 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 28, 2021: \$790,090.02

Revenues for the week ending June 4, 2021: \$756,500.00

NEW BUSINESS

1. Agency Administration: Fiscal Year 2022 Budget

The Commission reviewed an updated draft preliminary budget for the fiscal year that begins on July 1, 2021, most recently discussed at its April 5, 2021 meeting. Additional amendments were made, which staff will incorporate into the document.

Mrs. Krauss reported that, following a suggestion made at the time of the adoption of its fiscal year 2021 budget, she had studied whether the land bank could avail itself of the flat 1% municipal rate for unemployment insurance. She learned that it cannot, as this option is only available to towns and commonwealth agencies. She also studied whether the Commission should pay this insurance on a quarterly basis (as it currently does) or a reimbursable basis (pay-as-you-go); she recommended the former, characterizing the latter as a "gamble." After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to continue its current practice.

Mrs. Krauss also reported that, likewise following a suggestion made at the time of the adoption of its fiscal year 2021 budget, she had studied whether OBRA (Omnibus Budget Reconciliation Act) payments for part-time and seasonal employees was better than social security. While the former may offer cost savings for the institution (employees pay all OBRA costs, while the both employer and employee contribute to social security), she recommended the latter as being in the best interests of the employees. She noted (1.) that OBRA payments are returned to employees at the end of their employment and are likely spent upon return rather than parked in a vehicle that will grow over time; and (2.) that once an institution chooses OBRA it may not return to social security. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to continue its current practice.

As regards the planned upgrades at the Southern Woodlands Reservation, Mr. Kisiel reported that he believes that funds should be allocated in the coming fiscal year for (1.) the erection of a pole-barn to shelter the agency's equipment; and (2.) planning for a reasonable workshop building for the following fiscal year. Commissioners agreed that this was a sound plan.

After discussion and by a motion made and seconded, the Commission

voted unanimously in a roll call vote to approve the amended draft, pending review by its Town Advisory Boards.

2. Agency Administration: Purchase of Equipment

The Commission reviewed bids received for the purchase of a new photocopier; expenses to repair the existing one were unreasonable. They are, in descending order by price: (1.) \$7,599.99, Office Depot; (2.) \$7,599, CopyFaxes; and (3.) \$7,500, daRosa Corporation. Funds for this purchase appear in the fiscal year 2022 budget.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to award the purchase to the low bidder.

3. Arrowhead Farm (Town of West Tisbury)

The Commission discussed its May 24, 2021 vote to issue a request-for-proposals for an agricultural lease of the 4.7-acre westerly hayfield here. Staff reported that one response was received, from Eric Glasgow.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to award its standard lease to Mr. Glasgow, subject to advance review of his proposal by Mr. Kisiel.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to the portions of the budget studied by Mrs. Krauss.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2021-54.

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 3:51 pm.

certification:

Wesley F. Mott  
Wesley Mott, Secretary