



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JUNE 8, 2020

via remote technology

CALL TO ORDER: 3:02 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Richard Knight, Jr., Wesley Mott, Kristen Reimann, Sarah Thulin

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Mary Robin Ravitch, Nancy Weaver

STAFF PRESENT AT CALL TO ORDER

James Lengyel, Ian Peach

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

Roberta Kirn

PRESENTATION OF THE WARRANT

Warrant no. 2020-37 was made available for the Commission's inspection.

PUBLIC INPUT

1. Manaquayak Preserve (Town of West Tisbury)

Roberta Kirn asked about the strategy/timetable for opening Ice House Pond to public swimming.

Commissioner Nancy Weaver joined the meeting at this time.

Commissioners referred this matter to the staff, for a plan to be presented at their next meeting. Ms. Kirn departed from the meeting at this time.

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 JUNE 1, 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 June 5, 2020: \$552,244.00

NEW BUSINESS

1. Agency Policy: Accounting

The Commission conducted a second-reading of a proposed amendment to this policy; the first-reading took place at its February 24, 2020 meeting, details of which are contained in the minutes of that date.

After discussion and by a motion made and seconded, the Commission voted unanimously in roll call vote to approve the policy.

2. Agency Policy: Public Use of Land Bank Properties

The Commission conducted a second-reading of a proposed amendment to this policy; the first-reading took place at its March 9, 2020 meeting, details of which are contained in the minutes of that date.

After discussion and by a motion made and seconded, the Commission voted in roll call vote to approve the amended policy.

3. Agency Administration: Fiscal Year 2021 Budget

The Commission discussed its draft budget for the fiscal year beginning on July 1, 2020, which it had approved at its June 1, 2020 meeting. In particular, it reviewed a June 5, 2020 memorandum from land superintendent Ian Peach which summarized likely expenses, as projected by Compass Group Architecture, for upgrading the staff workshop at the Southern Woodlands Reservation: (1.) phase 1 at \$15,360; (2.) phase 2 at \$225,000; and (3.) phase 3 at \$2,250,000.

Mrs. Goff outlined her own vision for the upgrade, characterizing the pricing of the contemplated proposal as "beyond the pale" and noting that "conservation is also about thrift." Mr. Knight stated that he believed that the pricing was "spot on" and that the land bank needs "professional people to design a professional building." Mrs. Thulin stated that it was a philosophical matter and that she favored focusing on protecting properties — "\$2,250,000 would go a long way in buying land."

Mrs. Reimann recommended that the land bank budget for the phase-one amount in the coming fiscal year, during which time she and Mr. Peach would work on planning for a heated workshop for staff plus an equipment storage building, all properly sited. A motion was made and seconded that the Commission do so.

Discussion continued. Mr. Knight stated that the current building "is a failed building." Mrs. Goff stated that one of the original philosophies of the land bank was to avoid too many commitments to buildings, in favor of instead concentrating on land. Mrs. Thulin called for a roll call vote on the pending motion; it carried with five in favor, Mr. Knight opposed and none abstaining.

Commissioners discussed the goat program. Mrs. Goff stated that she favored its being arranged via subcontracting, e.g., a farmer who would like to supplement his income by supplying grazing services to the land bank. Commissioners agreed that the draft budget should not change as regards this matter but that decisions as to the future nature of the program would be made over the next year.

Commissioners discussed the possibility of amending the draft to include the following: (1.) \$34,700 at the Beech Tree Preserve for trailhead installation and ravine stairs; and (2.) \$21,000 at the North Neck Highlands Preserve for bluff stairs at the northerly access to Cape Poge Pond. A motion was made and seconded and unanimously voted in a roll call vote to do so.

PUBLIC INPUT

None

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2020-37.

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 4:11 pm.

certification:



Sarah Thulin, Chairman