



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF NOVEMBER 9, 2020

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

Cynthia Krauss, James Lengyel

OTHERS PRESENT DURING THE SESSION

None

PRESENTATION OF THE WARRANT

Warrant no. 2021-24 was made available for the Commission's inspection.

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 NOVEMBER 2, 2020

By a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the minutes as amended.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending November 6, 2020: \$665,801.00

NEW BUSINESS

1. Agency Administration: Fiscal Year 2020 Audit

The Commission reviewed a draft of its financial statements, prepared by O'Connor and Drew, for the fiscal year ending on June 30, 2020. Questions were asked, whose answers Mrs. Krauss supplied.

She noted that the bond trust agreements call for the filing of the audit with the bond trustees within 120 days of the end of the fiscal year, which was a reasonable requirement when the bonds were issued. New accounting standards now call for the land bank audit to include data from third-parties' audits — e.g., that of the county retirement board — over which the land bank has no control. Future financing agreements should instead call for 150 days.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the audit, pending the retirement board's approval of its audit, expected later this week. Mrs. Krauss departed the meeting at this time.

2. Blackwater Pond Reservation (Town of West Tisbury)

Staff reported that the commonwealth's office of dam safety had informed the land bank that the northerly dam on this property was due for inspection; a bid was solicited and obtained from Vineyard Land Surveying and Engineering: \$4,000.

Commissioners variously discussed (1.) the procurement policy's threshold for seeking multiple bids, which this bid does not trip; (2.) whether the commonwealth requires review by a certain type of engineer — civil versus structural — and whether engineers of both stripes practice on the Vineyard; (3.) the value of hiring engineers who are known for timely turnaround; and the like.

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

3. Tiasquam Valley Reservation (Town of Chilmark)

The Commission discussed an application filed with the Chilmark Board of Appeals by abutter Elise Green for the installation of a swimming pool.

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

voted unanimously in a roll call vote to make no comment.

PUBLIC INPUT

None

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2021-24.

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 3:19 pm.

certification:

Wesley T. Mott
Wesley Mott, Secretary