

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF MARCH 25, 2024

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Pamela Goff, Wesley Mott, Sarah Thulin, Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Kristen Reimann, Peter Wells

STAFF PRESENT AT CALL TO ORDER

Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella, Thomas Humphrey (*Vineyard Gazette*)

PRESENTATION OF THE WARRANT

Warrant no. 2024-40 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

Hearing no proposed additions, Mr. Mott declared the agenda approved as presented.

APPROVAL OF THE MINUTES OF MARCH 11, 2024

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 March 15, 2024: \$263,192.00

Revenues for the week ending March 22, 2024: \$ 14,500.00

Commissioner Peter Wells joined the meeting at this time.

NEW BUSINESS

1. Agency Administration: Personnel and Staffing

Mr. Lengyel reported that goatherd Zachary Jessee had resigned; he will become the lessee of the farmstead at Pilot Hill Farm in Tisbury. Staff has broadly posted the vacancy, with an April 10 deadline, and will bring to the Commission a recommendation after having interviewed the top candidates.

By a motion made and seconded, the Commissioners — by acclamation, in lieu of a sterile vote — directed Mr. Lengyel to inform Mr. Jessee that they are tremendously regretful in accepting his resignation and wish to thank him for his many accomplishments.

2. Agency Administration: Computer System

The Commission discussed the contract that has been prepared between itself and RDA SoftNet for computer maintenance and support. Ronald Burson is the principal. This matter had been most recently discussed at the Commission's July 25, 2022 meeting.

The contract runs through February 28, 2025 and can be extended with mutual agreement. The ordinary per-hour rate, depending on personnel, is ≤\$218.75. The document has been reviewed by land bank counsel.

Discussion occurred variously as to (1.) staff's experience to date with this company, which has been positive; (2.) likely projected monthly expenses for support; and (3.) budgeting, both for support and, in the coming fiscal year, for upgraded hardware.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to accept the contract; and (2.) to authorize extensions thereof at the specified times, provided that staff is satisfied with the service.

3. Black Brook Preserve (Town of Aquinnah)

The Commission reviewed a draft agreement between itself and the Sheriff's Meadow Foundation (SMF) that would allow the land bank to install a trail/boardwalk on SMF land in order to connect the preserve and the State and East Pasture Roads.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to approve the agreement; and (2.) to authorize its chairman, vice-chairman and/or secretary-treasurer to

execute it.

4. Tashmoo Preserve (Town of Tisbury)

The Commission reviewed a draft letter, prepared by staff, to the Tisbury selectboard; it is in response to a March 5, 2024 letter from attorney Joseph Demeo on behalf of Beth Fishman, containing a "second demand for maintenance of Herring Creek Road." The Commission had most recently discussed this matter at its December 18, 2023 meeting.

After discussion and by a motion made and seconded, the Commission voted unanimously to direct staff to post the letter, as composed.

PUBLIC INPUT

1. Agency Administration: Public Input

Thomas Humphrey (*Vineyard Gazette*) inquired about the agency goatherd.

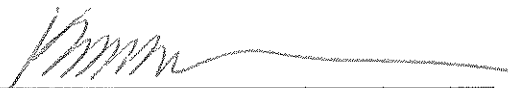
ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2024-40.

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. Mr. Mott 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. He further announced that the Commission would not reconvene in regular session after the conclusion of the executive session. The Commission entered executive session at 3:21 pm.

certification:



Kristen Reimann, Secretary