



# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF APRIL 10, 2024

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Pamela Goff, Kristen Reimann, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Wesley Mott

STAFF PRESENT AT CALL TO ORDER

Harrison Kisiel, James Lengyel, Julie Russell

OTHERS PRESENT DURING THE SESSION

Sharon Cooke, Thomas Humphrey (*Vineyard Gazette*)

PRESENTATION OF THE WARRANT

Warrant no. 2024-42 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

Hearing no proposed additions, Ms. Weaver declared the agenda approved as presented.

APPROVAL OF THE MINUTES OF MARCH 25, 2024

By a motion made and seconded, the Commission voted in a roll call vote five 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 March 29, 2024: \$101,400.00

Revenues for the week ending April 5, 2024: \$294,300.00

NEW BUSINESS

1. Agency Personnel and Staffing: Goatherd

Ecologist Julie Russell summarized the process by which she and land superintendent Harrison Kisiel and current goatherd Zachary Jessee evaluated and interviewed candidates to succeed Mr. Jessee. Commissioners had, in advance, reviewed the applications of the two individuals whom staff had identified as, in its opinion, the top candidates: Winston Bell and Thomas Shea.

Mr. Bell joined the meeting at this time. He emphasized his experience as a farmer, which included both livestock oversight and day-to-day farmland management. Commissioners posed various questions to him, following which he departed the meeting.

Mr. Shea joined the meeting at this time. He emphasized his experience in animal husbandry as a livestock consultant. Commissioners posed various questions to him, following which he departed the meeting.

Ms. Russell (1.) summarized the staff's reasoning in recommending Mr. Bell, in particular his mechanical skills as an adjunct to his husbandry skills; (2.) reported references' comments — but noted that she is still awaiting an opportunity to speak to all of the references; and (3.) fielded Commissioners' questions about him and his capabilities.

Ms. Weaver conducted a straw poll; all Commissioners favored hiring Mr. Bell.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to offer the position to Mr. Bell at step 1 of grade 8, viz., \$59,633 per annum, conditional upon Ms. Russell's being satisfied with the comments from the balance of his references; and (2.) to reimburse him, upon submission of proper invoices and receipts, \$1,500 for moving expenses. As part of his compensation, Mr. Bell will reside, at no charge, in the goatherd's cottage at the Wapatequa Woods Reservation.

TRANSFER FEE HEARINGS

1. Joshua Baker (Town of Edgartown)

The Commission conducted a hearing regarding the extinguishment of this

"m" exemption (transfer no. 61058). Ms. Weaver opened the hearing at 3:47 pm.

Mr. Lengyel summarized a March 7, 2024 letter from Mr. Baker in which he reported that he had found an opportunity to purchase a more suitable home, in his current neighborhood, but with a closing nine months prior to the completion of his five-year domicile period (which would otherwise end on December 20, 2024). Mr. Lengyel stated that in the interests of timeliness — Mr. Baker needed an answer before the next Commission meeting was to take place — Mr. Mott, as chairman, had approved the extinguishment. He did so on the grounds that there is ample land bank precedent for such approval within nine months of the anniversary date. Ms. Weaver closed the hearing at 3:49 pm.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to ratify its chairman's decision to declare the "m" lien to have been substantially satisfied.

PUBLIC INPUT

None

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2024-42.

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. Ms. Weaver 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 3:50 pm.

certification:



Kristen Reimann, Secretary