



# Martha's Vineyard Land Bank Commission

## MINUTES REGULAR SESSION MEETING OF APRIL 22, 2024

11 A Street. Edgartown, Massachusetts

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Wesley Mott, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Steven Ewing, Kristen Reimann

STAFF PRESENT AT CALL TO ORDER

Janette Andrews, Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2024-44 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 APRIL 10, 2024

By a motion made and seconded, the Commission voted in a roll call vote four in favor, none opposed and Mr. Mott abstaining to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending April 12, 2024: \$282,000.00

Revenues for the week ending April 19, 2024: \$391,274.60

## NEW BUSINESS

*Commissioner Steven Ewing arrived and Commissioner Peter Wells departed during the following discussion.*

### 1. Agency Administration: Fiscal Year 2025 Budget

The Commission conducted its initial review of a draft budget, prepared by staff and dated April 19, 2024, for the fiscal year beginning on July 1, 2024.

Questions were asked, whose answers staff supplied. Commissioners variously discussed (1.) the benefits (solid, easy access over soft sand) and the detriments (their plastic composition plus their cumbersomeness) of mobi-mats; (2.) whether the shack at the Chilmark Pond Preserve is useful enough to justify the expense of upgrading its septic system; (3.) the plan to create asphalt aprons at the entrances to certain trailheads — but to limit the asphalt to the aprons themselves and not expand it beyond them; (4.) the staff's intention to prepare a report as to options for re-use of the former workshop and environs at the Southern Woodlands Reservation, per a request of the Oak Bluffs Town Advisory Board at its April 12, 2024 meeting; and (5.) the price (\$10,000) of aviation insurance at the Trade Wind Fields Preserve, such that staff will poll holders of permission-to-land-slips in order to determine if this use is popular enough to justify the expense.

After discussion, Commissioners agreed that they would vote on this matter at their May 20, 2024 meeting, preceding which (1.) they will reflect on its contents; and (2.) staff will seek answers to questions raised plus finalize any numbers that at the moment are undetermined.

## PUBLIC INPUT

### 1. Agency Administration: Public Input

Noting that he was speaking as a member of the Oak Bluffs Town Advisory Board, Philip Cordella spoke to (1.) the land bank's former workshop located at the Southern Woodlands Reservation; and (2.) aviation use at the Trade Wind Fields Preserve.

## ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2024-44.

## 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 4:17 pm.

certification:   
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Kristen Reimann, Secretary