

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF MAY 20, 2024

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Frederick Khedouri, 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

Sharon Cooke, Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2024-49 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 MAY 13, 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 May 17, 2024: \$83,370.00

NEW BUSINESS

1. Southern Woodlands Reservation (Town of Oak Bluffs)

The Commission discussed a May 16, 2024 memorandum from land superintendent Harrison Kisiel in which he outlines options for the agency's former workshop here, rendered unneeded by the acquisition of 40-44 Meetinghouse Way in Edgartown: either (1.) decommissioning (recycled to the maximum extent possible, with the balance discarded); or (2.) retainment but for agency use only. He noted that this area has on-site water and electricity service.

Mr. Kisiel stated that the site's cement pad makes it a suitable site for the storage and incineration of invasive and exotic species. Additional possibilities in the area are (1.) the creation of a trailhead; and/or (2.) an agricultural lease.

Commissioners variously discussed (1.) the need to plan the incineration of the undesirable species in such a manner as not to interfere with the water and electric utilities; (2.) the cost-effectiveness of decommissioning over upgrading; (3.) timing, to which Mr. Kisiel responded that the solicitation of an agricultural lessee could be immediate while the balance could be scheduled in the off-season; and (4.) whether anything undesirable could result from the species disposal, which Mr. Kisiel will investigate.

Mr. Kisiel favorably recommended the decommissioning of the workshop, plus the three options relating to the unwanted species, trailhead and farm lease. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the staff recommendation, subject to Oak Bluffs Town Advisory Board review.

Commissioner Steven Ewing joined the meeting at this time.

2. Trade Wind Fields Preserve (Town of Oak Bluffs)

The Commission discussed its contract with Fr. Michael Nagle, its airport services coordinator here; it calls for an annual review of services. Mr. Kisiel reported that he has assessed his performance and recommends that the contract be extended for another twelve months.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept its land superintendent's recommendation.

3. Agency Administration: Fiscal Year 2025 Budget

Commissioners continued their review of a draft budget for the fiscal year beginning on July 1, 2024, updated and amended since their first review at

their April 22, 2024 meeting. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the budget, as amended and as a final draft, pending review by its six Town Advisory Boards.

Apropos of the cost-effectiveness of insuring for aviation use at the Trade Wind Fields Preserve, Commissioners discussed a May 17, 2024 memorandum from office manager Maureen Hill in which she reports that her informal poll among Trade Wind pilots revealed significant support for continuing to allow landings there. Fiscal officer Janette Andrews (1.) stated that she believed, based on her investigation of alternatives, that the land bank could find less expensive insurance but that the current figure should be retained in the meantime; and (2.) recommended that the land bank go out to bid for all insurance services. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to direct staff to issue an invitation-for-bids for all of its insurance services.

Mr. Khedouri questioned whether the land bank ought to consider charging a fee for Trade Wind Fields permission-to-land slips. Mr. Lengyel replied that the land bank custom has been to decline to charge fees for such uses (e.g., not just landing slips but, *inter alia*, boat storage permits at the Quammox Preserve and hunting permits island-wide), given that the public has already paid for land bank services via the 2% transfer fee. Ms. Weaver stated that she wished to "take this on a year-by-year basis." No action was taken.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to (1.) the proposed Southern Woodlands trailhead; and (2.) the aviation use at the Trade Winds Fields Preserve.


ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2024-49.

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