



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JUNE 3, 2024

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Wesley Mott, Kristen Reimann, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Frederick Khedouri

STAFF PRESENT AT CALL TO ORDER

Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Casey Blum, Michelle Borre, Sharon Cooke, Jeffrey DuBard, Robert Massick, Benjamin Reeve, Andrew Woodruff and others

PRESENTATION OF THE WARRANT

Warrant no. 2024-51 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 20, 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

Commissioner Frederick Khedouri joined the meeting at this time.

TRANSFER FEE REVENUES

Revenues for the week ending May 24, 2024: \$365,544.20

Revenues for the week ending May 31, 2024: \$288,320.02

NEW BUSINESS

1. Wompesket Preserve (Town of West Tisbury)

Jefrey DuBard, who owns land abutting this preserve, was present. He is pursuing a permit from the town for a cluster development and is seeking a conservation organization to hold the designated open space set-aside. This matter was most recently discussed at the Commission's May 13, 2024 meeting.

Mr. DuBard summarized the contents of his May 31, 2024 email to the Commission, viz., as the town code allows a landowner to create undersized lots if there is open space "to make up the difference," he requests that the land bank agree to hold such open space. Stating that he "did not undertake this [project] as a business venture," he reported that he has identified individuals to obtain the building lots if the plan is approved.

Staff reported that the Commission would consider this matter in executive session and return with an answer to Mr. DuBard.

2. Middle Ridge Preserve (Town of Chilmark)

The Commission discussed its view easement here, over abutting land of William Graves (tax parcel no. 7-29). Its thirty-year lifespan is about to expire and Mr. Graves has signed an extension for 150 more years, with additional extensions permitted thereafter.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to authorize its chairman to execute the extension. Staff will convey the Commission's gratitude to Mr. Graves.

3. Agency Land Management: Purchase of Equipment

Staff reported that the flail-mower that the Commission voted to purchase, at its May 6, 2024 meeting, was no longer available. Fresh quotes for a substitute were solicited, listed here in descending order by price: (1.) Frontier FL1272S, United Ag and Turf, \$9,991.80; (2.) Landpride FM584, Norfolk Power Equipment, \$9,016.00; (3.) John Deere 390, United Ag and Turf, \$7,225.68; (4.) Landpride RCD1884, Norfolk Power Equipment, \$6,081.00; and (5.) Landpride RCF2084, Norfolk Power Equipment, \$5,507.00. Mr. Kisiel recommended the \$9,016.00 Norfolk Power Equipment

bid for the Landpride FM584 mower, explaining the latitude in the budget for the item.

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

PUBLIC INPUT

None

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2024-51.

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 3:15 pm.

certification:



Kristen Reimann, Secretary