

# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF NOVEMBER 4, 2024

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Frederick Khedouri, Kristen Reimann, Sarah Thulin, Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Wesley Mott, Peter Wells

STAFF PRESENT AT CALL TO ORDER

James Lengyel

OTHERS PRESENT DURING THE SESSION

Addison Antonoff (*Vineyard Gazette*), Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2025-20 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 OCTOBER 25, 2024

By a motion made and seconded, the Commission voted in a roll call vote four 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 November 1, 2024: \$280,944.00

NEW BUSINESS

1. Chappy Point Beach (Town of Edgartown)

Staff noted that the Martha's Vineyard Shellfish Group's (MVSG) lease of the beach-house here will expire at the end of the year. It arose from extensive Commission deliberation in 2019, which included the following: (1.) the issuance of a general request-for-proposals (RFP), which yielded only the MVSG proposal; (2.) the hiring of Vineyard Land Surveying and Engineering (VLSE) to undertake a structural review of the beach-house, with the express understanding that the land bank's goal in seeking an inspection was safety and not rehabilitation; (3.) ultimately, a VLSE report that pronounced the building structurally sound and supplied sufficient details as to allow staff to prepare a punch-list of necessary repairs; (4.) ultimately, lease terms that included the punch-list; and (5.) repeated Commission avowals that, in the absence of the MVSG lease, the land bank would undevelop the beach-house and renaturalize the dune.

MVSG has recently informed the land bank that it will submit, in time for the Commission's annual early-December review of all of its leases, a report detailing the "major improvements" to the building that it has accomplished.

Commissioners discussed whether a fresh RFP will be necessary or whether the results of the 2019 RFP sufficiently demonstrated that there is no competing demand for the beach-house. MVSG has leased the beach-house since April 1, 1995.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to decline to issue a fresh RFP. Commissioners will determine whether to enter into a new lease with MVSG based on their review of the MVSG report and the recommendation of their land superintendent.

PUBLIC INPUT

None

ENDORSEMENT OF THE WARRANT


The Commission endorsed Warrant no. 2025-20.

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 3:06 pm.

certification:

  
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Kristen Reimann, Secretary