

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF NOVEMBER 18, 2024

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Frederick Khedouri, Wesley Mott, Sarah Thulin, Nancy Weaver,
Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Kristen Reimann

STAFF PRESENT AT CALL TO ORDER

Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Addison Antonoff (*Vineyard Gazette*), Philip Cordella, Nicole McSweeney

PRESENTATION OF THE WARRANT

Warrant no. 2025-22 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 NOVEMBER 4, 2024

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

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending November 8, 2024: \$359,700.00

Revenues for the week ending November 15, 2024: \$207,230.00

NEW BUSINESS

1. Agency Administration: Fiscal Year 2024 Audit

The Commission reviewed a draft of its financial statements, prepared by land bank auditors Withum Smith+Brown PC, for the fiscal year ending on June 30, 2024. Nicole McSweeney, one of its drafters, was present to answer questions posed by Commissioners.

Ms. McSweeney addressed the report's recommendation regarding capitalization; she stated that projects are already being tracked but noted that it would be prudent to formalize same into a policy. Staff will pursue and return to the Commission.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the audit as presented. Ms. McSweeney departed the meeting at this time.

2. Ramble Trail Preserve (Town of Tisbury)

The Commission reviewed a draft letter, prepared by staff, to the Tisbury Conservation Commission regarding an application filed by abutter Barbara Ronchetti to extend an existing bulkhead.

Discussion occurred as to the characteristics of natural erosion, as compared to that occasioned by structures such as bulkheads. Mr. Ewing, who noted that he will abstain from any vote because he had been contacted by the applicant although he did not do the job, stated that as a marine contractor he believes it important to recognize that not all bulkheads are the same and nor do they all have the same impact on littoral resources.

After discussion and by a motion made and seconded, the Commission voted in a roll call vote five in favor, none opposed and Mr. Ewing abstaining (1.) to approve the letter as written; and (2.) to direct staff to post it.

3. Tiasquam Valley Reservation (Towns of Chilmark and West Tisbury)

The Commission reviewed the two bids that had been received for the removal of the storage barn located on the portion of this reservation that had been purchased from Polly Murphy, listed in descending order by price: (1.) Charles Stutler Construction, \$24,000; and (2.) John Keene Excavation, \$16,600. \$21,800 was budgeted for this purpose.

Mr. Kisiel recommended John Keene Excavation, as the low bidder. 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

1. Ramble Trail Preserve (Town of Tisbury)
Philip Cordella spoke to the application submitted to the Tisbury Conservation Commission by Barbara Ronchetti.

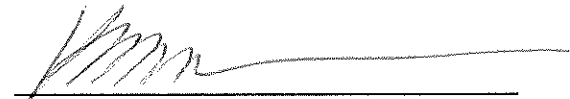
ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2025-22.

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 3:20 pm.

certification:



Kristen Reimann, Secretary