

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF DECEMBER 16, 2024

40 Meetinghouse Way. Edgartown, Massachusetts

CALL TO ORDER: 12:04 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Frederick Khedouri, Wesley Mott, Kristen Reimann, Sarah Thulin, Nancy Weaver,
Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Steven Ewing

STAFF PRESENT AT CALL TO ORDER

Janette Andrews, Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

None

PRESENTATION OF THE WARRANT

Warrant no. 2025-26 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 DECEMBER 2, 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 December 6, 2024: \$363,665.02

Revenues for the week ending December 13, 2024: \$287,109.50

NEW BUSINESS

1. Agency Administration: 2024 Annual Report

The Commission reviewed a draft of its 2024 annual report, prepared by staff.

After discussion and by a motion made and seconded, the Commission voted unanimously to approve the report, as presented (and subject to any updating of statistics necessitated by events occurring prior to the end of the calendar year).

2. Agency Administration: "M" Exemption

The Commission discussed the "m" exemption and its statutory requirement to set its threshold annually; this was most recently performed at the Commission's December 18, 2023 meeting. The current threshold is \$900,000.

Staff reported that it had, using the protocol prescribed in the land bank's affordable housing policy, computed the median and mean values of qualifying "m" exemptions — for developed properties only — in the most recent biennium. Commissioners reviewed a chart summarizing same for the last three periods:

	median	mean
2024	\$885,000	\$951,250
2023	\$875,000	\$936,360
2022	\$800,000	\$678,000

Commissioners noted that in 2023 they approved a rather sizeable jump. After discussion and by a motion made and seconded, the Commission voted unanimously to set the 2025 threshold at \$900,000.

3. Agency Administration: Financing

Staff reported that a single proposal was received for the possible refinancing of its 2014 Series A bonds plus possible fresh capital, most recently discussed at its October 10, 2024 meeting; (1.) D.A. Davidson & Co., dated December 4, 2024.

The core of the proposal is (1.) the 2014 refunding, in the amount of ±\$25 million while keeping its existing 2034 maturity; and (2.) the issuance of new debt in the amount of ±\$25 million with a 2054 maturity. Under the existing 2014 and 2017 trust agreements, the agency's total allowable annual debt

service is \$6,685,000; its current annual debt service is \$4,365,000, leaving additional annual capacity of \$2,320,000. Issuance costs are estimated at \$395,000.

Commissioners variously discussed (1.) the agency's current rating of A-, which Mr. Khedouri speculated could be boosted to A or perhaps AA-; (2.) the prospect of reduced interest rates in the near future; (3.) the precipitating factor in determining whether to seek fresh money, viz., when a corpus of prospective new acquisitions materializes and cash / seller-financing is insufficiently availing; and (4.) a basic timetable by which a decision ought to be made, which Mr. Khedouri pinned at ±6 months.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to review its current executive session priority list, in order to gauge the need for new cash; and (2.) to ask Mr. Khedouri to report back when he believes conditions and circumstances favor action.

4. Agency Administration: Insurance

The Commission continued, from its October 28, 2024 meeting, its discussion of insurance services. USI Insurance Services has since withdrawn; Commissioners reviewed a December 13, 2024 staff memorandum summarizing the quotes presented by Martha's Vineyard Insurance (MVI), the sole remaining bidder.

Mrs. Andrews stated she believes that MVI's quotes are competitive and fair. Apropos of the Trade Wind Fields Preserve, she stated that she studied the level of coverage for similar non-commercial, recreational airstrips in the commonwealth — where no services are provided and no fees are charged — and has determined that the land bank's current \$10,000,000 coverage is above average. A \$5,000,000 coverage would be more common and the resulting annual premium would be in the low thousands of dollars.

She recommended that the Commission (1.) designate the Trade Wind Fields coverage at \$5,000,000 and direct her to contract for the least expensive premium for it that she can find; and (2.) accept the MVI quotes. 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

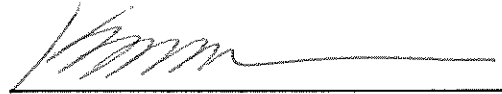
ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2025-26.

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 12:27 pm.

certification:



Kristen Reimann, Secretary