

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JANUARY 27, 2025

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, Julie Russell

OTHERS PRESENT DURING THE SESSION

Addison Antonoff (*Vineyard Gazette*), Sharon Cooke, Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2025-33 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 JANUARY 6, 2025

By a motion made and seconded, the Commission voted in a roll call vote five in favor, none opposed and Mr. Khedouri abstaining to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending January 10, 2025: \$523,230.00

Revenues for the week ending January 17, 2025: \$182,590.00

Revenues for the week ending January 24, 2025: \$280,700.00

TRANSFER FEE HEARINGS

1. Cristina Zghibarta (Town of Edgartown)

The Commission conducted a hearing on Ms. Zghibarta's request for a second one-year extension of the timetable by which she must domicile on her "m" property (transfer no. 64167). Mr. Mott opened the hearing at 3:02 pm.

Staff stated that Ms. Zghibarta reports that her house is "a little more than halfway finished." Mr. Mott closed the hearing at 3:03 pm.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to grant a second, and final, one-year extension, such extension to terminate on November 30, 2025. Staff is to caution Ms. Zghibarta — since no further extensions are possible — that statutory interest continues to accrue and that she may wish to consider extinguishing her "m" before such additional accrual if she believes that she may not be able to meet the timetable.

NEW BUSINESS

1. Agency Land Management: Purchase of Equipment

Ms. Russell stated that the staff had solicited quotes for the purchase of a livestock shade wagon for the grazing program but not all had arrived in time; this matter will be placed on a future agenda.

2. Ocean View Farm Preserve (Town of Chilmark)

The Commission reviewed the sole bid that was received for the replacement of the roof on this property's cottage: (1.) Eventide Company, Inc., Edgartown, \$39,740. \$40,000 had been budgeted for this project. Three bids had been solicited but only one was submitted. Mr. Kisiel detailed the project's specifications.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to award the project to Eventide.

PUBLIC INPUT

None


ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2025-33.

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 3:09 pm.

certification:



Kristen Reimann, Secretary