

Draft
Commonwealth Of Massachusetts
County Of Dukes County, S.S.
MARTHA'S VINEYARD AIRPORT COMMISSION MEETING

March 10, 2022, 2:00PM
Martha's Vineyard Airport Commission Conference Room
and by Zoom Cloud Conference
Notice of Such Meeting Having Been Posted as Required by Law

Present: Airport Commissioners: Chair - Robert Rosenbaum, Jack Ensor, Richard Knabel,
Donald Ogilvie, Geoffrey Wheeler, Robert Zeltzer,
Kristin Zern,
Airport Staff: Geoffrey Freeman - Director, Edward Christoforo - Comptroller,
Denise Tawa - Assistant to Airport Management,
Joan Shemit - Business Manager, Kevin Brennan - Property Manager,
Others: Norm Werthwein - Finance Subcommittee, Marni Lipke – Recorder
Matt O'Brien, – McFarland Johnson,
Press: Gabby Bottcher –MVTV, Eunki Seanwoo–MV Times,
* Late arrival or early departure of Airport Commissioners (see * in text)

I. CALL TO ORDER

The Martha's Vineyard Airport Commission (MVAC) meeting was called to order at 2:01PM.

II. APPROVAL OF MEETING MINUTES – January 13, 2022 Action

• **MOTION:** TO APPROVE THE FEBRUARY 10, 2022 MINUTES AS WRITTEN;
FIRST: MR. RICHARD KNABEL,
SECOND: MS. KRISTIN ZERN,
VOTE: PASSED UNANIMOUSLY: 7 AYES, 0 NAYS, 0 ABSTENTIONS: MR. BOB ZELTZER—AYE, MR. JACK ENSOR—AYE, MR. DON OGILVIE—AYE, MS. ZERN—AYE, MR. GEOFF WHEELER—AYE, MR. KNABEL—AYE, MR. BOB ROSENBAUM—AYE.

III. ELECTION OF OFFICERS

• **MOTION:** TO NOMINATE MR. ROSENBAUM AS CHAIR, MR. ROSENBAUM ACCEPTED THE NOMINATION, THERE WERE NO OTHER NOMINATIONS;
FIRST: MR. KNABEL,
SECOND: MR. OGILVIE AND MS. ZERN,
VOTE: PASSED: 6 AYES, 0 NAYS, 1 ABSTENTION: MR. ZELTZER—AYE, MR. ENSOR—AYE, MR. OGILVIE—AYE, MS. ZERN—AYE, MR. WHEELER—AYE, MR. KNABEL—AYE, MR. ROSENBAUM—ABSTAIN.

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- **MOTION:** TO NOMINATE MR. OGILVIE AS VICE CHAIR, MR. OGILVIE ACCEPTED THE NOMINATION, THERE WERE NO OTHER NOMINATIONS;
FIRST: MR. KNABEL,
SECOND: MR. ENSOR AND MS. ZERN,
VOTE: PASSED: 6 AYES, 0 NAYS, 1 ABSTENTION: MR. ZELTZER—AYE, MR. ENSOR—AYE, MR. OGILVIE—ABSTAIN, MS. ZERN—AYE, MR. WHEELER—AYE, MR. KNABEL—AYE, MR. ROSENBAUM—AYE.
- **MOTION:** TO NOMINATE MR. KNABEL AS TREASURER, MR. KNABEL ACCEPTED THE NOMINATION, THERE WERE NO FURTHER NOMINATIONS;
FIRST: MR. OGILVIE,
SECOND: MR. ZELTZER,
VOTE: PASSED: 6 AYES, 0 NAYS, 1 ABSTENTION: MR. WHEELER—AYE, MS. ZERN—AYE, MR. OGILVIE—AYE, MR. ENSOR—AYE, MR. ZELTZER—AYE, MR. ROSENBAUM—AYE, MR. KNABEL—ABSTAIN.
- **MOTION:** TO NOMINATE MS. ZERN AS SECRETARY, MS. ZERN ACCEPTED THE NOMINATION, THERE WERE NO OTHER NOMINATIONS;
FIRST: MR. ZELTZER,
SECOND: MR. KNABEL AND MR. OGILVIE,
VOTE: PASSED: 6 AYES, 0 NAYS, 1 ABSTENTION: MR. ZELTZER—AYE, MR. ENSOR—AYE, MR. WHEELER—AYE, MS. ZERN—ABSTAIN, MR. OGILVIE—AYE, MR. KNABEL—AYE, MR. ROSENBAUM—AYE.
- The re-elected officers thanked the MVAC for their support.
- Subcommittees membership would stand as is for this meeting (see below: Tasks).

IV. FINANCE SUBCOMMITTEE REPORT

Financial reports were again in order, with very modest February surplus in keeping with the off-season. Activity was down a little from last year but not significantly.

- Business Park arrears were the lowest they've been in the last 4 years, a testament to Comptroller Ed Christoforo and Business Park Manager Kevin Brennan.

- Fuel sales were down from the extraordinary 2021 but continuing the upward trend over the last 5-6 years. The price of a truckload of fuel had risen from \$25,000 to \$37,000 but the Airport was able to maintain a good margin with considerable March sales. The Airport was watching the competition as one of many factors (weighted average cost, delivery, etc.) and would also monitor the impact on flights and ticket prices.

• The Rates and Charges report was still in draft form, and would be brought first to the Finance Subcommittee and then to the full MVAC as soon as possible, so that it could be submitted to commercial airlines.

- At the end of the meeting there was a discussion on whether to take the matter directly to the full MVAC, however the Finance Committee requested time to review the draft first, to check methodology intricacies and attendant risk.

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V. LAND USE SUBCOMMITTEE REPORT

- The vacant Business Park lots were appraised and Mr. Brennan hoped to submit the Request For Proposal (RFP) within the next 10 days.
- Five delinquent tenants (technically in default) had been contacted by Airport Counsel attorney and matters should be resolved within the week. A tenant with subtenant troubles had passed the subtenant eviction notice on to the Airport.
- The West Tisbury Health Inspector reviewed the venue, and concessionaires' permit files were updated.

VI. OUTREACH SUBCOMMITTEE REPORT

The Martha's Vineyard Community Foundation had not yet reported any response from the scholarship outreach to hangar owners and tenants (see below: Tasks).

VII. MARTHA'S VINEYARD AIRPORT (MVY) DIRECTOR'S REPORT

A. February Enplanements (See documents on file.)

- The month was fairly quiet. Staff started slowly gearing up for the summer season. There were one or two snow events but no long closures—a fairly normal winter.
- The Center for Disease Control extended the public transportation (terminals and aircraft) mask mandate for another month.
- 1,148 Air Traffic Control events rebounded 18.4% over February 2021 as did Cape Air passengers to 456 over the 204 2021 total.
- Airport staff and McFarland Johnson were working on a grant application with HMMH, a leader in the noise industry field, for a Part 150 study of all activity at Airport, and its effect on the community including guidance to minimize noise over sensitive areas. The study would cover a couple years and be incorporated into the Master Plan. The scope and hard data were important to the Airport as a good community member—although sometimes the Federal Aviation Administration (FAA) or Massachusetts Department of Transportation (MassDOT) found no impact.

VIII. CHAIR'S REPORT

The County established a Selection Committee and a Working Group to review and recommend the American Rescue Plan Act (ARPA) grant applications to the Dukes County Commission. The Selection Committee recommended three awards:

- \$1,500,000 for the Airport Wastewater Facility upgrade;
- \$100,000 to Test Martha's Vineyard for past invoiced expenses; and
- \$500,000 to the Martha's Vineyard Commission (MVC) for new septic technology.

The Working Group, with the assistance of Treasurer Ann Metcalf and County Counsel, would review the recommendations to insure they met all the Federal requirements and a decision was expected in the next 3-4 weeks.

- Later in the meeting Mr. Rosenbaum commended Business Park tenants for their participation and advocacy (see 8/12/21 Minutes p.2-3 #III B).
- Another round of applications was expected for the remaining ARPA funds.

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IX. ITEMS NOT REASONABLY ANTICIPATED BY CHAIR

- Mr. Zeltzer expressed his appreciation and respect for the MVAC, noting his long experience with various boards. Mr. Rosenbaum and other members thanked him and confirmed the compliment, noting staff support and the ability to work well together while respecting different viewpoints and experiences.

X. PUBLIC COMMENT – None

XI. ANNOUNCE NEXT MEETINGS

- Finance Subcommittee - 3:30PM, Friday, April 1, 2022
- Outreach Subcommittee -2:00PM, Thursday, April 7, 2022
- Land Use Subcommittee -3:00PM, Thursday, April 7, 2022
- **MVAC - 2:00PM, Thursday, April 14, 2022**

XII. ADJOURN

MOTION: **MOVED TO ADJOURN AT 2:46PM;**

FIRST: **MR. KNABEL;**

SECOND: **MR. OGILVIE;**

VOTE: **UNANIMOUSLY: 7 AYES, 0 NAYS, 0 ABSTENTIONS: MR. ZELTZER—**
AYE, MR. ENSOR—AYE, MR. OGILVIE—AYE, MS. ZERN—AYE, MR.
WHEELER—AYE, MR. KNABEL—AYE, MR. ROSENBAUM—AYE.

Appendix A: Tasks

- All – anyone interested in being on a subcommittee contact Mr. Rosenbaum or Mr. Ogilvie.
- Ms. Zern - resend hangar owner solicitation to Mr. Rosenbaum.

Appendix B: Documents on file:

- Agenda 3/10/22

Minutes approved as amended for numeration typos 4/14/22