

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

June 9, 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, 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
McFarland Johnson – Matt O'Brien, Tetra Tech - Ron Myrick,
Press: Aidan Pollard – Vineyard Gazette, MVTV, Eunki Seonwoo–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 – May 12, 2022 Action

- **MOTION: TO APPROVE THE MAY 12, 2022 MINUTES;**
- FIRST: MR. RICHARD KNABEL,**
- SECOND: MR. DON OGILVIE,**
- VOTE: UNANIMOUS: 6 AYES, 0 NAYS, 0 ABSTENTIONS.**

APPROVAL OF EXECUTIVE SESSION MEETING MINUTES – 1/13/22 Action

- **MOTION: TO APPROVE BUT NOT RELEASE THE JANUARY 13, 2022 EXECUTIVE SESSION MINUTES;**
- FIRST: MR. JACK ENSOR,**
- SECOND: MS. KRISTIN ZERN,**
- VOTE: UNANIMOUS: 6 AYES, 0 NAYS, 0 ABSTENTIONS: MR. ENSOR—AYE, MR. KNABEL—AYE, MR. OGILVIE—AYE, MR. GEOFFREY WHEELER—AYE, MS. ZERN—AYE, MR. ROSENBAUM—AYE.**

III. FINANCE SUBCOMMITTEE REPORT

- April showed a small surplus with adjustments to capitalized items—an end-of-year capital projects update was reviewed. Fuel sales were quite robust. Cash flow took a slight hit from the anticipated Tetra Tech expenses. Accounts receivable were in extremely good shape at about \$90,000.
- The Dukes County allocation bill covered the first 3 quarters of Fiscal Year 2022 (FY22)—the original agreement was for quarterly billing. FY22 was expected to be ~ \$100-110,000 which was within projections.

IV. LAND USE SUBCOMMITTEE REPORT

- Due in some part to the successful Taxi Company meeting and rate reduction (see 5/12/22 Minutes

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p.3 #IV) eight companies signed up for Airport service—double the number from previous years. So far there were no complaints and the Cabs voluntarily aided the location move.

• Recommend Land Lease Awards: (See documents on file.)

A. Lot 39 – Miller Professionals, Inc. Action

B. Lot 40 – James Eddy Action

C. Lot 41 – JR Construction and Sons, Inc. Action

D. Lot 42 – Miller Professionals, Inc. Action

Thanks went to Airport Director Geoff Freeman, Business Manager Joan Shemit and Property Manager Kevin Brennan who reviewed and scored the bids on the 4 new Business Park parcels (see documents on file). There were 5 bids of which 2 were unsuccessful:

- Conroy Development and T Ford – 2 mini storage companies,
- Jame Eddy – Big Sky tent rentals owner who was looking to consolidate his buildings,
- JR Construction – a contractor looking for a cabinet making building,
- Miller Professionals – a landscaper.

However one bidder bid on 2 parcels and one bid on all 4—when contacted bidders each stated they wanted only one parcel. Subcommittee Chair Mr. Wheeler reported on the review process and final calculations to determine which bidders were highest in rank for each parcel.

° Lot #39 (139,878 sq. ft.) to Miller Professionals \$1.15/sq. ft. (annual income \$160,630);

° Lot #40 (130,720 sq. ft.) to James Eddy at \$1.10/sq. ft. (annual income \$143,792);

° Lot #41 (30,920 sq. ft.) to JR Construction \$1.94/sq. ft. (annual income \$60,000);

° Lot #42 (9,322 sq. ft.) to Miller Professionals \$2.00/sq. ft. (annual income \$18,664).

- James Eddy/Big Sky might retain all their current lots to sublet, or might transfer/assign one or more.
- Miller Professionals was likely to choose one lot and release the other, which would then be put out for a second bid process. Depending on which lot they chose, additional total annual revenue to the Airport would be either (Lot #42) \$222,456 or (Lot #39) \$364,428.
- (A fifth lot would be available for bid late in 2022.)

There was a discussion on lot locations and frontage. In keeping with the unanimous recommendation of the Land Use Subcommittee:

• **MOTION: TO AWARD THE FOLLOWING BUSINESS PARK LOT LEASES**

LOT #39 TO MILLER PROFESSIONALS, INC.,

LOT #40 TO JAMES EDDY,

LOT #41 TO JR CONSTRUCTION AND SONS, INC.,

LOT #42 TO MILLER PROFESSIONALS, INC.;

FIRST: **MR. WHEELER,**

SECOND: **MR. OGILVIE AND MS. ZERN,**

VOTE: **UNANIMOUS: 6 AYES, 0 NAYS, 0 ABSTENTIONS: MS. ZERN—AYE, MR. WHEELER—AYE, MR. OGILVIE—AYE, MR. KNABEL—AYE, MR. ENSOR—AYE, MR. ROSENBAUM—AYE.**

The MVAC thanked the Land Use members for their hard work.

V. OUTREACH SUBCOMMITTEE REPORT

The scholarship funds would be divided between 3 recipients this year: Ms. Kara Hoyt, now at Purdue College, and two Martha's Vineyard High School (MVRHS) students, one interested in commercial piloting and the other in aerospace engineering. Ms. Zern would be present at Senior Night at the

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Tabernacle when the scholarships were awarded. MVRHS Guidance Department was working to better identify students with aviation interests and the MVAC discussed the excellent work done by MVRHS vocational trades. The MVAC reiterated plans to attend career days with various aviation professionals, mechanics, air traffic controllers, pilots, etc.

VI. MARTHA'S VINEYARD AIRPORT (MVY) DIRECTOR REPORT (See documents on file.)

- Mr. Ron Myrick of Tetra Tech presented the annual status report on the polyfluoroalkyl substances (PFAS) plume monitoring and remediation (see 4/8/21 Minutes p. 1-2 #III). This was the fourth year of the project and the required 3.5 yr. report had been filed with the State. Massachusetts Department of Environment Protection (MassDEP) had commended Martha's Vineyard Airport (MVY) for its proactive work on the issue. Phase 1 identified and mapped the problem; Phase 2 required active solutions (not only at point of entry), requiring depth-discreet sampling for more detailed plume and dispersal information, including into ponds and oceans.
- The 50 treatment systems (installed from 2018 on) remained remarkably effective and stable except for one or two which had been replaced—one due to owner error in leaving an irrigation system going. Tetra Tech reached out annually to about 200 homes and sampled about 100 wells, some on request.
- A couple monitoring sites had shifted from just below Massachusetts standard cut-off (under 20 parts per trillion—ppt) to slightly above—low 20s ppt. but the PFAS seemed to be following the path it had been taking for decades. Tetra Tech was investigating and had presented papers on the anomaly of a couple isolated high concentrated wells in areas where monitoring showed otherwise clear readings. It was noted that PFAS covered a wide range of formulas and products, not just the PFOS from earlier Airport Fire Fighting Foam (AFFF).
- Ms. Zern reported her neighbors considered the Airport had effected their wells. Mr. Myrick assured her the area was well outside the MVY plume, which ran consistently south with the groundwater, not east/west, and reminded the MVAC that PFAS was present in many different products.
- Average groundwater flow was ~ 200 ft. per yr. but it was unclear if the PFAS was traveling at the same rate; in any case the plume was expected to slowly decrease.
- FY23 programs came to a total budget was \$265,000—Tetra Tech was holding the line on pricing.
- The long-range programs and reports to MassDEP would be: continued and additional monitoring of treatment systems and wells, and watching to see if Ponds pulled the plume in a certain way. (Long Pond was tested and showed some surface pollution but a clean sediment. There was no risk to swimmers—bodies were usually good at filtering out pollutants.)
- Tetra Tech was also studying Airport soil samples because pollutants flushed through the sandy Martha's Vineyard soils—whereas normal soil acted like an organic sponge retaining some PFAS.
- A Comprehensive Site Investigation and Risk Management Report was due in November 2022.
- Tetra Tech was experimenting with neutralizing and/or disposing of the current ~ 8,000 gallons of AFFF PFOA which had been collected in a tank after fire drills. The treatment used on private wells was not effective in a tank environment so bio-reactors would be tried as the next step.
- The MVAC thanked Mr. Myrick for his presentation.

A. May Enplanements (See documents on file.)

- Air Traffic was down a slight 2% over May 2021, as was plane passengers/revenue (-12.4%) due to Jet Blue starting flights later in the season. American Airlines had begun service.
- The three-day Federal Aviation Administration (FAA) comprehensive Part 139 inspection for commercial airports operating certificate went very well with 3 minor corrections:

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- a failed World War II grate, repaired within 24 hours;
- clerical cleanup of 12 month period inspections; and
- Airfield painting for which MVY had been unable to secure MassDOT funding. Recent crack sealing (see 5/12/22 Minutes p.4 #A) obscured some markings. The painting process had already started.
- Mr. Freeman commended the FAA inspectors as excellent and thorough.
- The Transportation Safety Administration (TSA) security files inspection found no discrepancies.

VII. CHAIR'S REPORT

- Mr. Rosenbaum and Mr. Ogilvie confirmed the Part 139 report and commended staff for many years of excellent inspection results.
- Mr. Rosenbaum and staff were about to complete and submit the application for the second round of Dukes County American Rescue Plan Act (ARPA) funds.
- The legal team reported another large entity joined the multi-district PFAS litigation. Counsel was also in ongoing discussion on MVY PFAS insurance coverage.
- Thanks and best wishes went to:
 - Ms. Marni Lipke who was retiring after 23 years as MVAC recorder; and
 - retiring West Tisbury Police Officer Leo DeOliveira for his presence and service.

VIII. ITEMS NOT REASONABLY ANTICIPATED BY CHAIR - None

IX. PUBLIC COMMENT - None

X. ANNOUNCE NEXT MEETINGS

- Outreach Subcommittee –2:00PM, Thursday, July 7, 2022
- Land Use Subcommittee -3:00PM, Thursday, July 7, 2022
- Finance Subcommittee - 3:30PM, Friday, July 8, 2022
- **MVAC - 2:00PM, Thursday, July 14, 2022**

XI. ADJOURN

MOTION: TO ADJOURN AT 3:02PM;
FIRST: MR. KNABEL;
SECOND: MS. ZERN;
VOTE: UNANIMOUSLY: 6 AYES, 0 NAYS, 0 ABSTENTIONS.

Appendix A: Tasks – None

Appendix B: Documents on file:

- Agenda 6/9/22
- MVAC May 12, 2022 Draft Minutes (5 p.)
- Kevin, Joan Geoff – notes on lot bids
- PFAS Forensic Assessment at the Martha's Vineyard Airport's
- PFAS Project Status and 2023 Work Plan, June 9, 2022 (7 p.)
- Martha's Vineyard Airport KMOVY Traffic Count
- Martha's Vineyard Airport KMOVY CY2022Revenue Enplaned Pax Market Share

Minutes approved (as amended) 7/14/22