

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

**January 12, 2023, 2:00PM
Martha's Vineyard Airport Commission Conference Room
and by Zoom Conference**

PRESENT: **Commissioners:** Bob Rosenbaum, Don Ogilvie, Richard Knabel, Kristin Zern, Bob Zeltzer, Jack Ensor (zoom)
 Staff: Geoffrey Freeman – Director, Denise Tawa – Executive Assistant, Joan Shemit - Business Manager, Kevin Brennan – Property Manager
 Other: Jeremy Osborn, Eunki Seonwoo - MV Times, Thomas Humphrey – Gazette, Juliet Mulinare - Recorder

I. CALL TO ORDER

Mr. Rosenbaum called the meeting to order at 2:02pm.

II. APPROVAL OF MEETING MINUTES

A motion was placed on the floor by Mr. Knabel to approve the 12/8/22 draft minutes. Mr. Ogilvie seconds the motion, no further discussion, roll call vote:

Ensor – Aye, Zeltzer – Aye, Zern – Aye, Ogilvie – Aye, Knabel – Aye, Rosenbaum – Aye.

Motion passes unanimously **(6-0-0)**.

A motion was placed on the floor by Mr. Zeltzer to approve, but not release, the Executive Session draft minutes from 10/13/22. Mr. Ogilvie seconds the motion, no further discussion, roll call vote:

Ensor – Abstain, Zeltzer – Aye, Zern – Aye, Ogilvie – Aye, Knabel – Aye, Rosenbaum – Aye.

Motion carries **(5-0-1)**.

III. FINANCE SUBCOMMITTEE REPORT

Mr. Knabel reported a strong financial position for November due to unexpected revenue from landing fees and a substantial reduction to Accounts Receivable (now under \$100k). Mr. Rosenbaum and the rest of the Commission recognized and thanked Ms. Metcalf for her diligent job sorting out duplicate invoices and payments owed by tenants over multiple fiscal years.

Mr. Knabel reported that an initial payment for the Wastewater Facility upgrade has hit the cash account, but will be reimbursed.

IV. LAND USE SUBCOMMITTEE REPORT

Mr. Freeman reported on some long-term issues with Business Park tenants not fulfilling requirements within their leases. Mr. Brennan has been working on straightening this out but some tenants continue to fall short on providing information such as proof of insurance. One tenant specifically, Donaroma's Nursery and Landscaping Services, has failed to provide insurance information despite multiple requests from Mr. Brennan over the past six months. Mr. Freeman stated that, in addition to not providing insurance information per the terms of the lease, Donaroma's has also had on-going issues with storing materials on property that does not belong to them. A notice of default letter addressing this issue was sent back in April 2021 but the problem remains. Due to the on-going and multiple issues with this

particular tenant, Mr. Freeman and Mr. Brennan will be moving forward with an eviction notice. They will work with legal counsel on how to proceed and will provide an update next month.

V. OUTREACH SUBCOMMITTEE REPORT

The Commission discussed possibly creating a scholarship fund to honor the memory of Doug West.

VII. CHAIR'S REPORT

Mr. Rosenbaum reported that the agreement with the County for the ARPA funds has been finalized but is not yet officially signed. The \$1.5 million must be spent by the end of 2024, which will not be a problem. Mr. Rosenbaum said there are still a couple of dates that need to be filled in, and asked for a motion to authorize him to sign the contract on behalf of the Commission once those dates have been confirmed.

Motion placed on the floor by Mr. Ogilvie to authorize Mr. Rosenbaum to sign the contract with the County. Mr. Knabel seconds the motion, no further discussion, roll call vote:

Ogilvie – Aye, Zern – Aye, Zeltzer – Aye, Knabel – Aye, Ensor – Aye, Rosenbaum – Aye.

Motion passes unanimously **(6-0-0)**.

VI. MVY DIRECTOR'S REPORT

Mr. Freeman reported on the various projects that are underway, including the replacement of snow removal equipment, the taxi lane rehabilitation and the terminal feasibility study. The feasibility study will evaluate all aspects of the airport building and once completed, will qualify the airport to apply for additional FAA funding for the next steps of upgrading the terminal building. The study should be completed by the summer and the application for the next round of funding will be submitted around October.

Mr. Freeman reported on the December air travel statistics which were up compared to last December, but down overall in 2022, compared with 2021.

Mr. Freeman stated that the Airport is embarking on an FAA grant-funded noise study. This study is not a mandatory practice but it's an important exercise to do to understand the impacts of the airport to the surrounding community. The process will take about a year and will look at counts, flight paths, travel times and decibel levels of aircrafts. The study will produce a report that will be provided to the FAA for review and response.

Mr. Freeman reported that the FAA system had some issues yesterday ("NOTAM") but there were no disruptions at MVY.

The construction of the Vineyard Wind hangar is in full swing.

Mr. Freeman said he's in the initial stages of looking at relocating the air traffic control tower, which would be solely an FAA project. The existing tower was built in the 80s and at the time it was built, it was in a good location, but with the construction of the new terminal, that is no longer the case.

The Commission discussed solar panels and E/V chargers on the property.

VIII. ITEMS NOT REASONABLE ANTICIPATED BY CHAIR

None.

IX. PUBLIC COMMENTS

None.

X. ANNOUNCE NEXT MEETINGS

MVAC: February 9, 2023 @ 2:00pm

Outreach: February 2, 2023

Land Use: February 2, 2023

Finance: February 3, 2023 @ 10:00am

XI. ADJOURN

At 2:51pm a motion to adjourn the meeting was made by Mr. Knabel and seconded by Mr. Zeltzer. No further discussion, roll call vote:

Ensor – Aye, Zeltzer – Aye, Zern – Aye, Ogilvie – Aye, Knabel – Aye, Rosenbaum – Aye.

Motion passes unanimously **(6-0-0)**.

Minutes submitted by Juliet Mulinare.

Minutes approved: 1/12/2023