

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

**March 14, 2024, 2:00PM
Martha's Vineyard Airport Commission Conference Room
and by Zoom Conference**

PRESENT: **Commissioners:** Bob Rosenbaum, Kristen Zern, Don Ogilvie, Bob Zeltzer, Richard Knabel, Jack Ensor, Geoff Wheeler (zoom),
 Staff: Denise Tawa, Joan Shemit (zoom)
 Other: Matthew O'Brien, Juliet Mulinare (Recorder)

I. CALL TO ORDER

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

II. APPROVAL OF MEETING MINUTES

The Commission reviewed the draft minutes of the 2/8/24 meeting.
*Motion placed on the floor by Mr. Zeltzer to approve the 2/8/24 draft minutes. Mr. Knabel seconds the motion, no further discussion, roll call vote:
Wheeler – Aye, Zeltzer – Aye, Zern – Aye, Ogilvie – Aye, Ensor – Aye, Knabel – Aye, Rosenbaum – Aye*
Motion passes unanimously **(7-0-0)**.

The Commission reviewed the draft minutes of the 1/11/24 Executive Session.
*Motion placed on the floor by Mr. Ogilvie to approve the 1/11/24 draft Executive Session minutes. Ms. Zern seconds the motion, no further discussion, roll call vote:
Wheeler – Abstain, Zeltzer – Aye, Zern – Aye, Ogilvie – Aye, Ensor – Aye, Knabel – Aye, Rosenbaum - Aye*
Motion carries **(6-0-1)**.

Before moving on to the election of officers, Mr. Rosenbaum read aloud a prepared statement to address the situation with the lease for 20 Airport Road:

“There has been a great deal of misinformation that has appeared in the media and online concerning the lease for 20 Airport Road on which Animal Health Care (AHC) is currently located. The Martha’s Vineyard Airport Commission (MVAC) would like to provide some much needed factual information concerning the lease for this property.

1) As required by Massachusetts General Law, anytime a municipal property’s lease expires, the entity responsible for that property is required to issue a Request for Proposal (RFP) to the public in order to solicit bids for that property. The reasons for this process should be obvious but it is intended to ensure a fair and open process for the leasing of public property. This is exactly what the Airport Commission has done for this property. The MVAC is not allowed by Mass Law to just award it to the current tenant. An RFP was issued on February 12 and responses are due back on March 29. The responses will then be evaluated based upon multiple factors including best use, impact to the community, and meeting the minimum lease rate which is \$12,000 per month which was set by an independent assessment. Highest price bid is NOT, repeat NOT the determining factor.

2) The 7 Airport commissioners are all appointed by the Dukes County Commission for a 3-year term. Again, this is specified by Mass Gen Law which states that all airport commissioners in the Commonwealth are appointed by the town or county which owns the airport. All commissioners are sworn in by the Clerk of the Court to up hold the laws of the Commonwealth and the Constitution of the United States. All 7 of us take this oath very seriously. In addition, our common mission is to ensure the safety of the users of the airport by complying with all the regulations of the Federal and State government. In addition, we strive to make the

airport a good neighbor for the island community since we are also neighbors ourselves. Airport commissioners are volunteers and do not receive any compensation.

3) The Airport is NOT a for profit entity. Airports in general receive their revenue through multiple sources including government grants, landing fees, fuel sales, property leases (both aviation and non-aviation), and funds from the town or county that owns the airport. The Martha's Vineyard Airport is among the few that does not take any funds from the owner, specifically the County.

Anyone with questions is encouraged to ask a Commissioner in order to make comments based upon facts. The situation with the availability of veterinarian services on the island goes way beyond the issue with AHC. Two practices have already closed and no one has moved to the island to start a practice. The problem is of course the availability of housing and the cost of living on MVY which affects every profession here, teachers, doctors, plumbers, the list goes on."

The rest of the Commission was in agreement with the statement.

III. ELECTION OF OFFICERS

Mr. Rosenbaum stated that the Commission needs to elect its Chair, Vice Chair, Treasurer and Secretary. *Motion placed on the floor by Mr. Ensor to nominate Mr. Rosenbaum as Chair; Mr. Ogilvie as Vice Chair; Mr. Knabel as Treasurer and Ms. Zern as Secretary. Mr. Wheeler seconds the motion, no further discussion, roll call vote:*

Wheeler – Aye, Zeltzer – Aye, Zern – Aye, Ogilvie – Aye, Ensor – Aye, Knabel – Aye, Rosenbaum – Aye
Motion passes unanimously **(7-0-0)**.

Mr. Rosenbaum then called for a motion to make appointments to the Finance, Land Use and Outreach Sub-Committees.

Motion placed on the floor by Mr. Ogilvie to keep the Sub-Committees the same, with one exception that Mr. Ensor will take over for Mr. Wheeler as Chair of the Land Use Sub-Committee. Mr. Knabel seconds the motion, no further discussion, roll call vote:

Wheeler – Aye, Zeltzer – Aye, Zern – Aye, Ogilvie – Aye, Ensor – Aye, Knabel – Aye, Rosenbaum – Aye
Motion passes unanimously **(7-0-0)**.

IV. FINANCE SUBCOMMITTEE REPORT

Mr. Knabel reported that there is a small operating surplus and cash flow is good; Accounts Receivable continues to be low. Mr. Knabel stated that AvGas sales for February were way up.

a. Rental Car Customer Facility Charge

Mr. Knabel stated that the Airport Director is recommending that the Commission vote to approve the establishment of a Customer Facility Charge of \$4 per transaction day to be imposed on all On-Airport rental car companies. The funds would be used to pay, or reimburse the Airport, for costs associated with the operation, management, improvement, enhancement and renovation of the existing rental car facilities and its related roadway infrastructures.

Motion placed on the floor by Mr. Knabel to adopt the Customer Facility Charge of \$4/day. Mr. Ogilvie seconds the motion, no further discussion, roll call vote:

Wheeler – Aye, Zeltzer – Aye, Zern – Aye, Ogilvie – Aye, Ensor – Aye, Knabel – Aye, Rosenbaum – Aye
Motion passes unanimously **(7-0-0)**.

IV. LAND USE SUBCOMMITTEE REPORT

Mr. Wheeler had no report.

Mr. Zeltzer thanked Mr. Wheeler for his Chairmanship of the Land Use Subcommittee over the past year and said he did great work.

V. OUTREACH SUBCOMMITTEE REPORT

Ms. Zern said she spoke with Mr. Mackey about the newsletter idea. He may have misunderstood and thought it was a fundraising effort, which it is not; it would be informational only, not a solicitation of any kind. Mr. Rosenbaum suggested that Ms. Zern put together an example newsletter to show Mr. Mackey so he understands what the intention is.

VI. MVY DIRECTOR'S REPORT

Mr. Freeman was not present.

VII. CHAIR'S REPORT

Mr. Rosenbaum said he plans to send the statement he read earlier to the papers as a Letter to the Editor and asked if the rest of the Commission wanted to sign their names to it also. All Commission members opted to sign their names to the statement.

VIII. ITEMS NOT REASONABLY ANTICIPATED BY CHAIR

None.

IX. PUBLIC COMMENTS

None.

X. ANNOUNCE NEXT MEETINGS

MVAC: April 11, 2024 at 2:00pm
Outreach: April 4, 2024 at 2:00pm
Land Use: April 4, 2024 at 3:00pm
Finance: April 5, 2024 at 10:00am

XI. ADJOURN

At 2:29pm a motion to adjourn the meeting was made, seconded and passed unanimously (7-0-0).

Minutes submitted by Juliet Mulinare.

Minutes approved: 4/11/2024