

**Commonwealth Of Massachusetts
MARTHA'S VINEYARD AIRPORT COMMISSION
LAND USE SUBCOMMITTEE**

July 6, 2018, 3:30PM

MVAC Chambers

Notice of Such Meeting Having Been Posted as Required by Law

Present: Subcommittee Members: Chair – Peter Wharton, Trip Barnes, Don Ogilvie,
Airport Staff: Manager Ann Richart,
Others: Commissioner Kristin Zern,
Marni Lipke – Recorder * Late arrival or early departure

I. CALL TO ORDER – 3:30PM.

**II. APPROVE THE MINUTES FROM JUNE 11, 2018 LAND USE
SUBCOMMITTEE MEETING** (See below: Actions.)

• **MR. WHARTON MOVED TO APPROVE THE JUNE 11, 2018 MINUTES AS AMENDED; MR. BARNES SECONDED; MOTION PASSED: 3 AYES, 0 NAYS, 1 ABSTENTION—MR. OGILVIE** due to absence.

III. DONAROMA’S REQUEST TO RENEW LEASE

Tabled till August at Donaroma’s request. (See documents on file & below: Tasks.)

IV. ISLAND PROPANE REQUEST TO RENEW LEASE

This was an early request as the lease (at 37¢/sq. ft.) expired in November 2019. A February 2017 appraisal of similar lots set FMV between \$1.25/sq. ft. and \$1.60/sq. ft. depending on Lot development. The Subcommittee reviewed recent policy for Airport and Tenant appraisals as well as FAA “highest best use” requirements. Mr. Barnes objected to the process and the bureaucracy. (See documents on file & below: Tasks.)

V. MVABP LOT 34 LLC REQUEST TO CONSTRUCT CAR WASH

The Subcommittee received a June 14th letter that seemed to effectively withdraw the proposal—although there still seemed to be some confusion. Mr. Wharton was in favor of encouraging enterprise, but there were questions on the proposal’s wastewater calculations. The Subcommittee briefly noted the previous application that expired after 3 extensions (see Minutes: 12/10/15 p.7-9 #J & 10/13/16 p.5 #5) and noted wastewater plant capacity concerns. (See documents on file & below: Tasks.)

VI. AIRPORT CAPITAL IMPROVEMENT PROGRAM BRIEFING

This Subcommittee also oversaw the Airport’s Capital Improvement Program (ACIP) as laid out in the Airport Master Plan. The Master Plan (see 10/13/16 Minutes p.6-7 #V) could be updated as the Airport chose and covered all airport inventory: facilities, land, pavement, business parks, construction etc. (but not Wastewater) projected for the next 20 years, based on timing and available funding. Such Plans were required by the FAA to

facilitate national planning and funding. Projects in the MVY Plan had been conceptually approved by the MVAC— once finalized the Master Plan was sent to Dukes County.

- The FAA assigned priority values to projects: safety, capacity, etc. and almost never funded terminals and very seldom secondary runways or taxiways. All funds (with the exception of PFCs) were project-based and reimbursed (i.e. the Airport paid invoices which were submitted for reimbursement)—timing of such reimbursement was unpredictable. Aviation sources included:

- FAA entitlement (automatic \$1,000,000 per year that could be rolled over for 3 years);

- additional FAA grants in competition with other airports;

- MassDOT Aeronautics automatic 5% of all FAA projects;

- MassDOT Aeronautics Airport Safety and Maintenance Projects (ASMP) outside of FAA projects;

- individual airport PFC revenue.

- Ms. Richart reviewed a list (see documents on file) that included all MVY projects—not just those that were FAA funded.

- Applications for the additional FAA \$1,000,000,000 small airports grants had to be submitted within Federal FY18 (i.e. by 9/30/18). Ms. Richart proposed replacing both 2002 ARFF vehicles which had outlived their standard 15 yr. life span and, although seldom used, were having maintenance issues. As safety vehicles they were in the highest priority FAA funding category. (The 2015 purchase of Snow Removal Equipment was funding based rather than strategic.)

- The FAA agreed that MVY Airport needed terminal improvements and allowed it to be listed on the ACIP. The Airport Layout Plan (ALP) part of the Master Plan showed what the airfield looked like now and all approved improvements—any project not on the ALP would not be funded unless the ALP were amended. The Subcommittee reviewed hangar location; Business Park lots, roads and infrastructure; and the dauntingly expensive and political terminal project.

- Ms. Richart proposed:

- annual review of the ACIP;

- a joint August MVAC/Dukes County Commission meeting on the ACIP including a tour of the Airport.

- The Subcommittee prioritized discussion of the new Business Park lots as there were only 5 more meetings before the RFP award. Previous promises and issues were noted.

- Mr. Barnes proposed small Business Park lots for youth/beginner entrepreneurs.

- The Subcommittee found the ACIP very helpful and thanked Ms. Richart (see below: Tasks).

Next meeting – tentatively scheduled for 3:30PM, Friday, August 3, 2018

VII. ITEMS NOT REASONABLY ANTICIPATED BY CHAIR

VIII. ADJOURNMENT

- **MR. WHARTON MOVED TO ADJOURN AT 4:41PM; MR. BARNES SECONDED; MOTION PASSED UNANIMOUSLY.**

Tasks

- Ms. Tesmer – amendments to 6/11/18 Minutes:

- Abstain not Obstain,
- #5 'Mr. Barnes and Mr. Wharton requested the Vineyard Vehicle Wash be tabled to allow time to read Mr. Catt's 57 page proposal.'
- Mr. Wharton/Ms. Richart –meet with Donaroma as a preliminary to lease renewal.
- Ms. Richart - initiate Lot 15 appraisal according to policy.
- Ms. Richart/Mr. Wharton – request Mr. Catt appear before the Land Use Committee re: carwash proposal and wastewater questions.
- August Agenda – Mr. Barnes' idea for small business park lots for new entrepreneurs
- Ms. Richart – provide list of ~15 people requesting lots in the Business Park
- Ms. Richart – list Company common (rather than legal) names on maps/lists.
- Ms. Richart – contact Outreach Subcommittee re: publicity for December release of new lots.
- Ms. Richart – send ACIP to Finance Subcommittee.

Documents on file:

- Agenda 7/6/18
- MV Airport Staff Summary re: Donamoma's Lease Renewal (2 p.) 7/6/18
- MV Airport Staff Summary re: Island Propane Lease Renewal (2 p.) 7/6/18
- MV Airport Staff Summary re: MVYABP Lot #34 Request to Build Car Wash (3 p.) 7/6/18
- McFarland Johnson Martha's Vineyard Airport FAA Land Release Property Description Lease Lines 6/13/18
- Current Projects and Capital Improvement Program (2 p.) 4/11/18