

Draft
Commonwealth Of Massachusetts
MARTHA'S VINEYARD AIRPORT COMMISSION
LAND USE SUBCOMMITTEE
October 4, 2018, 5:00PM
MVAC Chambers

Notice of Such Meeting Having Been Posted as Required by Law

Present: Subcommittee Members: Chair – Peter Wharton, Don Ogilvie
Airport Staff: Manager- Ann Richart- Airport Director
Others: Rachel Weinman- Island Propane Inc.

I. CALL TO ORDER – 5:03 PM

II. APPROVE THE MINUTES FROM August 3, 2018.....APPROVED
APPROVE THE MINUTES FROM September 6, 2018.....APPROVED

III. CONSIDER ISLAND PROPANE LEASE RENEWAL

The lease began on November 17, 1999 and expires August 31, 2019, it contains a provision for one 20 year-renewal. They're currently paying a rent rate of \$0.37/sq.ft/year. A recent Fair Market Value Appraised the parcel at \$1.20/sq. ft./year. The Land Use sub-committee is recommended the new rent will be at a base rate of \$1.20/sq. ft./year for a monthly rent of \$4,649.10. Added language in the new lease will adjust the rate every five years based on a Fair Market Value Appraisal beginning in 2024. Also, Change the late payments amount from 18% per month to 1.5% per month.

WHARTON MADE A MOTION FOR RECOMMENDATION OF APPROVAL TO MVAC, OGILVIE SECONDED 2-0-0

IV. CONSIDER COCA COLA LEASE RENEWAL

The lease began on October 15, 1998. Coca Cola is requesting to renew their lease for ten years and has agreed to the new lease rate of \$1.50 per square foot and to include the five-year re-appraisal language in the new lease. The recommendation is for a ten-year renewal with an additional 10-year renewal option with the new base rate being \$6,875 per month and base rent will be adjusted annual according to the CPI and every 5th year according to a new Fair Market Value Appraisal.

OGILVIE MADE A MOTION FOR RECOMMENDATION OF APPROVAL TO MVAC, WHARTON SECONDED 2-0-0

- V. CONSIDER REQUEST TO CHANGE PRINCIPALS ON LOT #34 LEASE**
Nicholas Catt has requested to drop Laurence Clancy from the Partnership of operating LOT #34 and replace him with Geoff Smith.

WHARTON MADE A MOTION FOR RECOMMENDATION FOR APPROVAL OF MVAC, OGILVIE SECONDED 2-0-0

- VI. CONSIDER CONTINUED ENVIRONMENTAL ASSESSMENT-AFFF RELEASES BY TETRA TECH**

Tetra Tech performed an initial environmental assessment on the contamination from the Aircraft firefighting foam. The assessment results showed that there is and it may have migrated off the airport, but this is not confirmed. AFFF is not yet regulated. A recommendation for initial well sampling, develop a risk characterization summary, and to reach out to Airport Tenants and neighbors who may have been affected. The contract is for \$16,900.

WHARTON MADE A MOTION FOR RECOMMENDATION FOR APPROVAL OF MVAC, OGILVIE SECONDED 2-0-0

- VII. CONSIDER DUMP SITE CLEANUP CONTRACT WITH TETRA TECH**

While performing the land development study to expand the business park they came across an abandoned US Navy dump site. Tetra Tech will work with DEP to develop a site investigation work plan. The contract is for \$5,000.

WHARTON MADE A MOTION FOR RECOMMENDATION FOR APPROVAL OF MVAC, OGILVIE SECONDED 2-0-0

- VIII. CONSIDER COFFIN'S FIELD POST RESIDENTIAL SAMPLING CONTRACT WITH TETRA TECH**

The clean -up for Coffins field was completed last year and included in the completion the airport purchased the residence water treatment systems and to continue to sample their water for three more years. The recommendation is to continue testing the residence well's for the coming year. The contract is for \$6,200.

WHARTON MADE A MOTION FOR RECOMMENDATION FOR APPROVAL OF MVAC, OGILVIE SECONDED 2-0-0

- IX. STATUS REPORT ON LAND DEVELOPMENT STUDY**

The rope course located in the business park has a lease expiring in 2026 with an option to renew. RICHART will reach out to the Sheriff's office for a possible swap of parcel or interest in staying in the same parcel.

RICHART presented a draft of a timeline schedule for the land release of the business park.

Next meeting – November 1, 2018 5:00 PM

VI. ADJOURNMENT 5:56 PM