

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

March 7, 2019, 5:00PM

MVAC Chambers

Notice of Such Meeting Having Been Posted as Required by Law

Present:

Subcommittee: Chair – Peter Wharton, Trip Barnes, Don Ogilvie, Geoffrey Wheeler

Airport Staff: Geoff Freeman, Assistant Airport Manager; Kevin Brennan, Property Manager (recorder).

Public Signed in: Kristin Zern (MVAC); Bob Fuller (Fullers Energy, Inc.); David Schwab (Schwab Electric (BP36); Geoff Smith (Proposer), Matthew O'Brien (MJ), Mal Jones

Via Phone: Jonathan McCreedy (McCreedy Architects

- I. **CALL TO ORDER by Chair Peter Wharton** – 17:01hrs. Chairperson Wharton congratulated Mr. Ogilvie and Ms. Zern (audience) on re-appointment by the County of Dukes County Commission to the MVAC for a 2-year term.

- II. **MINUTES: APPROVE THE MINUTES FROM THE MARCH 7, 2019 LAND USE SUBCOMMITTEE MEETING** – Motion by Mr. Ogilvie to approve minutes as distributed, 2nd Mr. Wheeler and approved: 4-0-0.

- III. **OLD BUSINESS**
 - a. **Provide input for Restaurant RFP** – Mr. Wheeler provided 3 verbal suggestions which highlighted his 14-point written submission. 1) Concession agreements at most airports include a % of gross, although Block Island just implemented RFP similar to our proposal. 2) ID kitchen and restaurant equipment owned by MVA. 3) RFP should include TSA Space usage and how security clearing would work. All other members were reminded to provide final suggestions to the Property Manager within the next couple of days.
 - b. **Review Lease Renewal Process** – Mr. Brennan introduced draft process and asked members to provide feedback. Mr. Wharton stated that this product will then be reviewed with tenants before implementation/distribution.
 - c. **Business Park RFP Update** – Mr. O'Brien noted that the FAA Land Release had been published March 1, requesting feedback by April 1. Review period should be concluded by March 15 or so. Next steps include MVC approval of expansion and required 5-year MVC DRI review. RFP is under legal review now. Mr. Barnes asked if Edgartown Zoning had been met with. Mr. Wharton confirmed. Mr. O'Brien reviewed status of Lot 34/38 status. Asked LUC if steps should be taken to spend proposed \$80,000 to complete the process. Mr. Freeman asked if 80K could be

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paid over time/payment plan. Mr. O'Brien noted action would not be taken until payment in full was made.

- d. **Land Development Study** – Mr. O'Brien reviewed some thoughts about this project asking LUC if it was time to bring project to top of list. Improvements to the park including drainage, sidewalks, lighting, signage, buffers, etc.. Mr. Wharton suggested that these issues would provide the new Airport Director the opportunity to meet tenants, obtain feedback put together a plan. LUC all verbally agreed with plan.
- e. **Well House Hazmat Project Update** – Mr. O'Brien stated that Well House issue (adjacent to BP#01 across West Line Road) was holding back expansion of BP39/40. Described remaining steps, Hazmat removal next step. Contractor has been signed to remove Hazmat., then building removal (Mr. Freeman confirmed that MVA staff could complete this), well capped and sealed. Mr. O'Brien asked if LUC would like MJ to serve as project manager. Verbal agreement of all to seek MVAC approval for MJ as Project Manager.
- f. **MEPA/NEPA Project Update** – Jonathan McCredie (Fennick McCredie Architecture) presented take aways from the MEPA/NEPA Voice of the customer meetings. Future - Security Checkpoint and Aircraft size will be shape future needs. Presented concepts for Terminal. Will return to present parking, traffic and public outreach. Requested feedback from LUS on presentation. Mr. Wheeler suggested confirm budget before proceeding.

IV. NEW BUSINESS

- a. **Tenant Aging Report** - Subcommittee reviewed 1st aging report since introduction of Infinite Visions (IV) (CODC financial system) which Staff manually prepared as IV does not have this report working yet. Committee thanked staff for providing and looks forward to addressing overdue accounts more aggressively.
- b. **Lease Termination Schedule** – Mr. Wharton directed this item be moved to the next meeting.
- c. **BP34 – 26 East Line Road – Proposal by Nick Catt and Geoff Smith for an above-grade self-storage facility** – Mr. Smith presented his proposal and answered basic questions. Mr. Wheeler motioned to “approve for further review” as the proposal met minimum standards and all additional requirements as specified in 7B and because the project is NOT subject to MVC review as a DRI. 2nd by Mr. Ogilvie, unanimously approved. 4-0-0

18:43hrs – Mr. Barnes excused himself to attend another meeting.

V. ITEMS NOT REASONABLY ANTICIPATED BY CHAIR

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- a. **Runway PFAS Coordination** – Mr. O'Brien explained the process required to clear runway reconstruction byproducts of Hazmat. Soil remained on property, fully tarped awaiting testing and release. Motion by Mr. Ogilvie to propose to MVAC Finance Subcommittee to contract with Terta-tec for said testing, 2nd by Mr. Wheeler, Unanimously approved 3-0-0
- b. **FAA Runway Obstruction Study** – Mr. O'Brien stated that the study on file may be determined by the FAA to be outdated, noting that MVAC may need to request additional funding to do a new study. Motion by Mr. Wharton, 2nd by Mr. Wheeler to forward to MVAC Finance, unanimously approved. 3-0-0

VI. PUBLIC COMMENT

- a. Mr. Wharton encouraged public comment and encouraged tenants to attend future meetings.
- b. Mr. Wharton introduced Bob Fuller (Fuller Energy, Inc.) and thanked him and all other members of the public for attending.

VII. ADJOURNMENT

**MR. OLGILVIE MOVED TO ADJOURN AT 18:58hrs; MR. WHEELER SECONDED;
MOTION UNANIMOUSLY APPROVED 3-0-0.**

Next meeting–tentatively scheduled for 5:00PM, Thursday, April 4, 2019

Approved Unanimously at April 4, 2019 LUS Meeting