

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

April 4, 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); Richard Knabel (MVAC), Geoff Rose (potential proposer)

Via Phone/Videoconferencing: Matthew O'Brien (McFarland Johnson)

- I. **CALL TO ORDER by Chair Peter Wharton – 16:59hrs.**

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

- III. **OLD BUSINESS**
 - a. **Well House Hazardous Material Project Update –** Matt O'Brien provided update indicating that lead abatement and asbestos removal on schedule, demolition permits are in process for May 2 scheduled demo and therefore May 30 target to complete project, including 3rd party inspection required before final payment is issued, should be met.
 - b. **MEPA/NEPA Project Update –** Matt O'Brien showed 4 options available to the MVAC related to improvement opportunities. After a lively discussion which included outsourcing the FBO, lack of clarity around funding for this step of the process, mention of Airport Financing Capacity Analysis, Mr. O'Brien clarified that in order to proceed with the process, MVAC must present MDOT and FAA with a tentative plan, which could include TSA funding. Mr. O'Brien clarified that amount already budgeted for this project cover the design plan only. Mr. Wheeler motioned to support "approach A" and there was unanimous approval.
 - c. **Water System Update –** Matt O'Brien mentioned that because the MVAC agreement with OB Water is due to expire in 2020, MVAC should be looking at producing an RFP for future procurement of water and consider options including negotiating a reduction in pricing with OB Water and sourcing from Edgartown Water. Edgartown option could also improve current water supply challenges to properties affected by PFAS infiltration. Mr. Ogilvie noted that he believed that MVA WW Treatment plant was permitted to accept at least double the current volume.

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- d. **Business Park RFP Update** – Mr. Brennan reported that the DRAFT Boilerplate RFP had been received from legal and is included in today's packet for LUS review and input. Mr. Brennan will customize this month and await input from the LUS before finalizing. Mr. O'Brien reported an expected April 15, 2019 FAA release of land. Mr. O'Brien reported that he was working with Finance Subcommittee to determine funding to complete project. Because the release is "in progress", the FAA is ok permitting development. Ms. Richart will write letter to Mr. Smith clarifying this. Mr. Wheeler reminded that Receivables and FMV policies will be included in RFP. Mr. Wharton requested that RFP's include language that complies with all MA and Federal EEO policies to indicate relationships with the MVAC are both compliant and progressive. Final RFP needs final legal and LUS approval ASAP.
- e. **Tenant Aging Report** – Mr. Brennan presented the monthly report indicating that outstanding balance of the TOP5 had been reduced by 42% over the last 30 days, collecting over \$80,000 which was over 90 days.
- f. **Recommend to MVAC Approval of Restaurant RFP** – Mr. Brennan presented recently upgraded boilerplate delivered by legal, with some customization in progress. Several suggestions were provided and this revised format will be finalized as soon as possible. LUS agreed that 12/1/19 would be effective date and that proposers would have 45 days to respond.
- g. **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.

IV. NEW BUSINESS

- a. **Information Only** – Acknowledgement of Subtenant Majority Partner Change Request – MV Fish House LLC from Tyler Gibson to Nicholas Catt.
- b. **Information Only** – MVAC Chair Bob Rosenbaum will formally communicate the MVACs AR and FMV policies with a cover letter in the Q1 19 Water invoices.

V. ITEMS NOT REASONABLY ANTICIPATED BY CHAIR

None were presented

VI. ADJOURNMENT

**MR. OLGILVIE MOVED TO ADJOURN AT 18:12hrs; MR. WHEELER SECONDED;
MOTION UNANIMOUSLY APPROVED 4-0-0.**

Next meeting–tentatively scheduled for 5:00PM, Thursday, May 2, 2019