

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

September 5, 2019, 5:00PM

MVAC Chambers

Notice of Such Meeting Having Been Posted as Required by Law

Present:

Subcommittee: Chair – Peter Wharton, Don Ogilvie, Geoff Wheeler

Airport Staff: Kevin Brennan, Airport Properties Manager (recorder); Edward Christofono, Financial Controller; Cindi Martin, Airport Director

Public Signed in: Mike Wallace, (Vineyard Enterprises, Inc. (Avis/Budget)), Fred Fournier (Landscape, Inc.), Richard Knabel (MVAC), Kristin Zern (MVAC), Lauren Thomas (MVTA).

Public NOT Signed in: Michael Turnell (Indigo Farm Inc.), John Goodwin (Indigo Farm, Inc.)

Via Phone/Videoconferencing: NONE

I CALL TO ORDER by Chair Peter Wharton – 17:01hrs.

II MINUTES:

APPROVE THE MINUTES FROM THE August 1, 2019 LAND USE SUBCOMMITTEE MEETING – Motion by Mr. Ogilvie, 2nd by Mr. Wharton to approve minutes. Unanimously approved - 3-0-0.

III ONGOING BUSINESS

- a. **Tenant Aging Report** – Mr. Christofono not present, no report provided. Will be provided to Finance Subcommittee Friday, September 6th, 2019.
- b. **Car Rental RFP Update** – Mr. Brennan reviewed feedback from the Non-Exclusive On-Airport Rental Car Concession Pre-Proposal Conference held previous day. After a brief discussion regarding the current RFP calendar, Mr. Wharton stated that the calendar would remain as had been communicated.
- c. **Lease Renewals and Fair Market Value Adjustment** – Mr. Wharton overviewed status on this issue. Mr. Wharton stated that one option was to follow the MVAC-approved policy and implement the increase. He stated that public opinion expressed by tenants at the August Land Use Subcommittee Meeting indicated that a phased-in approach which included balloon payment in the 5th year was not received well by tenants. Based on Mr. Baumhofer suggestion at the August meeting that the Airport set all land rates at \$0.85/SF as had been done with a recent renewal, staff had investigated and determined that this rate was in fact determined for a similar property in 2015 but in 2019 that same property was paying \$0.96 /SF. Mr. Wharton stated that rate could be appropriate. Ms. Martin suggested a work session be held quickly to review all options and make a formal proposal for the course of action to be followed for lease renewals. Work session to be scheduled next week.
- d. **McFarland Johnson Work Order #4** – Ms. Martin reviewed the scope of work and project progress with Subcommittee. Motion by Mr. Ogilvie, 2nd by Mr. Wharton to recommend to the MVAC that MVAC cancel the work order. Approved unanimously 3-0-0.
- e. **Airport Properties Manager Report**
 - a. **Lot 39/40** – Current tenant, Garden Beautifiers Landscaping, LLC, has made significant progress in clearing the property. Will present tenant with September invoice.

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- b. **BP14** – Mr. Brennan provided an update on the issues contained in a three-page letter sent to tenant regarding lease violations which continue to hold up Assumption of Lease. Minimal progress in August. Mr. Brennan reports that sub-tenant with ongoing lease violations is in the process of being evicted by tenant.
- c. **BP28** – T Ford – Mr. Brennan informed LUS of steps being taken to have tenant remove unapproved PODS which tenant had committed to remove in 2010.

IV. OLD BUSINESS
NONE

V. NEW BUSINESS
NONE

IV. ITEMS NOT REASONABLY ANTICIPATED BY CHAIR

Mr. Ogilvie asked staff for an update on the restaurant RFP. Ms. Martin stated that RFP would be presented at October 3, 2019 LUS meeting for review/approval and then be on the MVAC October agenda.

VI. ADJOURNMENT

**MR. OGILVIE MOVED TO ADJOURN AT 18:23hrs; MR. WHARTON SECONDED;
MOTION UNANIMOUSLY APPROVED 3-0-0.**

Next meeting – Scheduled for 5:00PM, Thursday, October 3, 2019