

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

March 5, 2020, 5:00PM

Airport Rescue and Firefighting Building Conference Room

Notice of Such Meeting Having Been Posted as Required by Law

Present:

Subcommittee: MVAC Chair – Bob Rosenbaum, Don Ogilvie, Geoff Wheeler

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

Public Signed in: Richard Knabel (MVAC)

Public Not Signed in: NONE

I. CALL TO ORDER by Don Ogilvie – 17:05hrs.

Mr. Ogilvie announced the sudden resignation of LUS Chair Peter Wharton after not being reappointed as an Airport Commissioner last night by the Dukes County Commissioners. Mr. Ogilvie stated that he was very sorry to lose Mr. Wharton's expertise, his insightful contributions to so many areas of Airport operation, and of course his aviation expertise as a USNA alumnus and flyer. Mr. Ogilvie thanked Mr. Wharton in absentia for his unselfish service to the Martha's Vineyard Airport Commission for the past three years.

II. MINUTES: APPROVE THE MINUTES FROM THE FEBRUARY 6, 2020 LAND USE SUBCOMMITTEE MEETING

MOTION: Mr. Rosenbaum: to approve minutes

SECOND: Mr. Ogilvie

VOTE: 1-0-2 (Mr. Rosenbaum was not a committee member, Mr. Wheeler was not in attendance)

III. PUBLIC COMMENTS

NO PUBLIC PRESENT

IV. STAFF REPORTS

a. **Tenant Aging Report:** Mr. Christofono reported largest over 90-day balances are barely changed in past 30 days: 27 Airport Road, MV Investment Properties, \$4,223.50

Water/Wastewater, Landscape, 6 A Street, \$8,181.90 water/wastewater, Cars Unlimited - \$4,556.58, Hertz \$3,084, and newly added Indigo Farm \$2,134.74. Total top 5 over 90 days = \$22,580.72, down from \$25,541.48 in February 2020.

b. **Properties Manager Report:** Mr. Brennan noted that 27 Airport Road had removed all 4 abandoned vehicles which had been on the property for years, County of Dukes County presented plan to clean up Emergency Management equipment storage area by August 2020, T Ford/Airport Mini-Storage has not removed 8 POD's which were never approved for property, CODC will be asked for metes and bounds for all properties to ensure future changes to any property are compliant to boundaries and to reaffirm that future modifications are approved in advance, assembling an agreement with EWP for continued use of vertical turbine on NE ramp area, preparing Rider App traffic flow, pickup spot, and webpostings (Lyft/Uber). Brennan had contacted Edgartown Zoning Official to investigate/enforce temporary (180 days) structure regulations.

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- c. **LUS Chairman's Report:** Mr. Ogilvie, acting Chair, due to Mr. Wharton's recent sudden resignation, had no report. Ms. Martin notes that TNC bill had just been passed by the MA Senate. Once this is signed, MVAC will initiate operational agreements with Rider App Services Lyft and Uber.

V. OLD BUSINESS

None

VI. NEW BUSINESS

a. **Award of RFP 2020-01 – Restaurant Concession Agreement**

MOTION: Mr. Wheeler: That MVAC award RFP 2020-01 – Restaurant Concession Agreement to Plane View, Inc. Lease to be signed no later than March 27, 2020 and effective April 1, 2020.

SECOND: Mr. Rosenbaum

VOTE: 3-0-0

b. **5-year Renewal of Lease – Martha's Vineyard Bank ATM**

MOTION: Mr. Rosenbaum: Recommend to MVAC 5-year renewal of Martha's Vineyard Bank's ATM lease agreement, through June 30, 2025 with a 4% annual increase.

SECOND: Mr. Wheeler

VOTE: 3-0-0

c. **Go forward with Process Creating RFP For Land Lease of BP42 - 20? North Line Road**
(USPS has not yet assigned address)

MOTION: Mr. Wheeler: Recommend that:

- The MVAC vote to declare BP42 surplus property for the purposed of issuing an RFP for its disposition by Lease on a schedule consistent with prior RFP's.
- The MVAC vote to restrict the use of BP42 to no more than one tenant (master lease holder or master lease holder's subtenant)
- The MVAC, in consideration of the September 7, 2018 commercial appraisal of the property, establish the minimum bid value of \$1.50 per square foot (annual rent of \$13,983).
- The MVAC vote to establish lease terms of 20 years, with an option to renew an additional 20 years with all renewal terms being negotiable.

SECOND: Mr. Ogilvie

VOTE: 3-0-0

VII. ITEMS NOT REASONABLY ANTICIPATED BY CHAIR

None

VIII. Next meeting – 5:00PM, Thursday, April 2, 2020

IX. ADJOURNMENT

MOTION: Mr. Rosenbaum moved to adjourn at 17:46hrs.

SECOND: Mr. Wheeler

VOTE: 3-0-0