

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

June 4, 2020, 3:00PM

Via Zoom Meeting

Notice of Such Meeting Having Been Posted as Required by Law

Present:

Subcommittee: Chair – Geoff Wheeler; Kristin Zern, Norm Werthwein

Airport Staff: Cindi Martin, Airport Director; Edward Christofono, Financial
Controller; Denise Tawa, Airport Executive Assistant (recorder)

Public Signed in via Zoom: Jack Ensor (MVAC)

Public Not Signed in: NONE

I. CALL TO ORDER by Chairperson Geoff Wheeler – 15:09hrs.

**II. MINUTES: APPROVE THE MINUTES FROM THE MAY 7, 2020 LAND USE
SUBCOMMITTEE MEETING**

MOTION: Ms. Zern: to approve minutes

SECOND: Mr. Werthwein

VOTE: Zern Aye, Werthwein Aye, Wheeler Aye - 3-0-0 unanimously approved.

III. PUBLIC COMMENTS

IV. STAFF REPORTS

a. **Tenant Aging Report:** Mr. Christofono reported under \$50,000 of outstanding
balances.

1) Vineyard Enterprises Inc, \$9,177.45 (expected to decrease with adjustment)

2) Cars Unlimited \$9,360

3) Hertz \$2,484.00 over 90 days (expected to decrease with adjustment)

4) Vineyard Tennis Center \$5,502.00

b. **Properties Manager Report:** Tabled due Mr. Brennan being absent

c. **LUS Chairman's Report:** Nothing to report

V. OLD BUSINESS

Proposed MVY Fair Market Value Policy

Ms. Martin will complete a spreadsheet modeling out the next 5 years at a 10%
appraised increase rate, mirroring Nantucket's policy, to present to the Committee.

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VI. NEW BUSINESS

a. Lease Extension – TATM / MV Savings Bank

Is not interested in renewing the lease due to the terms, but will extend the lease on the existing terms thru the summer season.

MOTION: Ms. Zern: Recommends to the MVAC to extend the lease for Martha's Vineyard Savings Bank, under the current lease terms, until the end of the calendar year.

SECOND: Mr. Werthwein

VOTE: Werthwein Aye, Zern Aye, Wheeler Aye - 3-0-0 unanimously approved.

b. Authorize RFP Process for Terminal Automatic Teller Machine (ATM)

Staff will work on the RFP draft and will present at the next Land Use meeting.

c. Ground Transportation for Hire: Access Agreements & Fees- Discussion

In 2013, the airport established taxis license (access fee). Arrangement for a taxi under the license did not have to pay the fee. It only applied to taxis staged in front of the terminal. In 2018, the language of the license changed and applies a fee to all taxis' that operate at the airport, but policy was never enforced. Taxi companies this year do not want to pay the access fee and would like to only be called on arrangement pickups and not staged at the terminal.

Suggested terms for FY21: Offer a no fee access permit (requires insurance, state licensing, etc.) extension to the taxis that paid the fee last year.

MOTION: Ms. Zern: Recommends to the MVAC to waive the fees for this year due to the fact practice has not matched policy. We will be working on a more comprehensive policy for ground transportation that will be effective next year.

SECOND: Mr. Werthwein

VOTE: Werthwein Aye, Zern Aye, Wheeler Aye – 3-0-0 unanimously approved

VII. ITEMS NOT REASONABLY ANTICIPATED BY CHAIR

VIII. Next meeting – 3:00PM, Thursday, July 2, 2020

IX. ADJOURNMENT

MOTION: Mr. Werthwein moved to adjourn at 16:10hrs.

SECOND: Ms. Zern

VOTE: Werthwein Aye, Zern Aye, Wheeler Aye - 3-0-0 unanimously approved.