

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

January 7, 2021, 3:00PM

Via Zoom Meeting

Notice of Such Meeting Having Been Posted as Required by Law

Present:

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

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

Public Signed in via Zoom: Jack Ensor (MVAC)

I. CALL TO ORDER by Chairperson Geoff Wheeler – 15:05hrs.

II. MINUTES: APPROVE THE MINUTES FROM THE DECEMBER 3, 2020 LAND USE SUBCOMMITTEE MEETING

MOTION: Mr. Werthwein to approve minutes

SECOND: Ms. Zern

VOTE: Mr. Werthwein - AYE, Ms. Zern - AYE, Mr. Wheeler - AYE, 3-0-0, unanimously approved.

III. PUBLIC COMMENTS - NONE

IV. STAFF REPORTS

a. Tenant Aging Report:

Mr. Christofono reported receivable status: 31-60 days = \$49,000.00, 61-90 days = \$15,800, over 90 Days = \$50,000

Total AR: 12/31/2020 - \$180,000.00, down .8% from \$181,394 on November 30, 2020

Top 3:

- 1) Hertz - \$20,000 due
- 2) Plane View Restaurant – \$9,000 in electric bills remain unpaid since May 2020. They have not paid the rent increase effective May 2020.
- 3) Vineyard Enterprises, Inc. Over 60 days now over \$4,000. They have not sent us their recent MAG, so it should be more.

Mr. Wheeler asked about outstanding water and wastewater invoices. Mr. Christofono reported that most have been paid.

b. Properties Manager Report: Brennan recently returned from MLOA – No report

c. LUS Chairman's Report: No Report

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V. OLD BUSINESS

- a. **Proposed MVY Fair market Value Policy Update** – Mr. Freeman reported that our proposed policy remains under consideration by the FAA’s Washington Office. We expect to hear from the FAA by Friday, January 8th, 2021. COVID lease extensions have extended to expired land leases so they now expire on June 30, 2021. There was a short discussion related to how the MVAC should communicate with tenants if there is no response from the FAA by February 28, 2021.

VI. NEW BUSINESS

- a. **Minimum Standards For Commercial Aeronautical Service Providers** – Mr. Freeman received feedback from subcommittee members Ensor and Wheeler. Mr. Worthwern stated that “documenting these types of issues is critically important”. Mr. Wheeler stated that the next step would be to obtain MVAC approval and then to submit to the FAA for their review and approval.
- b. **Preview of Proposed Airport Business Park Expansion Discussion Prepared for MVC** – Members had reviewed the draft presentation. Mr. Wheeler provided a short overview of the history of the process starting in 1993 and the current process required to release land for lease including FAA approval, MEPA/NEPA approval, MVC approval, etc.

MOTION: Ms. Zern to pass this document on to the MVAC for their feedback and approval at next week’s meeting.

SECOND: Mr. Werthwein

VOTE: Ms. Zern - AYE, Mr. Werthwein - AYE, Mr. Wheeler AYE – 3-0-0 unanimously approved

VII. ITEMS NOT REASONABLY ANTICIPATED BY CHAIR - None

VIII. Next meeting – 3:00PM, Thursday, February 4, 2021

IX. ADJOURNMENT

MOTION: Mr. Werthwein to adjourn at 15:49hrs.

SECOND: Ms. Zern

VOTE: Mr. Werthwein - AYE, Ms. Zern – AYE, Mr. Wheeler - AYE - 3-0-0 unanimously approved.