

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

**February 4, 2021, 3:00PM**

**Via Zoom Meeting**

Notice of Such Meeting Having Been Posted as Required by Law

**Present:**

**Subcommittee:** Chair – Geoff Wheeler; Don Ogilvie, 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), Bob Zeltzer (MVAC), Myles P. Rogers (Tenant), Ann Silva (Tenant), David Schwab (Tenant), Ted Rosbeck (Tenant), David Glod (Rich May PC)

**I. CALL TO ORDER by Chairperson Geoff Wheeler – 15:06hrs.**

**II. MINUTES: APPROVE THE MINUTES FROM THE JANUARY 7, 2021 LAND USE SUBCOMMITTEE MEETING**

**MOTION:** Ms. Zern to approve minutes

**SECOND:** Mr. Werthwein

**VOTE:** Mr. Ogilvie - AYE, Ms. Zern - AYE, Mr. Werthwein - AYE, Mr. Wheeler - AYE, 4-0-0, unanimously approved.

**III. PUBLIC COMMENTS**

A. Mr. Rosbeck- Mr. Rosbeck asked about the status of the FMV Lease adjustment proposal. He stressed that “it was a hardship not knowing where we are”, and that “businesses are in limbo”. Chairman Wheeler stated that “the MVAC is frustrated too, had presented the FAA with a proposal on July 1, 2020 that was essentially Nantucket Airport’s already approved plan, and despite weekly follow-up, we have not received approval yet. Mr. Wheeler provided a verbal overview of the proposal. Mr. Rosbeck asked to receive the proposal. Mr. Wheeler said he would ask Counsel if it would be appropriate to release the proposal.

B. Mr. Rogers noted that \$1.25SF is very high rate.

C. Attorney Glod noted that he had spoken to Attorney Mackey and the proposal could be sent directly to Attorney Glod.

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**IV. STAFF REPORTS**

**a. Tenant Aging Report:**

**1. As of January 31, 2021**

	<b>1/31/2021</b>	<b>12/31/2020</b>	<b>10/31/2020</b>
Over 90	\$36,953.14		
61-90	\$32,727.19		
31-60	\$03,763.00		
Under 30	\$22,783.41		
<b>Total</b>	<b>\$96,226.74</b>	<b>\$180,000.00</b>	<b>\$151,246.55</b>

- Tenant 1: \$9,013.92 over 90 days.      Tenant 2: \$5,876.55 over 90 days.
- Tenant 3: \$4,124.59 over 90 days.      Tenant 4: \$2,923.60 over 90 days.

**b. LUS Chairman's Report: No Report**

**V. OLD BUSINESS**

- a. Proposed MVY Fair market Value Policy Update** – Mr. Freeman noted that the earlier discussion covered all the points he intended to make.
- b. Update on Proposed Airport Business Park Expansion Process with MVC** – Mr. Brennan reviewed the four steps that may be needed to clarify or modify the details for the 1993 and 1998 DRIs and updated LUS on progress being made to clarify these DRIs. First meeting with MVC staff is scheduled for next week.

**VI. NEW BUSINESS**

- a. Discuss Disposition of Dutchess Hangar** – Mr. Freeman discussed potential redevelopment of the land where the vacant Dutchess Hangar is located. A potential developer has interest. The current hangar is unusable as a hangar and not leasable. Current plan is to RFP the land. McFarland Johnson says this should be doable as it is aeronautical land. The project may require MVC review and approval. RFP could be produced quickly and an award could be made by summer 2021.

**VII. ITEMS NOT REASONABLY ANTICIPATED BY CHAIR - None**

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

**IX. ADJOURNMENT**

**MOTION:** Ms. Zern to adjourn at 15:38hrs.

**SECOND:** Mr. Ogilvie

**VOTE:** Mr. Werthwein - AYE, Ms. Zern – AYE, Mr. Ogilvie – AYE, Mr. Wheeler - AYE  
- 4-0-0 unanimously approved.