

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

**March 3, 2022, 3:00PM - Via Zoom**

Notice of Such Meeting Has Been Posted as Required by Law

**Present:**

**Subcommittee:** Chair – Geoff Wheeler, Don Ogilvie, Norm Werthwein

**Absent:** Kristin Zern

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

**Public Signed in via Zoom:** Jack Ensor (MVAC), Richard Knabel (MVAC)

**I. CALL TO ORDER by Chairperson Geoff Wheeler – 15:00hrs.**

**II. APPROVED MINUTES:** None available to approve.

**III. PUBLIC COMMENTS:** No members of the public present

**IV. STAFF REPORTS**

**a. Property Manager's Report:** No Report.

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

**V. OLD BUSINESS**

**a. Update on Proposed Airport Business Park Expansion Process with MVC – Mr. Brennan reported that the Plot plans and survey work required for the RFP was completed on January 25 by Nitsch Engineering. Report is forthcoming. MVAC and MVC Rules and Regulations document amendments were approved by the MVC at their December 9, 2021 meeting. Appraisal site work was done March 2. Those results will help determine the minimum SF rate for the soon-to-be released RFP. Mr. Ogilvie asked about Tax Assessors work done and how that affected hangars. Brennan clarified saying an appraisal requested by the MVAC is not related to the work of the West Tisbury Tax Assessor.**

**b. Update – Tenants With No Lease, Tenants With No Certificate of Insurance – Mr. Wheeler provided a brief overview of the major and long-going lease non-compliance of MVAC tenants. Mr. Brennan explained that each lease contains a section, usually entitled DEFAULT AND TERMINATION, which describes **Events of Default, Termination, Personal Property, Termination by the Commission, and Remedies Cumulative**. Brennan was asked to work with legal to draft an Eviction Notice for tenants who have not cured default in the required timeframe. Brennan presented historical background related to a Terminal Concession which had not provided current inspection certificates or certified agreement-required Refuse Disposal compliance. The**

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Subcommittee agreed to support the MVAC taking concession agreement-dictated next steps in ensuring compliance with required permits and sanitation issues.

**VI. NEW BUSINESS - None**

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

**VIII. Next meeting – 3:00PM, Thursday, April 7, 2022.**

**IX. ADJOURNMENT**

**MOTION:** Mr. Ogilvie to adjourn at 3:35PM

**SECOND:** Mr. Werthwein

**DISCUSSION:** none.

**VOTE:** Mr. Ogilvie-AYE, Mr. Werthwein-AYE, Mr. Wheeler-AYE 3-0-0 unanimously approved.