

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

October 6, 2022, 3:00PM – ARFF Conference Room and via Zoom

Notice of Such Meeting Has Been Posted as Required by Law

Present:

Subcommittee: Chair – Geoff Wheeler, Don Ogilvie, Norm Werthwein, Jack Ensor

Airport Staff: Kevin Brennan, Airport Properties Manager (recorder); Geoffrey Freeman, Airport Director; Ann Metcalf, Financial Specialist

Public in person: Kristen Zern, MVAC

Public Signed in via Zoom: NONE

I. CALL TO ORDER by Chairperson Geoff Wheeler – 15:03hrs.

II. APPROVED MINUTES: June 2, 2022

MOTION: Mr. Ensor to approve minutes as printed.

SECOND: Mr. Ogilvie

DISCUSSION: none.

VOTE: Mr. Ensor - AYE, Mr. Ogilvie - AYE, Mr. Werthwein - AYE, Mr. Wheeler - AYE, 4-0-0 unanimously approved.

III. PUBLIC COMMENTS: NO PUBLIC PRESENT

IV. STAFF REPORTS

a. Property Manager's Report: Mr. Brennan that Car Rental Agreements terminate January 31, 2023 and the required RFP is being drafted. It should go out in October, proposals due back by December 9th, and awarded at the January 2023 MVAC Meeting. Agreement term will be three years. Staff agreed on a three-year agreement in light of potential changes to the parking lot to better accommodate the needs of car rental agencies including a wash facility and on-site car battery charging stations. Mr. Wheeler noted that it was typical that for car rental firms to fund these changes and suggested that staff include language to this affect in the Draft agreement packaged with the RFP. Mr. Ensor congratulated Mr. Brennan on working with Care Access to arrange for a three-year land lease in our gravel parking lot.

b. LUS Chairman's Report: No Report

V. OLD BUSINESS

a. Update - Airport Business Park Expansion. Mr. Freeman reported that a car destroyed the ABP entrance sign at the Northern entrance. Insurance claims are in process. Mr. Brennan reported that all 4 new leases have been signed and confirmed with Ms. Metcalf they had been invoiced.

b. Update – Tenants and Concession In Default. – No report was given

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

VI. NEW BUSINESS – Depot Corner Inc. request to Appeal 5-year Anniversary Fair Market Value Increase – Section 4.7 of Lease Agreement

After a review of the terms of Depot Corner Inc's lease related to the 5-year Anniversary Market Value Increase appraisal there was a discussion related to the best way to ensure equity for all tenants.

MOTION: Mr. Ogilvie to extend the 10% cap to this tenant "Should the appraised value exceed the then current lease/rental rate by 10% or more, a maximum increase for FMV of 10% will be applied during the cycle identified in the lease".

SECOND: Mr. Ensor

DISCUSSION: no further discussion took place at this time.

VOTE: Mr. Werthwein – AYE, Mr. Ogilvie – AYE, Mr. Ensor - AYE, Mr. Wheeler - AYE
4-0-0 unanimously approved.

VII. ITEMS NOT REASONABLY ANTICIPATED BY CHAIR – None.

VIII. Next meeting – 3:00PM, Thursday, November 3, 2022.

IX. ADJOURNMENT

MOTION: Mr. Ogilvie to adjourn at 15:43hrs

SECOND: Mr. Ensor

DISCUSSION: none.

VOTE: Mr. Ensor - AYE, Mr. Ogilvie - AYE, Mr. Werthwein - AYE, Mr. Wheeler - AYE
4-0-0 unanimously approved.