

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

December 7, 2023 - 3:00PM – ARFF Conference Room and via Zoom

Notice of Such Meeting Has Been Posted as Required by Law

PRESENT:

Subcommittee in person: Chair – Geoff Wheeler Don Ogilvie, Norm Werthwein

Subcommittee via Zoom: Jack Ensor

Airport Staff: Kevin Brennan, Airport Properties Manager (recorder); Geoff Freeman,
Airport Director

Public in person: NONE

Public Signed in via Zoom: NONE

I. CALL TO ORDER by Vice Chair Donald Ogilvie – 15:01hrs.

II. APPROVED MINUTES: November 2, 2023

MOTION: Mr. Werthwein to approve minutes as printed.

SECOND: Mr. Ensor

DISCUSSION: none.

VOTE: Mr. Ensor – AYE, Mr. Werthwein-AYE, Mr. Ogilvie – AYE 3-0-0 unanimously approved.

III. PUBLIC COMMENTS: NONE

IV. STAFF REPORTS

a. Property Manager's Report: No report

b. LUS Chairman's Report: No report.

V. OLD BUSINESS: NONE

VI. NEW BUSINESS

a. Evaluation of RFP 2023-05 and Recommendation of Award to MVAC

Committee members had reviewed the submissions which were sent prior to the meeting in the meeting packets. Mr. Ensor noted that one submitter was an excellent tenant and he would like to see that type of business as a tenant. Mr. Werthwein noted that mini-storage units were a great fit for the Business Park and that one proposer had a strong history as a current tenant.

Mr. Ogilvie noted that there was a best proposal from a solid business but that proposal did not contain all of the required materials as outlined in **Section 1 D Information Required** and **Section IV. Proposal Requirements** of the RFP. Financial information including, but not limited to tax returns, financial letter, credit reports, etc. that speak to the financial stability of the proposer were not included in every submission. These documents were clearly noted in the RFP as "Minimum Evaluation Criteria – Failure to

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

meet the following minimum evaluation criteria will result in immediate reject of the proposal.”

15:08 – Mr. Wheeler entered the meeting

There was a lengthy discussion regarding the merits of individual items required in the submission and their relevancy to determining the proposal that would best reflect the Airport’s long term master plan and maximize revenue to the Airport.

MOTION: Mr. Ensor that as a result of 2 submissions not being complete enough to be considered, the Land Use Subcommittee recommends that the Martha’s Vineyard Airport Commission reject the two insufficient proposals pursuant to the RFP requirements and award RFP 2023-05 to G J SMITH INC at a rate of \$77,806.32 per year. G J SMITH INC intends to build approximately 80 ground floor self-storage units on this property.

SECOND: Mr. Werthwein

DISCUSSION: NONE

VOTE: Mr. Ogilvie – AYE; Mr. Werthwein-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, January 4, 2023.

IX. ADJOURNMENT

MOTION: Mr. Werthwein at 16:11hrs

SECOND: Mr. Ogilvie

DISCUSSION: None.

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