

**MARTHA'S VINEYARD AIRPORT COMMISSION
LAND USE SUBCOMMITTEE MINUTES**

February 5, 2024 - 3:00PM – ARFF Conference Room and via Zoom

Notice of Such Meeting Has Been Posted as Required by Law

PRESENT:

Subcommittee in person: Don Ogilvie, Norm Werthwein

Subcommittee via Zoom: Chair – Geoff Wheeler, 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 Chair Geoff Wheeler – 15:00hrs.

II. APPROVED MINUTES: December 7, 2023 Minutes

MOTION: Mr. Ensor

SECOND: Mr. Ogilvie

ROLE CALL VOTE: Mr. Ogilvie – AYE; Mr. Werthwein-AYE; Mr. Ensor-AYE; Mr. Wheeler – AYE; 4-0-0 unanimously approved.

January 4, 2024 Minutes

MOTION: Mr. Ogilvie

SECOND: Mr. Werthwein

ROLE CALL VOTE: Mr. Ogilvie – AYE; Mr. Werthwein-AYE; Mr. Ensor-AYE; Mr. Wheeler – AYE; 4-0-0 unanimously approved.

III. PUBLIC COMMENTS: No public present, no comments.

IV. STAFF REPORTS

a. Property Manager's Report: No report

b. LUS Chairman's Report: No report.

V. OLD BUSINESS: NONE

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VI. NEW BUSINES:

a. Evaluation of RFP-2023-04-Lot 32 and Recommendation of Award to MVAC

Mr. Wheeler asked Mr. Brennan to provide an overview of the Staff Summary provided to subcommittee members, which was done. Mr. Wheeler confirmed that the Lease would be a 15-year with 15-year renewal and that a lease for more than 20 years needed to be approved by the County of Dukes County Commission. The sample lease which was part of the RFP was read and all agreed that the final lease will reflect the above. Mr. Werthwein asked to confirm that Millers had not provided the financial documents required by the RFP. A review of the Millers submission determined that some required financial document had not been submitted. Mr. Werthwein confirmed that the Miller submission should be eliminated and it was.

The subcommittee discussed the goals of the RFP as stated in the document. In particular how the proposed business contributed to the enhanced quality of life for County residents, met the market demand for critical goods (propane) and services related to propane, and the retention of at least 10 jobs as the other submission did not employ anyone on site. Members noted how propane and propane service was a basic necessity of most Island residents and businesses and that the proposing business had just recently invested in additional equipment indicating planned growth.

MOTION: Mr. Ensor that the MVAC Land Use Subcommittee propose that the MVAC Award the Land Lease for Lot 32 to Star Propane, Inc. for \$96,000/yr.

SECOND: Mr. Werthwein

ROLE CALL 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. ANNOUNCE NEXT MEETING – 3:00PM, Thursday, March 7, 2024.

IX. ADJOURN

MOTION: Mr. Ogilvie at 15:41hrs

SECOND: Mr. Ensor

ROLE CALL VOTE: Mr. Ensor-AYE; Mr. Werthwein-AYE; Mr. Ogilvie – AYE; Mr. Wheeler – AYE; 4-0-0 unanimously approved.