

NANTUCKET MEMORIAL AIRPORT COMMISSION

August 9, 2016

Agenda

1. Announcements
 - a. This Meeting is Being Both Audio & Video Recorded
 - b. Sept. 13th Meeting - Jorge Pantelli, FAA Compliance Presentation
2. Review and Approve:
 - a. Agenda
 - b. 4/2-4/5/16 Draft ATM Minutes – *Pending*
 - c. 7/12/16 Draft Minutes
 - d. 7/19/16 Draft Special Minutes
 - e. Ratify 7/20/16 and 8/3/16 Warrants
3. Public Comment
4. Pending Matters
 - a. **042214-2** Formerly Used Defense Site (FUDS) Status
 - b. **011315-2** General Fund Repayment Proposal and Discussion of In-Kind Services
 - c. **060716-3** McGrath Family Trust request to Sub-Lease to Eastern Air Freight, LLC
5. Pending Leases/Contracts as Set Forth on Exhibit 1, which Exhibit is Herein Incorporated by Reference
6. **080916-1** Gift Shop Lease Discussion
7. **080916-2** Blade Sub-Lease Discussion
8. **071216-1** Flat Roof Building Disposition Discussion
9. **122215-1** Air Service Update
10. **050916-1** Nobadeer Farm Development Update
11. **080916-3** Airport Commission Letter of Authorization for Grant Signing
12. **080916-4** FY2016 4th Quarter Update
13. Manager's Report
 - a. Project Updates
 - i. Modernization of the Air Traffic Control Tower
 - a) Ratify CO 17
 - b. RFP/Bid Status
 - c. Operations Update
 - d. Statistics
 - e. Personnel Report
14. Commissioner's Comments
15. Public Comment
16. Executive Session – G.L. c.30A, §21 (a)
 - a. Review ES minutes of 5/28/13, 9/10/13, 9/24/13, 10/8/13, 11/12/13, 12/10/13, 1/14/14, 2/25/14, 3/11/14, 3/25/14, 4/22/14, 6/24/14, 11/25/14, 2/24/15, 3/10/15, 4/14/15, 5/12/15, 7/14/15, 8/11/15, 9/8/15, 10/13/15, 11/10/15, 12/8/15, 1/12/16, 1/19/16, 2/9/16, 4/19/16, 5/9/16, and 6/10/16 for possible release; and 7/12/16 for review and possible release, and
 - b. Clause 6: To consider the purchase, exchange, lease or value of real property with respect to Exhibit A. The Chair has determined that an open session may have a detrimental effect on the negotiation position of the Airport Commission, and
 - c. Clause 3 & 6: To consider the purchase, exchange, lease or value of real property and to discuss pending litigation to Gatto vs. Town. The Chair has determined that an open session may have a detrimental effect on the negotiation and/or litigation position of the Airport Commission.
 - d. Clause 3: To discuss strategy with respect to pending litigation related to the closure of Island Airlines. The Chair has determined that an open session may have a detrimental effect on the litigation position of the Airport Commission and was not reasonably anticipated 48 prior to the initial posting.



Town of Nantucket
NANTUCKET MEMORIAL AIRPORT
14 Airport Road
Nantucket Island, Massachusetts 02554

Thomas M. Rafter, Airport Manager
Phone: (508) 325-5300
Fax: (508) 325-5306



Commissioners
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Anthony G. Bouscaren
Andrea N. Planzer
Jeanette D. Topham

DRAFT

AIRPORT COMMISSION MEETING

July 12, 2016

The meeting was called to order at 5:03 pm by Chairman Daniel Drake with the following Commissioners present: Vice Chair Arthur Gasbarro, Jeanette Topham, and Andrea Planzer. Anthony Bouscaren participated remotely due to geographic distance.

The meeting took place in the 1st floor Community room at the Public Safety Facility, 4 Fairgrounds Rd. Nantucket MA.

Airport employees present were: Thomas Rafter, Airport Manager, David Sylvia, Compliance Manager, Janine Torres, Office Manager, and Mae Williams, Administrative Assistant.

Mr. Drake announced the meeting was being audio and video recorded.

Mr. Drake asked for comments on the Agenda. Hearing none, the Agenda was adopted.

Mr. Drake noted the minutes from ATM, 4/2/16 and 4/5/16 are still pending.

Ms. Topham made a **Motion** to approve the Executive Session minutes of 8/28/12, 9/18/12, 12/4/12, 12/11/12, 2/26/13, 10/22/13, 6/9/15, 12/22/15, and 3/9/16. **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Ms. Topham – Aye
Ms. Planzer – Aye
Mr. Bouscaren – Aye
Mr. Gasbarro – Aye
Mr. Drake – Abstained

Ms. Topham made a **Motion** to approve the 6/10/16 minutes. **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Ms. Topham – Aye
Ms. Planzer – Aye
Mr. Bouscaren – Aye
Mr. Drake – Aye
Mr. Gasbarro – Abstained

Ms. Planzer made a **Motion** to ratify the warrants of 6/15/16, 6/22/16, and 6/30/16. **Second** by Ms. Topham and **Passed** by the following roll-call vote:

Ms. Topham – Aye
Ms. Planzer – Aye
Mr. Bouscaren – Aye
Mr. Gasbarro – Aye
Mr. Drake – Aye

Public Comment

None

Election of Officers

Mr. Drake asked for nominations for Chairman. Ms. Topham made a **Nomination** to appoint Daniel Drake as Chairman. **Second** by Arthur Gasbarro. No other nominations for Chairman were made. The VOTE for Mr. Drake as Chairman **Passed** by the following roll-call vote:

Ms. Topham – Aye
Ms. Planzer – Aye
Mr. Bouscaren – Aye
Mr. Gasbarro – Aye
Mr. Drake – Abstain

Mr. Drake asked for nominations for Vice Chair. Ms. Topham made a **Nomination** to appoint Arthur Gasbarro as Vice-Chair. **Second** by Ms. Planzer. No other nominations for Vice Chair were made. The VOTE for Mr. Gasbarro as Vice Chair **Passed** by the following roll-call vote:

Ms. Topham – Aye
Ms. Planzer – Aye
Mr. Bouscaren – Aye
Mr. Gasbarro – Abstain
Mr. Drake – Aye

Pending Matters

042214-2 Formerly Used Defense Site (FUDS) Status – Mr. Rafter reported an inquiry was sent to the Army Corp of Engineers regarding the status of the report. ACE stated they are awaiting internal comments so it may be a couple more weeks.

011315-2 General Fund Repayment Proposal and Discussion of In-Kind Services – Mr. Rafter reported the Board of Selectmen has signed the document and it has been forwarded to Federal Aviation Administration (FAA) and Massachusetts Department of Transportation – Aeronautics (DOT) for review and signature.

060716-3 McGrath Family Trust request to Sub-Lease to Eastern Air Freight, LLC – Mr. Rafter reported work is being done with Legal Counsel on appropriate language for sub-lease and Consent to Sub-Lease for DOT approval.

Pending Leases and Contracts

Mr. Rafter presented the following Leases and Contracts:

- **Altius Aviation LLC** – 2016 Operating Agreement for \$1,500.00 plus Landing/Ramp fees. Fly Blade affiliate.
- **Aero-Tech Services Inc.** – 2016 Operating Agreement for \$1,500.00 plus Landing/Ramp fees. Fly Blade affiliate.

- **Kestrel Aviation** – 2016 Operating Agreement for \$1,500.00 plus Landing/Ramp fees. Fly Blade affiliate. – *PENDING*
- **United Airlines** – 2016 Seasonal Lease Agreement for \$15,920.00 plus \$1,500.00 Annual Business Fee plus Landing Fees. – *PENDING*
- **Island Barge, Inc.** – Amendment #2 for \$13,830.00 annual increase due to increase of 14,628 sq. ft.
- **Sayle’s Seafood** – 2016 Nobadeer Beach License for \$1,500.00.
- **Computer Assistance Services** – 3 year Contract not to exceed amount of \$207,000.00 for IT services.
- **New England Fire Equipment & Apparatus Corp** – Amendment #1 for increase of \$82.00 for Oshkosh Parts for ARFF Vehicle
- **Franklin Paint** – Contract for \$3,024.00 to purchase yellow paint for TW Echo makings.

Mr. Rafter added that he was ready to recommend ceasing Fly Blade operations altogether for non-compliance; but has since met with them and Fly Blade has been extremely cooperative since.

Mr. Gasbarro made a **Motion** for discussion to approve the pending leases and contracts excepting Kestrel Aviation and United Airlines. **Second** by Ms. Planzer.

Ms. Topham questioned the separate ending dates of the aviation contracts. The reason stated is they all have different starting dates.

Discussion continued regarding the challenge of United Airlines to return their Lease Agreement.

The Motion **Passed** by the following roll-call vote:

- Ms. Topham – Aye
- Ms. Planzer – Aye
- Mr. Bouscaren – Aye
- Mr. Gasbarro – Aye
- Mr. Drake – Aye

Melissa Tomkeil, President, of Fly Blade addressed the Commission stating that from their end, their “growing pains” came from an administrative sense, not operational, and she has expanded their team to assure a future success by all concerned.

Mr. Drake and Mr. Gasbarro each thanked them for coming to the meeting.

FAA Grant Acceptance – Mr. Rafter updated the Commission on the following grants:
101315-1 MassDOT Grant for AIP #63 (Snow Blower) for \$35,276.17 represents carry over to the new FY only.

060716-2 AIP #65 Upgrade Public Address/Flight Information Display System and Install Computers and Interactive Employee Training System – the Federal grant amount is actually \$575,100.00. The amount reported the June meeting was for the entire amount of the project.

071216-1 Flat Roof Building Disposition Discussion – Mr. Rafter reported that a matrix is being created internally for the different options to consider. The building is an aviation asset as it has accessibility to both land and air sides due to its location. At present it is a seasonal building but the long term viability is in question. A draft RFP can be distributed to the Commission.

Mr. Gasbarro agreed with aviation use but would like to see a shorter term lease, i.e. 1-3 years.

Mr. Drake expressed his dislike for the building but it is an aviation asset. Traffic and Ramp parking could become an issue.

122215-1 Air Service Update – Mr. Rafter reported that Mr. Karberg is working to expand the survey beyond Chamber of Commerce members and is working with the ferry services to see if we can do in person surveys on the wharfs as well as at the Airport in August.

Manager's Report – Mr. Rafter reported:

Project Updates

- ATCT – began operations in the rehabbed facility on June 23, 2016. The contractor is still working to complete punch list items. Two (2) change orders require ratification: CO #15, \$770, based on time and materials (T&M) for removal of excess data wiring; and CO #16 for \$2,071 based on T&M for repair of existing grounding and running an extra electrical circuit.

Mr. Gasbarro made a **Motion** to approve CO 15 & 16 for the Air Traffic Control Tower modernization project. **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

- Ms. Topham – Aye
 - Ms. Planzer – Aye
 - Mr. Bouscaren – Aye
 - Mr. Gasbarro – Aye
 - Mr. Drake – Aye
-
- The contracts for FY17 AIP projects, Vault Modification, Flight Information/Public Address System (FIDS/PA System) and Interactive Employee Training (IET) are at the awarded firms for their execution. The filming for the IET is scheduled for August. Additional appropriations will be required for the three (3) AIP Projects at the Special Town Meeting in September.
 - An additional appropriation for upgrading the fire alarm panel in the Terminal building will also be brought to Special Town Meeting.
 - Airfield painting will be broken into four (4) two-year increments at approximately \$200,000.00 each year. This request will also go before Special Town Meeting.
 - Fuel Farm piping repair is needed. This will be put through as a future Capital item.
 - Fuel Farm fire suppression system is also in need of repair. Nantucket Fire Chief, Mr. Rhude will look into the local requirements to see whether they offer any flexibility.
 - A possible lease-back to the Town for the Nobadeer Farm Road development will require legal counsel and, in part because of the potential conflict with Town Counsel, Mr. Rafter asked whether there was any objection to use Anderson & Kreiger to represent the Airport. There were no objections.

RFP/Bid Status – Mr. Rafter reported the following RFP's and RFQ's are being worked on:

- Computer Assistance Services contract has just been awarded.
- Airport Gas parcel.
- Sun Island Road parcels require submission of land release request to the FAA. It may have been covered when the Delta parcels were released but if not, the paperwork to have the land changed from aeronautical to non-aeronautical use will need to be completed.
- Fuel Farm painting scope of work should be ready by fall.
- We are working internally to develop the parking lot project scope.

Operations – Mr. Rafter reported:

- July 4th results show total sales up 9% from July 4, 2015 weekend.
- JetA and AvGas were up 16% with JetA up 14%.
- Nobadeer Beach party containment went well.
- Airport 1 is still having issues with foam proportioning.
- Family Assistance Plan (FAP) is still being developed and a table top exercise is being scheduled in the near future.
- Rules and Regulations are being re-written and will be sent to the State for approval once completed.
- The managers from Nantucket, Martha's Vineyard, and Hyannis will be meeting on a regular basis to discuss air service.
- A request to the Airport Commission Chairman for a letter of support for Mr. Rafter's candidacy for the Executive Committee for the National AAAE. The Commission agreed.

Statistics – Mr. Rafter reviewed the May 2016 overall statistics.

- Operations are down 9.64% from May 2015. Year-to-date is down 2.91%.
- Enplanements are down 23.62% from May 2015. Year-to-date is down 15.88%.
- Jet A gallons sold is up 26.93% from May 2015. Year-to-date is up 6.23%
- Jet A gallons sold is up 3.31% from June 2015.
- AvGas gallons sold is down 1.39% from May 2015. Year-to-date is up 6.40%.
- AvGas gallons sold is up 51.96% from June 2015.
- Freight is down 25.35% from May 2015. Year-to-date is down 15.14%.
- 15 Noise Complaints were filed in June 2016.

Mr. Rafter made a request to travel to the National Airports Conference October 2-4, 2016 in Orlando FL.

Ms. Topham made a **Motion** to approve Mr. Rafters request for travel. **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Ms. Topham – Aye
Ms. Planzer – Aye
Mr. Bouscaren – Aye
Mr. Gasbarro – Aye
Mr. Drake – Aye

Commissioners Comments

Ms. Topham questioned if one handicapped space located in front of the FBO could be swapped with the short term space.

Public Comment

None.

Having no further business for Open Session, Mr. Gasbarro made a **Motion** to go into Executive Session, under G.L. Chapter 30A, Section 21A, not to return to Open Session, to review Executive Session Minutes as enumerated on the Agenda; Clause 6 – to consider the purchase, exchange, lease or value of real property with respect to Exhibit A of the Airport Layout Plan and under Clauses 3 & 6 to consider the purchase, exchange, lease or value of real property and to discuss pending litigation to Gatto vs. Town. The Chair has determined that an open session may have a detrimental effect on the negotiation/litigation position of the Airport Commission. Also

Clause 3 to discuss strategy with respect to pending litigation related to the closure of Island Airlines. The Chair has determined that an open session may have a detrimental effect on the litigation position of the Airport Commission and was not reasonably anticipated 48 hours prior to the initial posting. **Second** by Ms. Topham and **Passed** by the following roll-call vote:

Ms. Topham – Aye
Mr. Bouscaren – Aye
Ms. Planzer – Aye
Mr. Gasbarro - Aye
Mr. Drake – Aye

Meeting adjourned at 5:42 pm

Respectfully submitted,

Mae R. Williams, Recorder

Master List of Documents Used

7/12/16 “Updated” Agenda including Exhibit 1
Executive Session Meeting Minutes 8/28/12
Executive Session Meeting Minutes 9/18/12
Executive Session Meeting Minutes 12/4/12
Executive Session Meeting Minutes 12/11/12
Executive Session Meeting Minutes 2/26/13
Executive Session Meeting Minutes 10/22/16
Executive Session Meeting Minutes 6/9/15
Executive Session Meeting Minutes 12/22/15
Executive Session Meeting Minutes 3/9/16
6/10/16 Draft Minutes
6/15/16 Warrant Signature Sheet
6/22/16 Warrant Signature Sheet
6/30/16 Warrant Signature Sheet
Altius Aviation, LLC 2016 Operating Agreement
Aero-Tech Services, Inc. 2016 Operating Agreement
Kestrel Aviation, Inc. 2016 Operating Agreement
United Airlines 2016 Lease Agreement
Island Barge, Inc. Amendment 2 – increase in square footage
Sayles Seafood 2016 Beach License Agreement
Computer Assistance Services – 3 year contract for IT Services
New England Fire Equipment & Apparatus Corp – Amendment 1 increase of \$82.14
Franklin Paint Company – (yellow) runway and taxiway markings
MaDOT – ARFF Tools & Equipment and SRE increase due to bid protest
FAA Grant Agreement for AIP 56 - Upgrade Public Address System and Security Enhancements
ATCT Construction Change Order log dated 7/7/16
ATCT Change Order 15
ATCT Change Order 16
May 2016 Statistics
NAC/AAAE Registration form – Rafter- Orlando 10/2/16-10/4/16

Town of Nantucket
NANTUCKET MEMORIAL AIRPORT
14 Airport Road
Nantucket Island, Massachusetts 02554

Thomas M. Rafter, Airport Manager
Phone: (508) 325-5300
Fax: (508) 325-5306



Commissioners
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Anthony G. Bouscaren
Andrea N. Planzer
Jeanette D. Topham

DRAFT

AIRPORT COMMISSION MEETING

July 19, 2016

The meeting was called to order at 8:32 am by Chairman Daniel Drake with the following Commissioners present: Vice Chair Arthur Gasbarro, Jeanette Topham, and Andrea Planzer. Anthony Bouscaren was absent.

The meeting took place in the 2nd floor Conference Room at the Nantucket Memorial Airport, 14 Airport Road, Nantucket, MA 02554

Airport employees present were: Janine Torres, Office Manager and Mae Williams, Administrative Assistant.

Mr. Drake asked for comments on the Agenda. Hearing none, the Agenda was adopted.

Public Comment

None

071916-1 Review and Approve Harbor Fuel Oil Corporation Landlord's Waiver – Due to a refinancing by Harbor Fuel Oil, Blue Hills Bank requires a Landlord's Waiver for the premises known and numbered as 42 Bunker Road, Nantucket MA 02554.

Ms. Planzer made a **Motion** to approve the Landlord's Waiver. **Second** by Ms. Topham and **Passed** unanimously.

Public Comment

None.

Mr. Gasbarro made a **Motion** to adjourn the meeting. **Second** by Ms. Planzer and **Passed** unanimously.

Meeting adjourned at 8:25 am

Respectfully submitted,

Mae Williams, Recorder

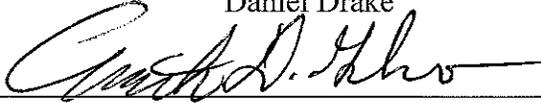
Master List of Documents Used
7/19/16 Agenda
Harbor Fuel Landlord's Waiver dated July 19, 2016

Warrant 8/3/16

Please Sign and Date

PLEASE SEE ATTACHED 7/27/16

Daniel Drake

 7/26/16

Arthur Gasbarro

PLEASE SEE ATTACHED 7/27/16

Andrea Planzer

Jeanette Topham

Anthony G. Bouscaren

Batch # <u>6642</u>	Total \$ <u>305,748.95</u>	Date <u>7-13-16</u>	Initial <u>AG</u>	_____
Batch # <u>6711</u>	Total \$ <u>219,094.84</u>	Date <u>7-18-16</u>	Initial <u>AG</u>	_____
Batch # <u>6733</u>	Total \$ <u>118,982.16</u>	Date <u>7-20-16</u>	Initial <u>AG</u>	_____
Batch # <u>6737</u>	Total \$ <u>3031.24</u>	Date <u>7-21-16</u>	Initial <u>AG</u>	_____
Batch # <u>6753</u>	Total <u>5,410.75</u>	Date <u>7-26-16</u>	Initial <u>AG</u>	_____
Batch # _____	Total _____	Date _____	Initial _____	_____
Batch # _____	Total _____	Date _____	Initial _____	_____
Batch # _____	Total _____	Date _____	Initial _____	_____

Mae Williams

From: Andrea Planzer <andreaplanzer@me.com>
Sent: Wednesday, July 27, 2016 2:19 PM
To: Mae Williams
Cc: Jamie Sandsbury
Subject: Re: 8.3.16 Warrant

Mae,
I approve batch numbers 6642, 6711, 6733, 6777, and 6753.

Andrea

Sent from my iPhone

On Jul 27, 2016, at 1:06 PM, Mae Williams <mwilliams@nantucketairport.com> wrote:

Hi Andrea,
Once you have reviewed the batch's and approve, could you please write something like...I approve batch #'s, and then I will print out this email and attach.
Thanks so much!!!!

From: Andrea Planzer [<mailto:andreaplanzer@me.com>]
Sent: Wednesday, July 27, 2016 1:46 PM
To: Mae Williams <mwilliams@nantucketairport.com>
Subject: Re: 8.3.16 Warrant

Sorry, just got this. I'm off island. Please send the batch reports.

Sent from my iPhone

On Jul 27, 2016, at 8:09 AM, Mae Williams <mwilliams@nantucketairport.com> wrote:

Good Morning,

A reminder that we need to have the warrant to Town today. Could you please stop in and sign. Right now we only have one signature.
Andrea and Dan, if you are not on island, we will have to send you the batch listing for your approval. Please advise. Thanks

Mae R. Williams
Administrative Assistant
Nantucket Memorial Airport
14 Airport Rd. Unit 1
Nantucket MA 02554
Tel: 508-325-7532
Fax: 508-325-5306
mwilliams@nantucketairport.com

<batch 6642 8.3.16.pdf>

Mae Williams

From: Daniel W Drake <ddrake@ackquack.com>
Sent: Wednesday, July 27, 2016 5:30 PM
To: Mae Williams
Cc: Jamie Sandsbury
Subject: Re: 8.3.16 warrant

I approve warrant batches 6642, 6711, 6733, 6737 and 6753 for Nantucket Memorial Airport.

Dan Drake

Daniel W. Drake
PO Box 194
Nantucket, MA 02554

Home: 508-228-4833
Office: 508-325-7753
Cell: 508-221-0770

Sent from my iPad

On Jul 27, 2016, at 4:19 PM, Mae Williams <mwilliams@nantucketairport.com> wrote:

Good afternoon,

I have attached the batch's for the 8.3.16 warrant. We only have two approvals. Could you please review the batch's and write back if you approve and list the batch numbers and I will attach the email to the warrant. Thanks

Mae R. Williams

Administrative Assistant
Nantucket Memorial Airport
14 Airport Rd. Unit 1
Nantucket MA 02554
Tel: 508-325-7532
Fax: 508-325-5306
mwilliams@nantucketairport.com

<batch 6642 8.3.16.pdf>

<batch 6711 8.3.16.pdf>

<batch 6733 8.3.16.pdf>

<batch 6737 8.3.16.pdf>

<batch 6753 8.3.16.pdf>



U.S. Department
of Transportation
**Federal Aviation
Administration**

New England Region
Office of the Regional Administrator

1200 District Avenue
Burlington, MA 01803

JUL 25 2016

Mr. Thomas Rafter
Airport Manager
14 Airport Road
Nantucket Island, MA 02554

Dear Mr. Rafter:

Thank you for your letter of July 7, 2016, regarding the Memorandum of Understanding between the Nantucket Board of Selectmen and the Nantucket Airport Commission for repayment of funds used to subsidize the airport during fiscal years 2012 through 2014. We have reviewed the Memorandum of Understanding and associated documentation to reimburse the Town of Nantucket for expenses associated with the operation of Nantucket Memorial Airport per 49 U.S.C. 47107(1). Additional detail regarding specific costs is required to complete our review.

Under Exhibit A, the first table outlines the various expenditures and their totals that the Town of Nantucket has identified for reimbursement. Exhibit B provides the detailed backup for these numbers. After careful review, we were unable to confirm the requested amounts between the total costs shown in Exhibit A and the detailed information contained in Exhibit B. Additionally, under the Article 3 detail in Exhibit B, there appears to be reimbursement requests for past years which are beyond the six year look back limitation. Given this, we request that you specifically identify the reimbursement amounts in the Exhibit B detail for all categories shown in the first table of Exhibit A. Upon receipt of the clarification of the reimbursement request, we will provide you with our response.

If you require further information, please contact Rick Perez of my staff at 781-238-7025.

Sincerely,

Amy Lind Corbett
Regional Administrator

Enclosure



Exhibit 1
Pending Leases/Contracts/Agreements
8/9/16

Type	With	Amount	Other Information	Source of Funding
Lease	United Airlines	(\$15,920)	Seasonal Airline with Office Plus \$1,500 Annual Business Fee Plus Landing Fees	Income
Contract	Kobo Utility Construction Corp	\$1,054,611	AIP Project: New Airfield Electrical Vault FAA 90% ; DOT 5% Note: Additional Appropriation needed at STM	Capital (5%)
Contract	Infax, Inc.	\$359,446	AIP Project: Upgrade Public Adress / FIDS FAA 90% ; DOT 5% Note: Additional Appropriation needed at STM	Capital (5%)
Contract	American Assoc. Airport Executives (AAAE)	\$182,770	AIP Project: Install Computer Stations & Interactive Employee Training System (Security) FAA 90% ; DOT 5% Note: Additional Appropriation needed at STM	Capital (5%)
Contract	Nantucket Auto Supply	\$34,000	Three-Year Not to Exceed Miscellaneous Auto Parts & Supplies	Operating
Pending as of Meeting Posting				

NANTUCKET MEMORIAL AIRPORT COMMISSION

LEASE AGREEMENT

LESSEE NAME: United Airlines, Inc.

ADDRESS: Attn: Joost Vlek

PHONE: 872-825-8353

Manager Corporate Real Estate – Airport Affairs

233 South Wacker Drive, 11th Fl, Dept. HDQOU

Chicago, IL 60606

SPACE: (counter, office, common, etc.)

RENT (PAYABLE ANNUALLY):

4 Mo Minimum @ \$3,000.00 \$12,000.00

LOCATION: Terminal

SPACE \$3,920.00

INTENDED USE: Seasonal Airline

ANNUAL FEES: \$1,500 Business Fee

\$480 Intercom

SIZE: 1,198 (SQ.FT.)

98 Office

1,100 Common

PLUS MONTHLY: Landing Fees

(\$2.75 per 1,000 # GTOW)

AMOUNT IN LIEU OF TAXES: None

SECURITY DEPOSIT: \$10,000 (Pd)

STARTING DATE: 6/1/2016

ENDING DATE: 9/30/2016

This Lease Agreement, made this _____ day of _____, 20__, by and between the Town of Nantucket acting by and through the Nantucket Memorial Airport Commission, a commission established, pursuant to the powers contained in G.L. c.90, Section 51E, having an address of Nantucket Memorial Airport, 14 Airport Road, Nantucket, MA 02554 hereinafter called "LESSOR" and United Airlines, Inc. "LESSEE", named above hereinafter called "LESSEE".

In consideration of the mutual covenants and agreements hereinafter set forth, LESSOR and LESSEE agree as follows:

1. **PREMISES:** The LESSOR agrees to lease to LESSEE the above space (the "space" or "Premises") at LESSOR's facility known as Nantucket Memorial Airport (the "Airport"), all on the terms and subject to the conditions of this Agreement. Notwithstanding anything to the contrary in this Lease, the Premises are hereby leased in an "as is" condition without any representations or warranties whatsoever, express or implied.

2. **TERM:** The initial term of this Agreement shall be for a period of four (4) months, commencing on the starting date above, automatically renewable without notice, up to a total of 12 months, provided LESSEE is not in default. Either party shall give thirty (30) days written notice of its or their intent not to renew the monthly term. If after the termination of this Lease, LESSEE shall be deemed to be a

CONTRACT

THIS AGREEMENT, made and executed this _____ day of _____ in the year Two Thousand and Sixteen, by and between the Nantucket Memorial Airport Commission, a Commission within the Town of Nantucket, County of Nantucket, in the Commonwealth of Massachusetts, being herein termed the OWNER, party of the first part, and Kobo Utility Construction Corporation, herein after termed the CONTRACTOR, party of the second part;

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, (General Provisions pages GP-1 to GP-118), and performed by the OWNER, the CONTRACTOR hereby agrees with the OWNER to commence and complete the following work to:

"Airfield Electrical Vault Modifications"
AIP No. 3-25-0033-64-2016
at the Nantucket Memorial Airport, Nantucket, Massachusetts.

herein after called the PROJECT, for the Contract Bid Price recorded in the PROPOSED SCHEDULE OF PRICES*, and all extra work in connection therewith, under the terms as stated in the Performance, Labor and Material Bonds and the General Provisions; and at his (its or their) own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said PROJECT in accordance with the conditions and prices stated in the Invitation to Bid, Instructions to Bidders, Bid Proposal, General Provisions and Documents, Contract Drawings, Specifications and Addenda; all of which are made a part hereof and collectively evidence and constitute the Contract.

THE CONTRACTOR hereby agrees to commence work under this Contract on or before a date to be specified in a written "Notice to Proceed" by the OWNER and to fully complete the project within **90 CALENDAR DAYS**, consecutive thereafter; and the CONTRACTOR represents that he has informed himself fully in regard to all conditions pertaining to the place where the work is to be done and other circumstances affecting the work; and

That the OWNER shall pay (as may prove convenient under the OWNER'S system of monthly audit and payment of bills) and the CONTRACTOR shall receive as full compensation for fulfilling everything required of the CONTRACTOR under this Contract \$1,054,611.00 (full compensation for fulfilling everything required of the Contractor under the Bid Proposal).

Signed, sealed and delivered to the OWNER on the day and year first above written.
NANTUCKET MEMORIAL AIRPORT COMMISSION

By: _____
By: Daniel W. Drake, Chairman

Attested _____

By: _____
By: Arthur D. Gasbarro, Vice Chair

By: _____
By: Anthony G. Bouscaren, Commissioner

By: _____
By: Jeanette Topham, Commissioner

By: _____
By: Andrea N. Planzer, Commissioner



TOWN OF NANTUCKET

By: _____
By: Town Finance Director

Attested _____

Contractor**

By: 
KEVIN O'NEIL

Attested 
Title PRESIDENT

(Print name and title of person from the Contractor's who is executing the contract)

** Execute acknowledgment of the officer or agent of the officer or agent of the Contractor who signs this document. Use proper form on next page.

Approved as to Form
By: 

Attorney for the Nantucket of _____

ACKNO

State
Coun

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the _____
described
the impres
directors o

(Seal) 



CONTRACT

THIS AGREEMENT, made and executed this _____ day of _____ in the year Two Thousand and Sixteen, by and between the Nantucket Memorial Airport Commission, a Commission within the Town of Nantucket, County of Nantucket, in the Commonwealth of Massachusetts, being herein termed the OWNER, party of the first part, and Infax, Inc., herein after termed the CONTRACTOR, party of the second part;

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, (General Provisions pages GP-1 to GP-118), and performed by the OWNER, the CONTRACTOR hereby agrees with the OWNER to commence and complete the following work to:

“Upgrade Public Address System and Flight Information Display System”
AIP No. 3-25-0033-65-2016
at the Nantucket Memorial Airport, Nantucket, Massachusetts.

herein after called the PROJECT, for the Contract Bid Price recorded in the PROPOSED SCHEDULE OF PRICES*, and all extra work in connection therewith, under the terms as stated in the Performance, Labor and Material Bonds and the General Provisions; and at his (its or their) own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said PROJECT in accordance with the conditions and prices stated in the Invitation to Bid, Instructions to Bidders, Bid Proposal, General Provisions and Documents, Contract Drawings, Specifications and Addenda; all of which are made a part hereof and collectively evidence and constitute the Contract.

THE CONTRACTOR hereby agrees to commence work under this Contract on or before a date to be specified in a written "Notice to Proceed" by the OWNER and to fully complete the project within **90 CALENDAR DAYS**, consecutive thereafter; and the CONTRACTOR represents that he has informed himself fully in regard to all conditions pertaining to the place where the work is to be done and other circumstances affecting the work; and

That the OWNER shall pay (as may prove convenient under the OWNER'S system of monthly audit and payment of bills) and the CONTRACTOR shall receive as full compensation for fulfilling everything required of the CONTRACTOR under this Contract \$359,446.00 (full compensation for fulfilling everything required of the Contractor under the Bid Proposal).

COMMISSION
...ves, our heirs
Contract with
the bidding or
for the prompt
ncipal to enter
to exceed the
y in good faith
oid, otherwise
2016
INC
(Seal)
ATE
(Title)
ORGIA
(Seal)
(Title)

Signed, sealed and delivered to the OWNER on the day and year first above written.
NANTUCKET MEMORIAL AIRPORT COMMISSION

By: _____
By: Daniel W. Drake, Chairman

Attested _____

By: _____
By: Arthur D. Gasbarro, Vice Chair

By: _____
By: Anthony G. Bouscaren, Commissioner

By: _____
By: Jeanette Topham, Commissioner

By: _____
By: Andrea N. Planzer, Commissioner

TOWN OF NANTUCKET

By: _____
By: Town Finance Director

Attested _____

Contractor**

By: 
Daniel W. Drake, Chairman

Attested _____
Title _____



(Print name and title of person from the Contractor's who is executing the contract)

** Execute acknowledgment of the officer or agent of the officer or agent of the Contractor who signs this document. Use proper form on next page.

Approved as to Form
By: _____

Attorney for the _____ of _____

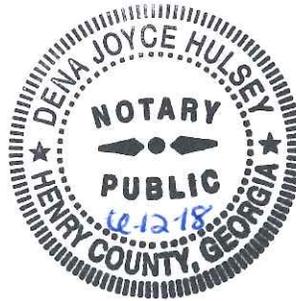
ACKNOWLEDGMENT
State of _____
County of _____
On this _____ day of _____, 20____, I, _____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. I, _____, a Notary Public in and for the State of _____, do hereby certify that _____ is the person whose name is subscribed to the foregoing instrument.
(Seal) _____

ACKNOWLEDGMENT OF PRINCIPAL, IF A CORPORATION:

State of Georgia)
County of Gwinnett) SS:

On this 8th day of July, 20 16, before me personally came and appeared Daniel L. McWilliams to me known, who, being by me duly sworn, did depose and say to me that he resides at 4250 River Green Pkwy Duluth GA, that he is the CFO of Infax, Inc. the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that one of the impressions affixed to said instrument is an impression of such seal; that it was so affixed by the order of the directors of said corporation, and that he signed his name thereto by like order.

(Seal) Dena Joyce Hulsey
Notary Public



who signs

CONTRACT

THIS AGREEMENT, made and executed this _____ day of _____ in the year Two Thousand and Sixteen, by and between the Nantucket Memorial Airport Commission, a Commission within the Town of Nantucket, County of Nantucket, in the Commonwealth of Massachusetts, being herein termed the OWNER, party of the first part, and American Association of Airport Executives (AAAE), herein after termed the CONTRACTOR, party of the second part;

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, (General Provisions pages GP-1 to GP-118), and performed by the OWNER, the CONTRACTOR hereby agrees with the OWNER to commence and complete the following work to:

“Install Computer Stations and Interactive Employee Training System”

AIP No. 3-25-0033-65-2016

at the Nantucket Memorial Airport, Nantucket, Massachusetts.

herein after called the PROJECT, for the Contract Bid Price recorded in the PROPOSED SCHEDULE OF PRICES*, and all extra work in connection therewith, under the terms as stated in the Performance, Labor and Material Bonds and the General Provisions; and at his (its or their) own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said PROJECT in accordance with the conditions and prices stated in the Invitation to Bid, Instructions to Bidders, Bid Proposal, General Provisions and Documents, Contract Drawings, Specifications and Addenda; all of which are made a part hereof and collectively evidence and constitute the Contract.

THE CONTRACTOR hereby agrees to commence work under this Contract on or before a date to be specified in a written "Notice to Proceed" by the OWNER and to fully complete the project within **180 CALENDAR DAYS**, consecutive thereafter; and the CONTRACTOR represents that he has informed himself fully in regard to all conditions pertaining to the place where the work is to be done and other circumstances affecting the work; and

That the OWNER shall pay (as may prove convenient under the OWNER'S system of monthly audit and payment of bills) and the CONTRACTOR shall receive as full compensation for fulfilling everything required of the CONTRACTOR under this Contract \$182,770.00 (full compensation for fulfilling everything required of the Contractor under the Bid Proposal).

Signed, sealed and delivered to the OWNER on the day and year first above written.
NANTUCKET MEMORIAL AIRPORT COMMISSION

By: _____ Attested _____
By: Daniel W. Drake, Chairman

By: _____
By: Arthur D. Gasbarro, Vice Chair

By: _____
By: Anthony G. Bouscaren, Commissioner

By: _____
By: Jeanette Topham, Commissioner

By: _____
By: Andrea N. Planzer, Commissioner

TOWN OF NANTUCKET

By: _____ Attested _____
By: Town Finance Director

Contractor**

By: Carter Morris Attested _____
Carter Morris Title FVP, AAAE SVCS.
(Print name and title of person from the Contractor's who is executing the contract)

** Execute acknowledgment of the officer or agent of the officer or agent of the Contractor who signs this document. Use proper form on next page.

Approved as to Form
By: _____

Attorney for the _____ of _____

ACKNO

State
City
County

On the
personally
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the _____
described
the impres
directors o

(Seal) _____

ACKNOWLEDGMENT OF PRINCIPAL, IF A CORPORATION:

State of VIRGINIA)
City of _____)
County of _____) SS:

On this 8th day of JULY, 20 2016, before me personally came and appeared CARTER MORRIS to me known, who, being by me duly sworn, did depose and say to me that he resides at 601 MADISON ST, that he is the EJP of AAAE the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that one of the impressions affixed to said instrument is an impression of such seal; that it was so affixed by the order of the directors of said corporation, and that he signed his name thereto by like order.

(Seal) *Stephen Michael Girona*
Notary Public



who signs



**AGREEMENT BETWEEN
THE TOWN OF NANTUCKET
NANTUCKET MEMORIAL AIRPORT
AND
NANTUCKET AUTO SUPPLY**



This AGREEMENT, effective the _____, 2016, made by and between the TOWN OF NANTUCKET, acting by and through its Airport Commission, (hereinafter, the "AIRPORT") and Nantucket Auto Supply, 132 Old South Road, Nantucket, MA 02554 (hereinafter, the "CONTRACTOR").

A. Whereas, the AIRPORT desires to engage the CONTRACTOR as an independent contractor to perform the services set forth on EXHIBIT A, attached hereto (the "Services");

B. Whereas, the CONTRACTOR agrees to accept the engagement by the AIRPORT in accordance with the terms set forth herein;

NOW, THEREFORE, the parties, in consideration of the mutual covenants contained herein, agree as follows:

1. The AIRPORT hereby retains the CONTRACTOR to perform the Services and the CONTRACTOR agrees to perform the Services as provided herein. Any written or other materials or intellectual property produced by the CONTRACTOR for the AIRPORT hereunder shall be the property of the AIRPORT and, upon the expiration or termination of this Agreement the CONTRACTOR shall deliver copies of the originals of all such materials, as well as notes, work papers and the like, to the AIRPORT.

2. The term of this Agreement will commence on August 1, 2016, and terminate on June 30, 2019, or when the performance of the Services has been completed in a manner reasonably satisfactory to the AIRPORT. The AIRPORT shall have the right to terminate this Agreement at any time and for any reason upon written notice given to the CONTRACTOR.

3. The CONTRACTOR will perform the Services in a first class, professional manner and in compliance with all applicable federal, state and local laws, regulations and ordinances. The CONTRACTOR shall be subject to the administrative supervision of the Board of Selectmen, or its designee, who shall be responsible for scheduling the work to be done by the CONTRACTOR on a daily or other basis. The CONTRACTOR shall perform the Services in cooperation with AIRPORT personnel as appropriate.

4. The AIRPORT will pay the CONTRACTOR compensation NOT TO EXCEED \$34,000.00 as payment in full for the Services. This agreement may be subject to budgetary limits and, in such case, the AIRPORT shall not be obligated to pay the CONTRACTOR any amount of fees or expense in excess of \$34,000.00 without the express prior written approval of the Airport Commission.

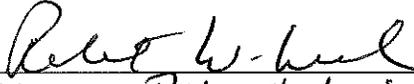
5. The parties acknowledge that the CONTRACTOR is an independent contractor and not an employee of the AIRPORT. The CONTRACTOR shall not be entitled to any employment fringe benefits to which AIRPORT employees are entitled.

6. To the extent permitted by the CONTRACTOR'S professional liabilities and/or liability insurance, the CONTRACTOR agrees to indemnify and hold harmless the TOWN OF NANTUCKET and its agents, officers and employees from any losses, claims or costs, of whatever kind or nature, suffered by the TOWN OF NANTUCKET or any third party which result from, or are related to, the performance (or failure to perform) by the CONTRACTOR of Services pursuant to this Agreement. The CONTRACTOR shall obtain and maintain such polices of insurance, written by companies licensed to do business in Massachusetts, as may be set forth on Exhibit A and shall add the TOWN OF NANTUCKET/NANTUCKET MEMORIAL AIRPORT as an additional insured thereunder.

IN WITNESS THEREOF:

NANTUCKET AUTO SUPPLY

NANTUCKET MEMORIAL AIRPORT COMMISSION:


Print name: Robert W. Welch
Title: Manager

Daniel W. Drake, Chairman

Date: 8/1/16

FEIN/SSN: 04-2700223

Department Org./Obj. Code: 65482 – Various

As to the Availability of Funds:

Brian E. Turbitt, Director of Municipal Finance
Or Bob Dickenson, Assistant Town Accountant

EXHIBIT A

1. Description of Services:
 - Provide parts and supplies to maintain vehicles and equipment owned by Nantucket Memorial Airport
 - Provide automotive paint and related supplies
 - Provide welding supplies

2. Other payment terms: 100% payment upon completion of work, submission of CONTRACTOR'S invoice and approval of invoice by the AIRPORT.

Discount 25% – 50% off list price
 - Filters – 50% off list price
 - Tools – 25% off list price
 - Electrical Components – 30% off list price
 - Automotive paints and related supplies – 25% off list price
 - Welding supplies – 28% off list price

3. Insurance Required (if any): None

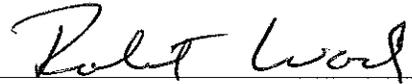
EXHIBIT B

TAX COMPLIANCE CERTIFICATION

Pursuant to M.G.L. 62C, §49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

04-2700223

Federal Employer Identification Number



By: _____, President

Nantucket Auto Supply

Date: 8/1/14

From: Diana <dianapacer@aol.com>
Sent: Wednesday, August 03, 2016 10:23 AM
To: Tom Rafter
Cc:

Subject: Fwd: Gift Shop Lease

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPad

Begin forwarded message:

From: Dianapacer@aol.com
Date: August 1, 2016 at 7:59:48 AM EDT
To: trafter@nantucketairport.com
Subject: Gift Shop Lease

Dear Mr. Rafter,

It has been almost two months since we discussed mutually agreeing to terminate the Gift Shop Lease in the Fall, as this is the only way to bring the rent more in line with the current travel pattern at the Airport.

I would like to propose that the current lease expire on October 31, 2016. This should give us enough time to either sign a new lease, and keep our Fall schedule of ordering for the 2017 season, or to vacate the premises.

Please let me know when you expect the new RFP to go out.

Thank you.

Diana Nascimento
O&Co. Nantucket
14 Airport Rd
Gift Shop Main Terminal
Nantucket, MA 02554
508-825-5057
508-825-5057 fax

Town of Nantucket
NANTUCKET MEMORIAL AIRPORT

14 Airport Road
Nantucket Island, Massachusetts 02554

Thomas M. Rafter, Airport Manager
Phone: (508) 325-5300
Fax: (508) 325-5306



Commissioners
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Anthony G. Bouscaren
Andrea N. Planzer
Jeanette D. Topham

**Nantucket Memorial Airport Commission
Letter of Authorization**

August 9, 2016

The undersigned Nantucket Memorial Airport Commissioners authorize Daniel W. Drake, Chairman, to sign on behalf of the entire Commission on Federal or State contracts, grants and other agreements totaling \$50,000 or more, pertaining to projects previously approved by the entire Commission.





FY2016 Airport Enterprise Update

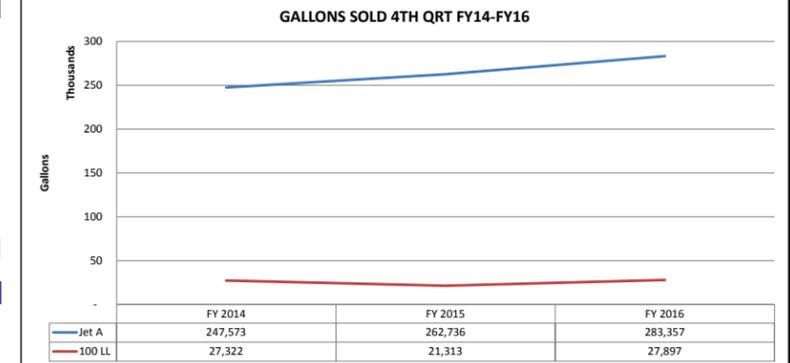
Operating Revenue and Expenditures As of June 30, 2016

REVENUE	FY2016		FY2015		STATISTICS			
	Budget w/Carryforward	Actual (As of 06/30/16)	LY Actual (As of 06/30/15)	\$ Variance to budget	\$ Variance to LY	% to Budget	% to LY	
Fixed Base Operations (FBO)	\$ 2,181,000	\$ 2,829,270	\$ 2,357,932	\$ 648,270	\$ 471,338	130%	20%	
Revolver: Fuel Sales	\$ 5,300,000	\$ 5,300,000	\$ 5,382,650	\$ -	\$ (82,650)	100%	-2%	
Jet Fuel Sales in Excess of Revolving Fund	\$ 2,000,000	\$ 1,113,093	\$ 1,952,008	\$ (886,907)	\$ (838,915)	56%	100%	
Fuel Sales Gas and Diesel	\$ -	\$ 80	\$ 3,101	\$ 80	\$ (3,021)	100%	100%	
Passenger Facility Charge	\$ 647,323	\$ 566,828	\$ 445,036	\$ (80,495)	\$ 121,793	100%	100%	
Rental Income	\$ 1,261,300	\$ 1,425,300	\$ 1,516,649	\$ 164,000	\$ (91,349)	113%	-6%	
Fee Income	\$ 1,160,050	\$ 1,127,556	\$ 1,185,160	\$ (32,494)	\$ (57,604)	97%	-5%	
Vehicle Income	\$ 367,650	\$ 320,980	\$ 348,673	\$ (46,670)	\$ (27,693)	87%	-8%	
Interest on Investments	\$ 22,780	\$ 41,091	\$ 22,909	\$ 18,311	\$ 18,182	180%	0%	
Other Income	\$ 229,800	\$ 330,397	\$ 244,652	\$ 100,597	\$ 85,744	144%	35%	
Total Revenue*	\$ 13,169,903	\$ 13,054,594	\$ 13,458,770	\$ (115,309)	\$ (404,176)	99%	-3%	
OPERATING EXPENDITURES WITHOUT DEBT								
	Budget w/Carryforward	Actual (As of 06/30/16)	LY Actual (As of 06/30/15)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY	
Payroll - Salary	\$ 3,090,150	\$ 3,038,229	\$ 3,069,266	\$ (51,921)	\$ (31,037)	98%	-1%	
Medicare P/R Tax Expense	\$ 44,300	\$ 44,054	\$ 44,439	\$ (246)	\$ (384)	99%	-1%	
Medical Insurance	\$ 647,248	\$ 678,045	\$ 597,610	\$ 30,797	\$ 80,435	105%	13%	
Barnstable County Retirement	\$ 543,185	\$ 543,178	\$ 477,801	\$ (7)	\$ 65,377	100%	14%	
Fixed Based Operatoin	\$ 705,000	\$ 671,917	\$ 717,835	\$ (33,083)	\$ (45,918)	95%	-6%	
Revolver: Cost of Fuel	\$ 5,300,000	\$ 3,578,424	\$ 4,724,689	\$ (1,721,576)	\$ (1,146,265)	68%	-24%	
Jet Fuel Expense in Excess of Revolving Fund	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
Operations	\$ 78,000	\$ 82,347	\$ 77,823	\$ 4,347	\$ 4,524	106%	6%	
Service & Maintenance	\$ 671,935	\$ 542,219	\$ 608,074	\$ (129,715)	\$ (65,855)	81%	-11%	
Administration	\$ 1,156,045	\$ 1,079,097	\$ 1,104,714	\$ (76,948)	\$ (25,617)	93%	-2%	
General Insurance	\$ 225,900	\$ 194,135	\$ 157,533	\$ (31,766)	\$ 36,601	86%	23%	
Indirect Costs	\$ 245,719	\$ 245,719	\$ 200,000	\$ -	\$ 45,719	100%	0%	
Settlements	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
Transfer to Capital Project Fund	\$ -	\$ 543,391	\$ -	\$ 543,391	\$ 543,391	100%	#DIV/0!	
Repayment to the Town	\$ 135,000	\$ 108,538	\$ -	\$ (26,462)	\$ 108,538	0%	0%	
Total Expenditures excluding debt	\$ 12,842,481	\$ 11,349,294	\$ 11,779,785	\$ (1,493,187)	\$ (430,491)	88%	-4%	
Surplus (Deficit) of revenue over expenditures excluding debt	\$ 327,422	\$ 1,705,300	\$ 1,678,985	\$ 1,377,879	\$ 26,315	521%	2%	
DEBT SERVICE								
	Budget w/Carryforward	Actual (As of 06/30/16)	LY Actual (As of 03/31/15)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY	
Principal	\$ 820,000	\$ 820,000	\$ 834,000	\$ -	\$ (14,000)	100%	-2%	
Interest	\$ 401,244	\$ 406,899	\$ 420,569	\$ 5,655	\$ (13,670)	101%	-3%	
Issuance Costs	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
BAN Costs, Principal, Interest	\$ -	\$ -	\$ 9,982	\$ -	\$ (9,982)	0%	0%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
Total Debt Service	\$ 1,221,244	\$ 1,226,899	\$ 1,264,551	\$ 5,655	\$ (37,652)	100%	-3%	
Total - Surplus (Deficit) of revenue over all operating expenditures*	\$ (893,822)	\$ 478,402	\$ 414,434	\$ 1,372,224	\$ 63,967	-54%	15%	
OTHER FINANCING SOURCES								
	Budget w/Carryforward	Actual (As of 06/30/16)	LY Actual (As of 06/30/15)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY	
General Fund Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
Transfer from Special Revenue Funds	\$ -	\$ 1,041,151	\$ -	\$ (1,041,151)	\$ 1,041,151	0%	0%	
Transfer from Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%	
2015 Encumbrance Carryforward	\$ 4,979	\$ -	\$ -	\$ 4,979	\$ -	0%	0%	
Fuel Revolver Fund Balance Unavailable for Retained Earnings Calculation	\$ -	\$ (1,721,576)	\$ (657,961)	\$ 1,721,576	\$ (1,063,615)	-100%	162%	
Voted Use of Certified Retained Earnings	\$ 888,843	\$ 543,391	\$ -	\$ 345,452	\$ 543,391	61%	0%	
Total Other Financing Source	\$ 893,822	\$ (137,034)	\$ (657,961)	\$ 1,030,856	\$ 520,927	-15%	-79%	
Surplus (Deficit) of revenue plus other financing sources over expenditures*	\$ (0)	\$ 341,367	\$ (243,527)	\$ 2,403,080	\$ 584,895	100%	-240%	

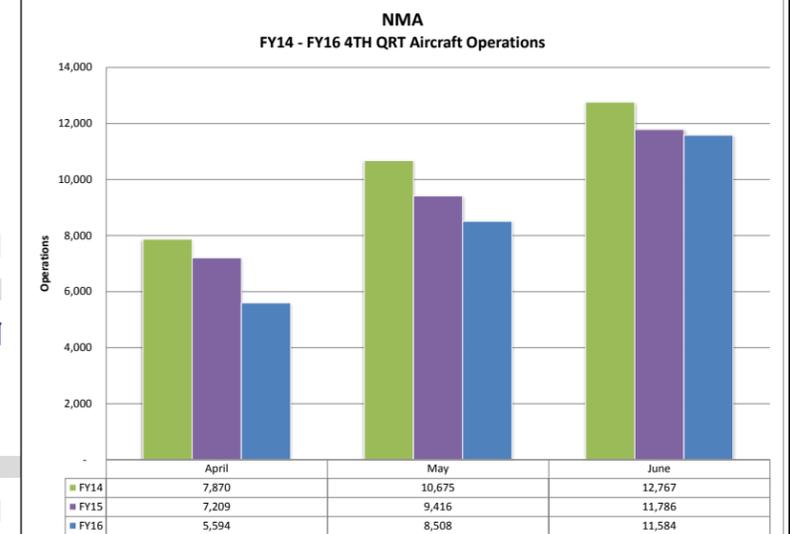
BENCHMARKS

% of Debt to Operating Expense Policy	12%	12%	12%
% of Actual Debt to Operating Expense	9%	9%	9%
Certified Retained Earnings	\$ 2,209,922	\$ -	\$ -
% of Certified Retained Earnings Used for Operations	40%	\$ -	\$ -
% of Certified Retained Earnings Used for One Time or Capital Expenditures	\$ -	\$ -	\$ -

Total Fuel Gallons Sold 4th Quarter 2014-2016



Airport Operations 4th Quarter 2014-2016



Financial Highlights As of June 30, 2016

Aviation Fuel Revolving Fund 2015-2016 Comparison		
	FYTD 06/30/16	FYTD 06/30/15
Fuel Sales	\$ 6,413,093	\$ 7,334,658
Fuel Purchases	\$ 3,578,424	\$ 4,724,689
Gross Profit YTD	\$ 2,834,669	\$ 2,609,970
Purchase Cap	\$ 5,300,000	\$ 5,382,650
Less: Purchases	\$ 3,578,424	\$ 4,724,689
Unallocable Portion of Gross Profit	\$ 1,721,576	\$ 657,961
Gross Profit YTD allocable to operating budget	\$ 1,113,093	\$ 1,952,008

*Note: Governments operate on a budgetary basis; therefore revenue earned in excess of the certified budget is not available to offset expenditures in the current fiscal year. Excess revenue and expenditure turnbacks must go through the State of Massachusetts retained earnings certification process before they can be appropriated at a subsequent annual and/or special town meeting. Once certified, retained earnings can only be appropriated at an annual and/or special town meeting.



1100 N. Glebe Road, Suite 500,
Arlington, VA 22201
Tel. 571-218-1000
Fax 571-218-1304

Construction Change Directive

PROJECT: Nantucket Airport Air Traffic
Control Tower Modernization

CHANGE ORDER NUMBER: 17
(reference Maron's PCO#17)

DATE: 7/15/16

PROJECT NUMBER:FCYC0301

OWNER

ARCHITECT:

CONTRACTOR:

FIELD:

OTHER

TO CONTRACTOR:
Maron Construction
180 Buttonhole Drive
PROVIDENCE, RI 02909

CONTRACT DATE:7/14/15

CONTRACT FOR: ACK-ATCT Modernization

You are hereby directed to make the following changes to the contract:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives).

After testing and balancing report, it was discovered that air supply into cab is greater than expected and require switching out sheave at Air Handling Unit #1. The cost is for parts and labor to balance the system.

Proposed Adjustments:

1. The proposed basis of adjustment to the Contract Sum:

- Lump Sum :
- Unit Price of :
- Credit of:
- As follows: \$1,964.00**

2. The Contract Time is proposed to remain unchanged. The proposed adjustment, if any: _____

(Note: This Change Order does not include changes in the Contract Sum, Contract Time, or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and the Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.)

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR, OWNER

ARCHITECT (Firm name) JACOBS	CONTRACTOR (Firm name) Maron Construction Inc.	OWNER (Firm name) Nantucket Memorial Airport
ADDRESS: 1100 N. Glebe Road, Suite 500, Arlington, VA 22201	ADDRESS 180 Buttonhole Drive PROVIDENCE, RI 02909	ADDRESS 14 Airport Road Nantucket, MA 02554
BY (Signature)	BY (Signature)	BY (Signature)
<i>David Choi</i>	<i>See attached</i>	<i>Thomas Rafter</i>
(Typed name) David Choi	(Typed name)	(Typed name) Tom Rafter
DATE 7/15/16	DATE	DATE 7/21/16 <i>Approved as to Funds Available 7/21/16</i>

Town of Nantucket Finance



1100 N. Glebe Road, Suite 500,
Arlington, VA 22201
Tel. 571-218-1000
Fax 571-218-1304

Construction Change Directive

PROJECT: Nantucket Airport Air Traffic
Control Tower Modernization

CHANGE ORDER NUMBER: 17
(reference Maron's PCO#17)

DATE: 7/15/16

PROJECT NUMBER:FCYC0301

OWNER

ARCHITECT:

CONTRACTOR:

FIELD:

OTHER

TO CONTRACTOR:
Maron Construction
180 Buttonhole Drive
PROVIDENCE, RI 02909

CONTRACT DATE:7/14/15

CONTRACT FOR: ACK-ATCT Modernization

You are hereby directed to make the following changes to the contract:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives).

After testing and balancing report, it was discovered that air supply into cab is greater than expected and require switching out sheave at Air Handling Unit #1. The cost is for parts and labor to balance the system.

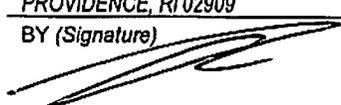
Proposed Adjustments:

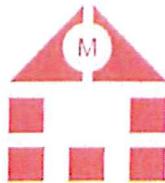
- The proposed basis of adjustment to the Contract Sum:
 - Lump Sum :
 - Unit Price of :
 - Credit of:
 - As follows: \$1,964.00

- The Contract Time is proposed to remain unchanged. The proposed adjustment, if any: _____

(Note: This Change Order does not include changes in the Contract Sum, Contract Time, or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and the Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.)

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR, OWNER

ARCHITECT (Firm name) JACOBS	CONTRACTOR (Firm name) Maron Construction Inc.	OWNER (Firm name) Nantucket Memorial Airport
ADDRESS: 1100 N. Glebe Road, Suite 500, Arlington, VA 22201	ADDRESS 180 Buttonhole Drive PROVIDENCE, RI 02909	ADDRESS 14 Airport Road Nantucket, MA 02554
BY (Signature) <i>David Choi</i>	BY (Signature) 	BY (Signature)
(Typed name) David Choi	(Typed name) <i>Thomas Maron</i>	(Typed name)
DATE 7/15/16	DATE <i>9/15/16</i>	DATE



MARON CONSTRUCTION CO., INC.

180 BUTTONHOLE DRIVE, PROVIDENCE, RHODE ISLAND 02909
PO Box 6726, PROVIDENCE, RHODE ISLAND 02940
401.272.4930 - (FAX) 401.751.7192
WWW.MARONCONSTRUCTION.COM

July 15, 2016

Nantucket Memorial Airport
14 Airport Road
Nantucket, MA 02554
Attn: Thomas Rafter/Janine Torres

**Re: Nantucket Airport- ATC Tower Modernization
Contract ACK-ATCT2015
Nantucket, MA**

PCO 0017

Greetings:

The following cost is provided for the added work associated with the sheave change.
Therefore:

DDS Industries	\$1,768.00
GC OH & profit	\$177.00
Bond	<u>\$19.00</u>
Total add	\$1,964.00

Please note NO site superintendent will be provided from this firm. If it is required, it will be added cost.

Very truly yours,


Thomas Maron

Cc: David Coppola, Jacobs





D.D.S. Industries, Inc.

Dwight D. Silvia HVAC/Sheet Metal/Piping/Plumbing Contractors
P.O. Box 494
Somerset, MA 02726

Telephone 508-678-3698
Fax 508-677-3977

July 5, 2016

*Maron Construction
100 Buttonhole Drive
Providence, RI 02909*

HVAC C.O. PROPOSAL

Attn: Tom Maron

RE: Nantucket Air Traffic Control Tower – AHU-1 Sheave Change

*Our quote covers the following equipment, materials and labor:
Provide a sheave change and rebalancing of AHU-1.*

<i>Testing and Balancing</i>	<i>1500.00</i>
<i>Subtotal #1</i>	<i>\$ 1500.00</i>
<i>Shop Burden @ 5%</i>	<i>0.00</i>
<i>Field Burden @ 5%</i>	<i>0.00</i>
<i>Subtotal #2</i>	<i>\$ 1500.00</i>
<i>OH&P @ 15%</i>	<i>225.00</i>
<i>Subtotal #3</i>	<i>\$ 1725.00</i>
<i>Bond Costs @ 2.5%</i>	<i>43.13</i>
<i>Total</i>	<i>\$ 1768.13</i>

TOTAL COST OF CHANGE **\$ 1,768.00**

Wayne D. Junier
Wayne D. Junier 07-05-16



QUOTATION

TWIN TECH TESTING AND BALANCING, INC.
151 State Road Ste.1, Westport, MA 02790
Phone (508) 730-1010 Fax (508) 730-1020
TwinTechTAB.com

PROPOSAL NO.: TT-16-542 ESTIMATOR: JEFF DATE: 7/3/2016

PROJECT: Nantucket Airport
Sheave Change
0

Twin Tech Testing and Balancing, Inc. is pleased to provide you with a proposal for the Testing and Balancing of the HVAC systems for the the above referenced project. We are a certified Testing and Balancing Contractor and a proud member of the Testing, Adjusting and Balancing Bureau.

BASE BID QUOTE: \$1,500.00

NOTES:

- 1 Based on normal working hours only Monday through Friday, 7:30-3:30.
- 2 Quote is for one pass through TAB of the systems. Items that are not ready to be balanced while technician is on site, after being notified that the project is ready, will be identified as such in the final report. There will be an additional charge at our time and material rate for any returns to the site for any TAB items that were not ready. The report will not be released until payment for having to return to the site has been recieved by Twin Tech.
- 3 Twin Tech requires a minimum of two weeks notice prior to TAB to schedule your project. Twin Tech will not guarantee manning your project with notices shorter than two weeks.

TERMS AND CONDITIONS:

1) Purchase Order must be received within 60 days of the proposal date. 2) Work must be scheduled within 12 months of the Proposal Date. 3) Ownership of the printed reports is copyrighted by Twin Tech Testing and Balancing, Inc. and remains its property until the work is paid for in full. 4) If the work described is substantially different than the actual scope of work, additional charges will be assessed, if necessary. 5) Work is normally scheduled two weeks in advance. Please contact us as soon as possible to make arrangements. 6) In the event that the project is not ready to be balanced when the work is scheduled, additional charges will be assessed. 7) We reserve the right to file a mechanic's lien at any time, if necessary. 8) Unless specifically indicated within the proposal, the cost of pulleys, belts, motors, or dampers are not included in the proposal price and if needed, will result in an additional charge. 9) The cost of any added tasks will be quoted and agreed upon by both parties before said tasks are performed and the cost will be added to the original project price. 10) TABB has certified Twin Tech Testing and Balancing, Inc. to perform air and hydronic balancing services. Additional certifications to perform this work may be required by the system engineer, architect, or building owner. When in doubt, please request a submittal package to be sent to secure a written acceptance of certification before work is scheduled. 11) When flow is not within required capacity of the system due to design or installation conditions, additional design work may be indicated to allow the system to function adequately. Twin Tech reserves the right to charge additional fees for time spent working with the system builder, engineer, and/or building owner, to interpret readings and reports and propose possible solutions to the problem. 12) Final report is contingent upon receipt of payment in full, which is due within 30 days of job completion. 13) Please contact us with any questions or concerns regarding these conditions as they may apply to your project.

The undersigned hereby accepts this proposal.

Signature

Printed Name: _____

Company: _____

PO #: _____

Date

ATCT MODERNIZATION CONSTRUCTION CHANGE ORDERS

Per Policy Adopted 01/12/16

	Change Orders Approved by Manager & Ratified	Pending Change Orders > \$10K
Maron Construction Contract	CO 2	PCO 13 Revised -2K
\$ 2,323,000.00	12/17/2015 \$ 1,555.00	40,610.00 Approved 4/19/16
Previously Approved Change Orders	CO 3	PCO 14 Revised -\$100
\$ 82,255.00	12/17/2015 \$ 6,794.00	23,179.00 Approved 4/19/16
Total Net Change Orders to Ratify	CO 4	
\$ 1,964.00	1/4/2016 \$ (254.00)	
	CO 5	
	2/1/2016 \$ 1,338.00	
New Contract Total	CO 6	
\$ 2,407,219.00	2/1/2016 \$ (1,014.00)	
	CO 7	
	2/1/2016 \$ 2,908.00	
Total new CO > \$10K to Approve	CO 9	
\$0.00	2/3/2016 \$ 4,256.00	
Unresolved CCD Issues	CO 10	
15,869.00	2/18/2016 \$ (1,071.00)	
Pending New Contract Total	CO 12	
\$ 2,423,088.00	3/9/2016 1,113.00	
	CO 15	
	\$ 770.00	
	CO 16	
	\$2,071.00	
	Previously Approved/Ratified	
	\$ 18,466.00	
0	New Change Orders since 7/12/16	
	CO 17	
	7/15/2016 1,964.00	
	Total new Change Orders to Ratify	
	\$ 1,964.00	
	Total Approved & Pending < \$10K	
	20,430.00	
		Total Approved > \$10K
		\$ 63,789.00
		Total Pending > \$10K
		\$0.00



Special Events Permit Application

Nantucket Memorial Airport

Event Coordinator Information

Name: Pamela Duvell Email Address: pam@nantucketproject.com
 Company/Agency: The Nantucket Project Phone Number: 203-219-7067

Proposed Event Information

Event Date/Time: 9/23/16 Set-Up Date/Time: thd

Event Location: Hangar 4

Number of Expected Guests: 500 (Airport to approve maximum number of guests)

Provide a General Description of Proposed Event: Kick off party
Cocktails & Hors D'oeuvres, standing room only
musical guest thd Air side door open

Is there an Aviation Component that requires this Event to be held at the Airport? YES NO wheels up

Security

Please select the areas the event will impact: Public Area Security identification Display Area (SIDA)
 Sterile Area (2nd Level Terminal) Airport Operations Area/Ramp

Does the Event Coordinator hold an Airport-Issued ID Badge? YES NO

Airport Services Requested

Set-up Assistance: Materials, lighting, signs, PA system, displays, furniture (\$50/hr; Amounts vary for any Airport equipment used). Explain: Maintenance set up

Security Escorts: # 3 (\$50/hr)

Fire Department: Capacity inspections, applicable permits, water cannon, etc.

Town of Nantucket Permits

Aircraft Parking: Ramp Space, AOA access (\$500 minimum/aircraft; Amount may vary due to aircraft size)

Clean-up Assistance: (\$50/hr)

Airport Use Only	
Date Received: _____	By: _____
____ Approved	Date: _____
____ Disapproved	



Nantucket Memorial Airport

Monthly Statistical Report

(JUNE 2016)



Nantucket Memorial Airport

Operations FY2015 vs. FY2016

		CY 2015						CY 2016								
		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL		
	Air Carrier	280	310	162	56	0	0	1	0	0	0	145	340	1,294		
	Air Taxi	11,164	10,138	7,886	6,157	4,360	3,461	3,025	2,444	2,897	3,326	5,054	6,713	66,625		
	General Aviation	6,157	5,941	3,970	2,607	2,036	1,685	1,556	1,527	1,725	2,218	3,234	4,484	37,140		
	Military	99	29	69	45	64	257	40	65	120	48	61	27	924		
TOTAL	Intinerant	17,700	16,418	12,087	8,865	6,460	5,403	4,622	4,036	4,742	5,592	8,494	11,564	105,983		
	Civil	22	5	30	32	5	16	6	8	0	2	14	18	158		
	Military	13	0	0	12	0	0	0	18	0	0	0	2	45		
TOTAL	Local	35	5	30	44	5	16	6	26	0	2	14	20	203		
TOTAL	Operations	17,735	16,423	12,117	8,909	6,465	5,419	4,628	4,062	4,742	5,594	8,508	11,584	106,186		
	% Change	5.53%	-5.99%	6.88%	5.27%	3.01%	-21.02%	6.61%	4.61%	-11.83%	-22.40%	-9.64%	-1.71%	-2.78%		

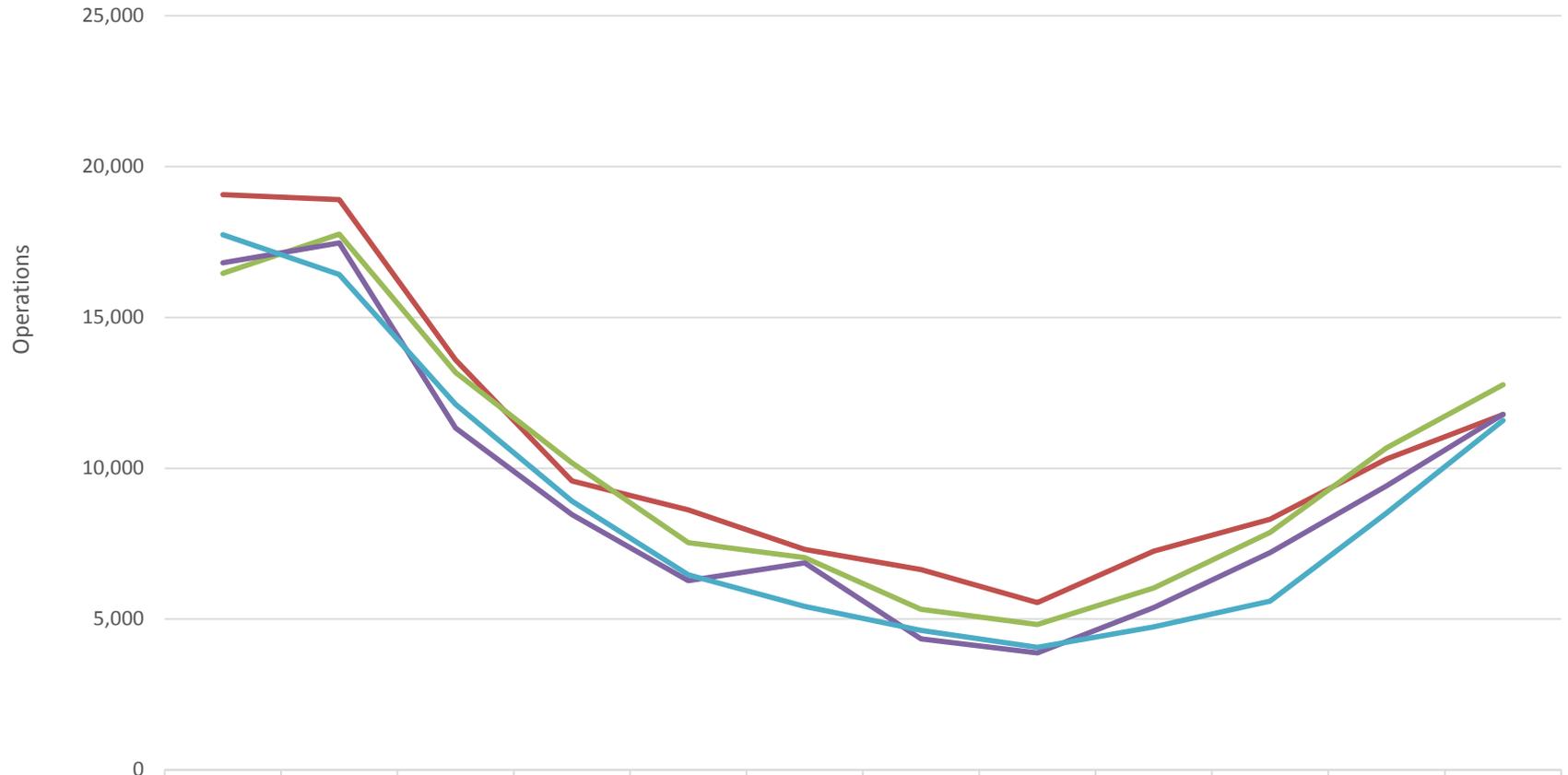
June 2015 vs. June 2016 Down - 1.71%
YTD Down - 2.78%

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL	% Change
Operations FY2012	17,069	16,571	11,730	9,580	7,892	8,238	6,966	6,103	5,928	7,966	7,618	14,315	119,976	
Operations FY2013	19,062	18,899	13,589	9,581	8,624	7,309	6,645	5,546	7,257	8,305	10,302	11,779	126,898	5.77%
Operations FY2014	16,459	17,761	13,170	10,184	7,532	7,040	5,329	4,821	6,031	7,870	10,675	12,767	119,639	-5.72%
Operations FY2015	16,805	17,470	11,337	8,463	6,276	6,861	4,341	3,883	5,378	7,209	9,416	11,786	109,225	-8.70%
Operations FY2016	17,735	16,423	12,117	8,909	6,465	5,419	4,628	4,062	4,742	5,594	8,508	11,584	106,186	-2.78%



Nantucket Memorial Airport

Operations FY 2013-2016



	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Operations FY2013	19,062	18,899	13,589	9,581	8,624	7,309	6,645	5,546	7,257	8,305	10,302	11,779
Operations FY2014	16,459	17,761	13,170	10,184	7,532	7,040	5,329	4,821	6,031	7,870	10,675	12,767
Operations FY2015	16,805	17,470	11,337	8,463	6,276	6,861	4,341	3,883	5,378	7,209	9,416	11,786
Operations FY2016	17,735	16,423	12,117	8,909	6,465	5,419	4,628	4,062	4,742	5,594	8,508	11,584



Nantucket Memorial Airport

Passenger Enplanements FY2015 vs. FY2016

FY2016	AIRLINE	CY 2015						CY 2016						TOTAL
		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
	Cape Air (KAP)	7,229	8,182	6,178	3,366	1,776	1,536	1,330	1,182	1,382	1,632	2,736	3,673	40,202
	United Airlines	2,093	1,686	0	0	0	0	0	0	0	0	0	0	3,779
	Delta Airlines	2,193	2,696	0	0	0	0	0	0	0	0	0	1,501	6,390
	Island Air (ISA)	4,972	4,803	4,269	4,272	3,252	0	0	0	0	0	0	0	21,568
	JetBlue Airways	10,030	11,536	6,175	2,062	0	0	0	0	0	0	3,587	6,834	40,224
	Nantucket Air (ACK)	1,580	1,540	1,275	1,347	868	1,054	1,423	1,093	1,465	1,340	1,540	1,731	16,256
	Tradewind Aviation	1,218	1,387	666	199	111	162	13	12	32	50	569	635	5,054
	US Airways (AMERICAN)	1,935	1,422	259	0	0	0	0	0	0	0	0	1,663	5,279
	Monthly Total	31,250	33,252	18,822	11,246	6,007	2,752	2,766	2,287	2,879	3,022	8,432	16,037	138,752
	% Change Prior Year	-3.21%	-6.34%	-2.21%	-2.72%	-10.21%	-61.52%	-34.66%	-49.58%	-52.22%	-60.27%	-23.62%	-13.30%	

June 2015 vs. June 2016 Down -13.30%
YTD Down -15.54%

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL	% Change
Enplanements FY 2012	31,199	31,788	18,774	12,012	9,029	8,752	6,729	7,047	7,627	9,674	12,381	18,924	173,936	
Enplanements FY 2013	31,484	32,852	19,449	12,130	8,476	8,647	6,183	5,893	7,481	9,407	13,479	19,847	175,328	0.80%
Enplanements FY 2014	32,009	35,758	20,330	12,665	7,717	7,534	4,728	4,506	6,358	8,453	14,230	19,841	174,129	-0.68%
Enplanements FY 2015	32,285	35,503	19,247	11,561	6,690	7,152	4,233	4,536	6,026	7,607	11,039	18,411	164,290	-5.65%
Enplanements FY 2016	31,250	33,252	18,822	11,246	6,007	2,752	2,766	2,287	2,879	3,022	8,432	16,037	138,752	-15.54%



Nantucket Memorial Airport

Operations and Enplanements June FY2015 vs. FY2016

AIRLINE	OPERATIONS			ENPLANEMENTS		
	FY15 June	FY16 June	% Diff.	FY15 June	FY16 June	% Diff.
Cape Air (KAP)	581	714	23%	3,375	3,673	9%
United Airlines	Closed	Closed	0%	Closed	Closed	0%
Delta Airlines	52	64	23%	1573	1501	-5%
Island Air (ISA)	629	0	-100%	4738	0	-100%
JetBlue Airways	85	113	33%	5445	6834	26%
Nantucket Air (ACK)	302	302	0%	1,560	1,731	11%
Tradewind Aviation	192	211	10%	547	635	16%
American Airlines	44	39	0%	1173	1663	0%
Monthly Total	1,885	1,443	-23%	18,411	16,037	-13%



Nantucket Memorial Airport

Cape Air and Jet Blue Average Load Factors ACK-BOS

Nantucket Memorial Airport Total Passenger Enplanements CAPE AIR 9 Seats (BOSTON)								
		2016					2015	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	872	196	4.45	9	49%	21%	723	
February	815	173	4.71	9	52%	15%	707	
March	1001	203	4.93	9	55%	16%	865	
April	1231	211	5.83	9	65%	-4%	1286	1294
May	2130	286	7.45	9	83%	17%	1820	2128
June	2846	504	5.65	9	63%	14%	2491	2745

Nantucket Memorial Airport Total Passenger Enplanements JET BLUE 100 SEATS (BOSTON)								
		2016					2015	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
February	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
March	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
April	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
May	776	16	48.50	100	49%	1%	771	881
June	1858	29	64.07	100	64%	18%	1574	1750



Nantucket Memorial Airport

Jet Blue and American Airlines Average Load Factor ACK-DCA

Nantucket Memorial Airport Total Passenger Enplanements JET BLUE 100 SEATS (DCA)								
	2016				2015			
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
February	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
March	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
April	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
May	206	5	41.20	100	41%	#DIV/0!	0	0
June	581	20	29.05	100	29%	191%	200	306

Nantucket Memorial Airport Total Passenger Enplanements American 78 SEATS (DCA)								
	2016				2015			
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
February	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
March	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
April	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
May	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
June	1292	38	34.00	78	44%	19%	1086	1467



Nantucket Memorial Airport

Cape Air Average Load Factor ACK-EWB

Nantucket Memorial Airport Total Passenger Enplanements CAPE AIR 9 Seats (EWB)								
		2016					2015	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	270	60	4.50	9	50%	137%	114	
February	186	47	3.96	9	44%	69%	110	
March	247	58	4.26	9	47%	61%	153	
April	244	52	4.69	9	52%	-12%	278	265
May	416	69	6.03	9	67%	15%	362	336
June	450	91	4.95	9	55%	-1%	454	469



Nantucket Memorial Airport

Cape Air Average Load Factor ACK-HPN

Nantucket Memorial Airport Total Passenger Enplanements CAPE AIR 9 Seats (HPN)								
		2016					2015	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	0	0	#DIV/0!	9	#DIV/0!	#DIV/0!	0	0
February	0	0	#DIV/0!	9	#DIV/0!	#DIV/0!	0	0
March	0	0	#DIV/0!	9	#DIV/0!	#DIV/0!	0	0
April	0	0	#DIV/0!	9	#DIV/0!	#DIV/0!	0	0
May	9	3	3.00	9	33%	-40%	15	13
June	72	17	4.24	9	47%	6%	68	49



Nantucket Memorial Airport

Cape Air and ACK Air Average Load Factor ACK-HYA

Nantucket Memorial Airport Total Passenger Enplanements CAPE AIR 9 Seats (HYA)								
	2016				2015			
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	105	20	5.25	9	58%	775%	12	
February	26	11	2.36	9	26%	18%	22	
March	59	18	3.28	9	36%	638%	8	
April	56	21	2.67	9	30%	1020%	5	
May	22	49	0.45	9	5%	340%	5	
June	57	50	1.14	9	13%	#DIV/0!	0	

Nantucket Memorial Airport Total Passenger Enplanements ACK AIR 9 Seats (HYA)								
	2016				2015			
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	1423	242	5.88	9	65%	42%	1004	
February	1182	211	5.60	9	62%	2%	1157	
March	1465	246	5.96	9	66%	-9%	1613	
April	1340	239	5.61	9	62%	-22%	1727	
May	1540	274	5.62	9	62%	3%	1489	
June	1731	302	5.73	9	64%	11%	1560	



Nantucket Memorial Airport

Jet Blue and Delta Airlines Average Load Factor ACK-JFK

Nantucket Memorial Airport Total Passenger Enplanements JET BLUE 100 SEATS (JFK)								
	2016						2015	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
February	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
March	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
April	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
May	2605	46	56.63	100	57%	51%	1723	2000
June	4395	64	68.67	100	69%	20%	3671	4577

Nantucket Memorial Airport Total Passenger Enplanements DELTA 50 SEATS (JFK)								
	2016						2015	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
February	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
March	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
April	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
May	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
June	1426	60	23.77	50	48%	-9%	1573	1915



Nantucket Memorial Airport

American Airlines and Delta Airlines Average Load Factor ACK-LGA

Nantucket Memorial Airport Total Passenger Enplanements American 78 SEATS (LGA)								
	2016				2015			
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
February	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
March	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
April	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
May	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
June	371	12	30.92	78	40%	326%	87	28

Nantucket Memorial Airport Total Passenger Enplanements DELTA 50 SEATS (LGA)								
	2016				2015			
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
February	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
March	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
April	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
May	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
June	75	4	18.75	50	38%	#DIV/0!	0	0



Nantucket Memorial Airport

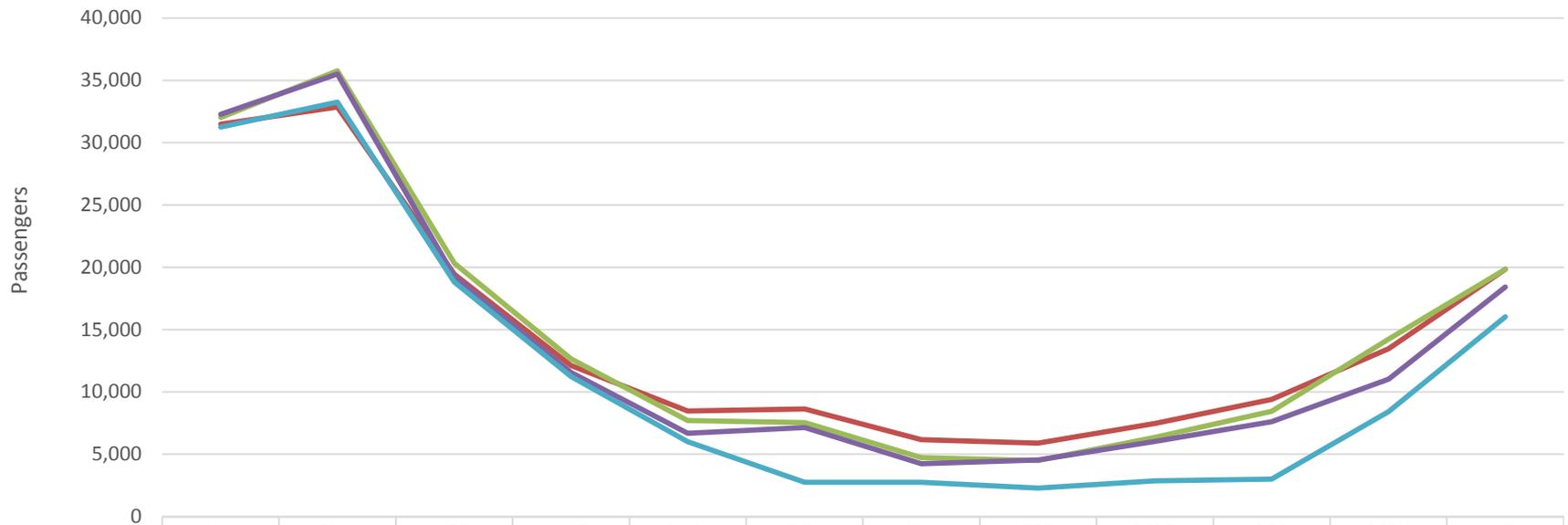
Cape Air Average Load Factor ACK-MVY

Nantucket Memorial Airport Total Passenger Enplanements CAPE AIR 9 Seats (MVY)								
		2016					2015	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	83	29	2.86	9	32%	32%	63	
February	66	24	2.75	9	31%	18%	56	
March	75	29	2.59	9	29%	-18%	91	
April	101	30	3.37	9	37%	-15%	119	117
May	159	31	5.13	9	57%	-22%	204	173
June	248	52	4.77	9	53%	16%	213	358



Nantucket Memorial Airport

Passenger Enplanements



	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Enplanements FY 2013	31,484	32,852	19,449	12,130	8,476	8,647	6,183	5,893	7,481	9,407	13,479	19,847
Enplanements FY 2014	32,009	35,758	20,330	12,665	7,717	7,534	4,728	4,506	6,358	8,453	14,230	19,841
Enplanements FY 2015	32,285	35,503	19,247	11,561	6,690	7,152	4,233	4,536	6,026	7,607	11,039	18,411
Enplanements FY 2016	31,250	33,252	18,822	11,246	6,007	2,752	2,766	2,287	2,879	3,022	8,432	16,037



Nantucket Memorial Airport

Jet A Gallons Sold FY2011 vs. FY2016

	<u>July</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>June</u>	<u>Total</u>
FY11	296,316.00	318,813.00	117,739.00	55,443.00	35,941.00	30,868.00	14,673.00	12,538.00	9,810.00	25,579.00	70,286.00	139,264.00	1,127,270.00
FY12	308,872.00	356,397.00	148,885.00	57,094.00	39,664.00	16,689.00	9,244.00	8,680.00	11,534.00	28,968.00	64,348.00	167,260.00	1,217,635.00
FY13	313,706.00	349,254.00	133,081.00	48,812.00	26,391.00	20,748.00	6,688.00	11,008.00	9,704.00	18,140.00	49,217.00	178,209.00	1,164,958.00
FY14	347,797.00	336,909.00	133,223.00	46,090.00	30,953.00	31,661.00	5,518.00	6,260.00	8,994.00	16,948.00	67,246.00	163,379.00	1,194,978.00
FY15	345,249.00	355,563.00	126,097.00	50,498.00	27,809.00	26,861.00	3,942.00	3,647.00	4,959.00	16,853.00	60,759.00	185,124.00	1,207,361.00
FY16	390,746.00	338,874.00	148,694.00	50,854.00	17,610.00	23,635.00	6,024.00	9,169.00	8,265.00	14,978.00	77,123.00	191,256.00	1,277,228.00
	13.18%	-4.69%	17.92%	0.70%	-36.68%	-12.01%	52.82%	151.41%	66.67%	-11.13%	26.93%	3.31%	5.79%

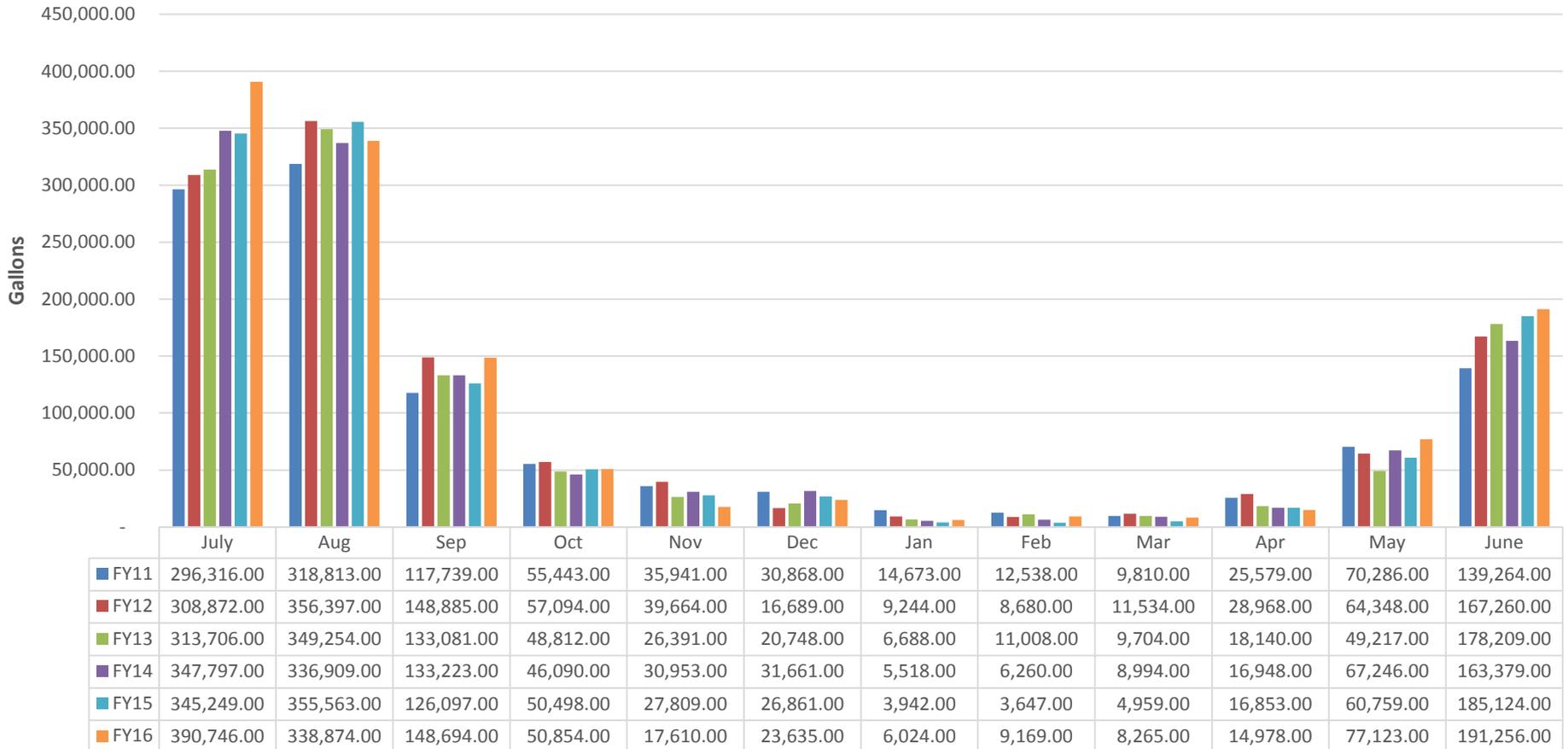
June 2015 vs. June 2016 Up 3.31%
YTD Up 5.79%

	<u>July</u>	<u>Aug</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>YTD Total</u>	<u>% Change</u>
2011 Jet A	296,316.00	318,813.00	117,739.00	55,443.00	35,941.00	30,868.00	14,673.00	12,538.00	9,810.00	25,579.00	70,286.00	139,264.00	1,127,270.00	
2012 Jet A	308,872.00	356,397.00	148,885.00	57,094.00	39,664.00	16,689.00	9,244.00	8,680.00	11,534.00	28,968.00	64,348.00	167,260.00	1,217,635.00	8.02%
2013 Jet A	313,706.00	349,254.00	133,081.00	48,812.00	26,391.00	20,748.00	6,688.00	11,008.00	9,704.00	18,140.00	49,217.00	178,209.00	1,164,958.00	-4.33%
2014 Jet A	347,797.00	336,909.00	133,223.00	46,090.00	30,953.00	31,661.00	5,518.00	6,260.00	8,994.00	16,948.00	67,246.00	163,379.00	1,194,978.00	2.58%
2015 Jet A	345,249.00	355,563.00	126,097.00	50,498.00	27,809.00	26,861.00	3,942.00	3,647.00	4,959.00	16,853.00	60,759.00	185,124.00	1,207,361.00	1.04%
2016 Jet A	390,746.00	338,874.00	148,694.00	50,854.00	17,610.00	23,635.00	6,024.00	9,169.00	8,265.00	14,978.00	77,123.00	191,256.00	1,277,228.00	5.79%



Nantucket Memorial Airport

Monthly Jet A Gallons Sold *Per Fiscal Year*





Nantucket Memorial Airport

AvGas Gallons Sold FY2011 vs. FY2016

	<u>July</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>June</u>	<u>Total</u>
FY 2011	25,308.30	23,727.70	15,022.70	6,695.60	3,300.00	4,161.50	2,306.00	1,976.00	2,339.20	11,885.80	12,514.70	13,811.10	123,048.60
FY 2012	26,769.50	25,777.50	15,956.90	9,067.30	3,897.00	4,094.00	2,054.20	2,917.30	3,527.60	9,389.20	13,661.80	20,124.10	137,236.40
FY 2013	29,107.10	25,742.30	13,727.90	6,840.90	5,152.10	3,295.70	2,477.90	2,176.10	2,927.00	4,245.30	8,719.60	11,595.20	116,007.10
FY 2014	23,475.10	29,626.50	13,996.70	6,999.00	3,869.60	4,579.80	1,974.10	1,346.00	1,836.00	3,616.00	8,465.30	15,239.30	115,023.40
FY 2015	23,806.00	24,958.50	11,454.10	8,228.10	4,642.20	4,294.60	1,768.30	2,082.70	2,323.80	4,130.00	10,028.50	10,028.50	107,745.30
FY 2016	23,067.00	25,091.20	15,027.90	8,579.40	5,301.30	4,658.10	2,714.00	2,096.30	3,271.40	4,275.60	9,889.40	15,239.30	119,210.90
	-3.10%	0.53%	31.2%	4.27%	14.20%	8.46%	53.48%	0.65%	40.78%	3.53%	-1.39%	51.96%	10.64%

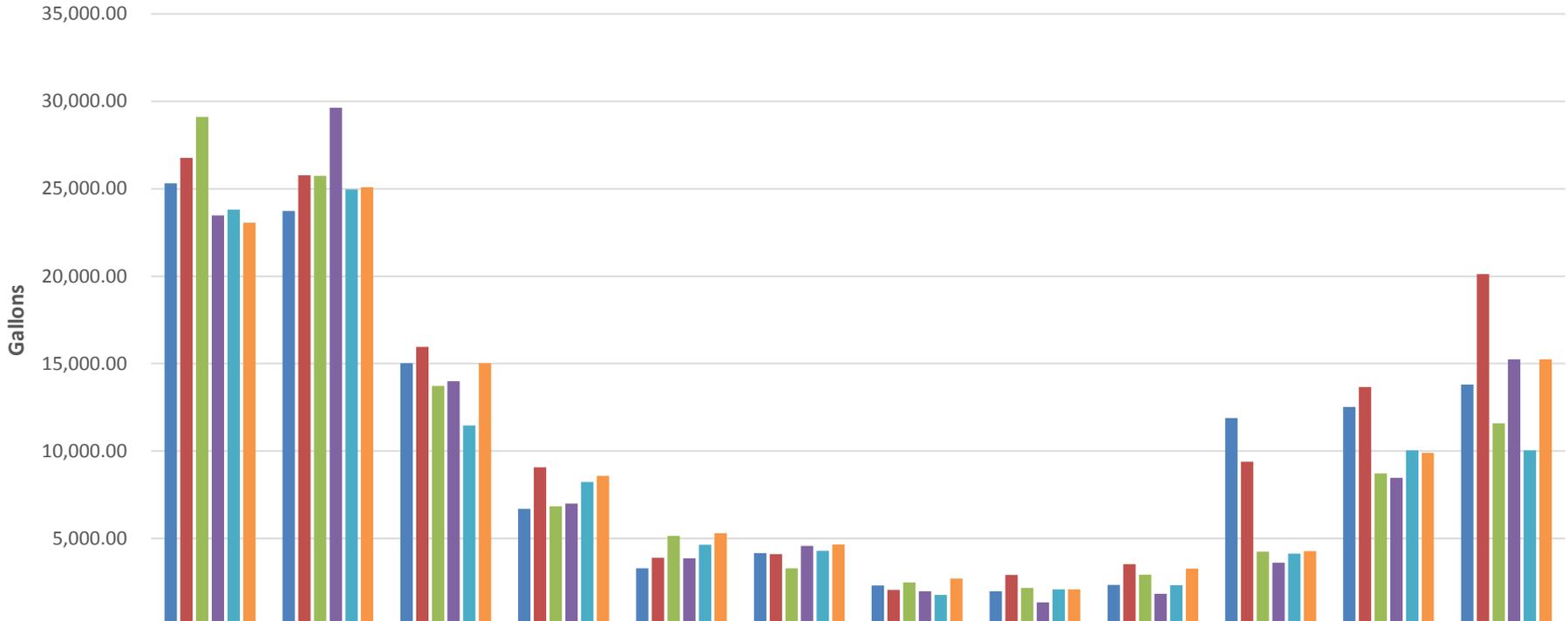
June 2015 vs. June 2016 Up 51.96%
YTD Up 10.64%

	<u>July</u>	<u>Aug</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>YTD Total</u>	% Change
2011 AvGas	25,308.30	23,727.70	15,022.70	6,695.60	3,300.00	4,161.50	2,306.00	1,976.00	2,339.20	11,885.80	12,514.70	13,811.10	123,048.60	
2012 AvGas	26,769.50	25,777.50	15,956.90	9,067.30	3,897.00	4,094.00	2,054.20	2,917.30	3,527.60	9,389.20	13,661.80	20,124.10	137,236.40	11.53%
2013 AvGas	29,107.10	25,742.30	13,727.90	6,840.90	5,152.10	3,295.70	2,477.90	2,176.10	2,927.00	4,245.30	8,719.60	11,595.20	116,007.10	-15.47%
2014 AvGas	23,475.10	29,626.50	13,996.70	6,999.00	3,869.60	4,579.80	1,974.10	1,346.00	1,836.00	3,616.00	8,465.30	15,239.30	115,023.40	-0.85%
2015 AvGas	23,806.00	24,958.50	11,454.10	8,228.10	4,642.20	4,294.60	1,768.30	2,082.70	2,323.80	4,130.00	10,028.50	10,028.50	107,745.30	-6.33%
2015 AvGas	23,067.20	25,091.20	15,027.90	8,579.40	5,301.30	4,658.10	2,714.00	2,096.30	3,271.40	4,275.60	9,889.40	15,239.30	119,211.10	10.64%



Nantucket Memorial Airport

Monthly 100LL Gallons Sold Per Fiscal Year



	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
■ FY 2011	25,308.30	23,727.70	15,022.70	6,695.60	3,300.00	4,161.50	2,306.00	1,976.00	2,339.20	11,885.80	12,514.70	13,811.10
■ FY 2012	26,769.50	25,777.50	15,956.90	9,067.30	3,897.00	4,094.00	2,054.20	2,917.30	3,527.60	9,389.20	13,661.80	20,124.10
■ FY 2013	29,107.10	25,742.30	13,727.90	6,840.90	5,152.10	3,295.70	2,477.90	2,176.10	2,927.00	4,245.30	8,719.60	11,595.20
■ FY 2014	23,475.10	29,626.50	13,996.70	6,999.00	3,869.60	4,579.80	1,974.10	1,346.00	1,836.00	3,616.00	8,465.30	15,239.30
■ FY 2015	23,806.00	24,958.50	11,454.10	8,228.10	4,642.20	4,294.60	1,768.30	2,082.70	2,323.80	4,130.00	10,028.50	10,028.50
■ FY 2016	23,067.00	25,091.20	15,027.90	8,579.40	5,301.30	4,658.10	2,714.00	2,096.30	3,271.40	4,275.60	9,889.40	15,239.30



Nantucket Memorial Airport

- FY 2016 monthly freight -

2016

AIRLINE	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Cape Air (KAP)							36,690	34,779	35,394	48,455	56,612	71,910
Island Air (ISA)	closed	closed	closed	closed	closed	closed						
Wiggins-FedEx							27,214	25,306	44,135	50,304	71,410	111,258
Wiggins-UPS							5,623	1,953	5,939	5,373	4,942	7,320
Monthly Total							69,527	62,038	85,468	104,132	132,964	190,488
% Change Prior Year							-30.45%	-38.01%	-38.35%	-30.56%	-25.35%	-28.56%

June 2015 vs. June 2016 Down - 28.56%
YTD Down - 16.77%

Freight	July	Aug	Sep	Oct	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Total	% Change
FY 2011	346,413.00	326,203.00	214,369.00	159,724.00	130,603.00	161,466.00	112,495.00	103,304.00	149,372.00	170,032.00	211,802.00	213,590.00	2,299,373.00	
FY 2012	318,119.00	240,682.00	170,392.00	152,629.00	161,493.00	161,511.00	127,359.00	117,287.00	140,523.00	159,985.00	205,932.00	297,158.00	2,253,070.00	-2.01%
FY 2013	333,381.00	347,503.00	219,192.00	173,335.00	168,204.00	177,381.00	140,018.00	121,076.00	141,791.00	169,638.00	226,575.00	284,536.00	2,502,630.00	11.08%
FY 2014	307,645.00	311,070.00	197,415.00	170,008.00	150,133.00	163,458.00	115,746.00	100,655.00	119,438.00	163,665.00	192,298.00	259,349.00	2,250,880.00	-10.06%
FY 2015	340,810.00	296,751.00	193,221.00	157,439.00	131,262.00	143,100.00	99,971.00	100,078.00	138,638.00	149,962.00	178,113.00	266,630.00	2,195,975.00	-2.44%
FY 2016	336,625.00	278,904.00	201,486.00	157,429.00	115,875.00	92,853.00	69,527.00	62,038.00	85,468.00	104,132.00	132,964.00	190,488.00	1,827,789.00	-16.77%



Nantucket Memorial Airport

June 2016 Noise Complaints

	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total	% Change
FY 2011 Calls	21	25	6	9	3	4	1	1	1	0	3	8	82	
FY 2012 Calls	23	28	13	1	2	4	6	4	1	3	16	22	123	50.00%
FY 2013 Calls	96	7	6	5	4	2	2	4	2	11	25	25	189	53.66%
FY 2014 Calls	28	12	8	2	4	0	1	0	1	0	33	44	133	-29.63%
FY 2015 Calls	47	61	46	12	3	4	0	2	3	3	9	19	209	57.14%
FY 2016 Calls	72	55	14	1	2	11	0	1	2	0	10	15	183	-12.44%



Nantucket Memorial Airport

June Noise Complaint Summary:

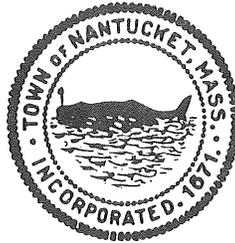
June 2016 – 15 Noise Complaints

- 6 complaints were received from 5 residents regarding IFR flights.
- 6 complaints were received from 4 residents regarding VFR flights. All 6 were the result of aircraft operating within noise abatement corridors.
- 2 complaints were received from 1 resident regarding General Aviation helicopter operations.
- 1 complaint was not investigated: not enough information was provided.

Follow up by Airport staff was provided for 13/14 complaints (93%).

Town and County of Nantucket
Board of Selectmen • County Commissioners

James R. Kelly, Chairman
Rick Atherton
Robert R. DeCosta
Matt Fee
Dawn E. Hill Holdgate



16 Broad Street
Nantucket, Massachusetts 02554

Telephone (508) 228-7255
Facsimile (508) 228-7272
www.nantucket-ma.gov

C. Elizabeth Gibson
Town & County Manager

July 29, 2016

REGISTERED MAIL
RETURN RECEIPT REQUESTED

Victor E. Gatto
16 Center Park Lane
Oak Ridge, Tennessee 37830

Gillian Gatto
9 Bobcat Path
Machias, Maine 04654

Richard W. Gatto
14 Legion Avenue
Medway, Massachusetts 02053

RE: NOTICE OF TAKING
Massachusetts General Laws, Chapter 79, Section 7C

Dear Messrs. Gatto and Ms. Gatto:

On behalf of the Board of Selectmen of the Town of Nantucket, in accordance with Mass. Gen. Laws, Chapter 79, § 7C, this notice is to inform you that Town of Nantucket did vote to acquire by eminent domain, for \$3,500 in damages, the land known as Lot 24, Okorwaw Avenue (the "Property"), and more particularly shown on a plan of land entitled "Plan of Land in Nantucket, J.H. Robinson, Surveyor, October 1931" (the "Plan"), recorded with the Nantucket Registry District of the Land Court as Plan No. 17745-A and noted on Certificate of Title No. 25491 issued by said Nantucket Registry District, consisting of Lot 24, Okorwaw Avenue, described on the Plan.

The Board of Selectmen caused an Order of Taking to be recorded with the Nantucket County Registry District of the Land Court on July 21, 2016 as Document No. 152236 and noted on Certificate of Title No. 25491 (the "Order of Taking"). A copy of the Order of Taking is attached hereto.

Purpose of Taking:	The purpose of the taking is for airport purposes.
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	The said Board of Selectmen has deemed such acquisition of the Property to be necessary for the common convenience.
Extent of Taking:	The extent of the Taking is more fully described in the Order of Taking affecting the parcel of land listed and identified therein.
Authority:	On April 5, 2014, the Town Meeting authorized the acquisition by unanimous voice vote on Article 104 of the 2014 Annual Town Meeting, a copy of which vote is recorded with the Order of Taking.
Damages:	\$3,500 is to be awarded to the owner (the “ <u>Damage Award</u> ”). The Damage Award is based upon just compensation as determined by an appraisal.
Time/Place to Obtain Damage Award:	<p>In accordance with M.G.L. Chapter 79, sections 7B; 7G; and 8A, as amended, a check for the payment of damages is being mailed to you, the owner of record.</p> <p>You may accept the awarded payment <i>pro tanto</i> (i.e. “for the time being”) and collect it immediately without waving your rights to petition the courts for a higher award. However, if you petition the courts and courts award a smaller amount of compensation, you will be obligated to refund the difference between that <i>pro tanto</i> award and that amount.</p> <p>Further, your check for damages may be withdrawn if it is not claimed within sixty (60) days of tender. If you accept your award of damages <i>pro tanto</i>, you have three (3) years from the vesting date to petition the Superior Court for an assessment of damages.</p>
Petition for Assessment of Damages	Pursuant to Sections 14 and 16 of M.G.L. Chapter 79, you have the right to file a petition for the assessment of damages with the Nantucket Superior Court within three (3) years from the date of this notice.

Should you have any questions regarding the foregoing, please contact Airport Commission Chairman Daniel Drake at (508) 325-5303.

Sincerely,



James R. Kelly
Chairman, Nantucket Board of Selectmen

Enclosure

cc: Patrick Gatto



2016 00152236

Cert: 25491

Doc: OOT

Registered: 07/21/2016 03:01 PM

COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
BOARD OF SELECTMEN

ORDER OF TAKING BY EMINENT DOMAIN
LOT 24, OKORWAW AVENUE

The undersigned being the majority of the duly elected and serving members of the Board of Selectmen of the Town of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business at Town and County Building, 16 Broad Street, Nantucket, Massachusetts ("Town"), acting by authority of Massachusetts General Laws Chapter 40, § 14 and Chapter 79, as Amended, Article III, Section 3.3 of the Town Charter, St. 1996, c. 289, § 1, and the vote adopted by the Town on Article 104 at its 2014 Annual Town Meeting, a certified copy of which is attached hereto, and by virtue of every other power and authority hereto enabling us, having complied with all the preliminary requirements prescribed by law, having determined that the taking of the fee in that certain parcel of land comprising portions of Okorwaw Avenue described below ("Parcel") is required for airport purposes, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owners of the Parcel, those who hold easements and any other rights to, in, on, over, across, upon or under the Parcel, and all their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the fee in the Parcel, including but not limited to all rights of passage, if any, as follows:

The land shown on a plan of land entitled "Plan of Land in Nantucket, J.H. Robinson, Surveyor, October 1931" (the "Plan"), recorded with the Nantucket Registry District of the Land Court as Plan No. 17745-A and noted on Certificate of Title No. 25491 issued by said Nantucket Registry District, consisting of the following Parcel described on the Plan:

<u>Parcel</u>	<u>Address/Location</u>	<u>Area ±</u>
Lot 24	Okorwaw Avenue	10,000 s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 78 Lot 7 (portion of)	Victor E. Gatto Gillian Gatto Richard W. Gatto	Certificate of Title No. 25491

Okorwaw Avenue, Nantucket, Nantucket County, Massachusetts

Any and all streets, ways, trees, vegetation, structures and improvements located in, on, over, across, upon and under the Parcel are included in this Order of Taking.

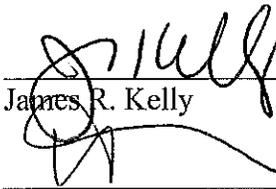
In accordance with the provisions of Massachusetts General Laws Chapter 79, as amended, an award of Three Thousand Five Hundred Dollars (\$3,500) is made for the Parcel.

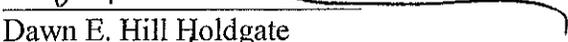
If any party named hereinabove as an owner of the Parcel taken hereby is not a true owner of said Parcel, then the award is made only to the true owner(s) of said Parcel.

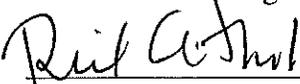
[Signatures to appear on next page.]

Adopted under seal this 20 day July , 2016.

TOWN OF NANTUCKET
BY ITS BOARD OF SELECTMEN


James R. Kelly


Dawn E. Hill Holdgate


Rick Atherton

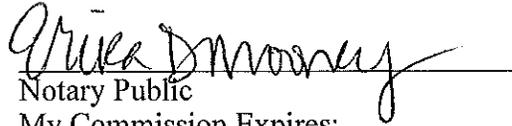

Robert DeCosta

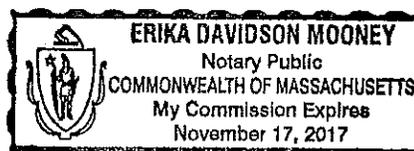

Matthew G. Fee

COMMONWEALTH OF MASSACHUSETTS

Nantucket County, ss.

On this 20 day of July , 2016, before me, the undersigned Notary Public, personally appeared James R. Kelly, Dawn E. Hill Holdgate, Rick Atherton, Robert DeCosta, and Matthew G. Fee, as members of the Board of Selectmen for the Town of Nantucket, proved to me through satisfactory evidence of identification which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free act and deed of the Board of Selectmen of the Town of Nantucket.


Notary Public
My Commission Expires:





Town of Nantucket

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OFFICE OF THE TOWN & COUNTY CLERK

16 Broad Street
NANTUCKET, MASSACHUSETTS 02554-3590

Catherine Flanagan Stover, MMC, CMMC
Town & County Clerk

(508) 228-7216

FAX (508) 325-5313

Home: (508) 228-7841

Email: estover@nantucket-ma.gov

flanaganstover@yahoo.com

townclerk@nantucket-ma.gov

WEBSITE: <http://www.nantucket-ma.gov>

◆◆◆◆◆

April 7, 2014

TO WHOM IT MAY CONCERN:

I, Catherine Flanagan Stover, duly elected Clerk of the Town and County of Nantucket, hereby certify that the April 5, 2014 ANNUAL TOWN MEETING adopted **Article 104: Real Estate Acquisition: Lot 24, Okorwaw Avenue** at the April 5, 2014 adjourned session when "...the adoption of all articles not heretofore acted upon as recommended by the Finance Committee, or as recommended by the Planning Board, was duly motioned, seconded, and voted in accordance with the motions recommended by the Finance Committee or, in the absence of a Finance Committee motion, then in accordance with the motions as recommended by the Planning Board, as printed in the Finance Committee Report, with technical amendments brought forward during the course of the meeting..."

VOTE: The vote on the motion pursuant to Article 104 as moved by the Finance Committee, was by Unanimous Voice Vote. The motion was adopted.

Catherine Flanagan Stover, MMC, CMMC
Town and County Clerk

ARTICLE 104

(Real Estate Acquisition: Lot 24, Okorwaw Avenue)

To see if the Town will vote to authorize the Board of Selectmen to acquire by eminent domain or purchase the fee interest in the following property for airport purposes and to confirm the original Order of Taking of the following property by the Town recorded with Nantucket County Registry of Deeds in Book 109, Page 409:

A certain parcel of land shown as Lot 24, Okorwaw Avenue, in Nantucket shown on Land Court Plan 17745A, containing 10,000 square feet of land more or less;

and to see if the Town will vote to appropriate, and also to raise, borrow pursuant to applicable statute or transfer from available funds, a sum of money for such purposes.

Or to take any other action related thereto.

(Board of Selectmen for Airport Commission)

FINANCE COMMITTEE MOTION: Moved that the Board of Selectmen is hereby authorized to acquire by eminent domain or purchase the fee interest in the following property for airport purposes and to confirm the original Order of Taking of the following property by the Town recorded with Nantucket County Registry of Deeds in Book 109, Page 409:

A certain parcel of land shown as Lot 24, Okorwaw Avenue, in Nantucket shown on Land Court Plan 17745A, containing 10,000 square feet of land more or less.

DOC No: 00152236

NAHANTUCKET COUNTY LAND COURT
REGISTRY DISTRICT

** RECEIVED FOR REGISTRATION **

On: Jul 21, 2016 at 03:01P

Document Fee: 75.00 Rec Totl: \$75.00

CERTIFICATE No: 25491