



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

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NANTUCKET TOWN CLERK
Posting Number:T 235

Committee/Board/s | Nantucket Memorial Airport Commission

Day, Date, and Time | Tuesday, March 14,2023 at 5:00 PM

Location / Address | □
REMOTE PARTICIPATION VIA ZOOM: the meeting will be aired at a later time on the Town's Government TV YouTube Channel
<https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHixA>

Signature of Chair or Authorized Person | Noah Karberg

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting.

Zoom Link to Virtually Attend Meeting

The meeting will be posted at a later date on YouTube.

Join Zoom Meeting

<https://us06web.zoom.us/j/82572278219>

1. Announcements
 - a. Chair reviews virtual meeting statement
 - b. This Meeting is Being Both Audio & Video Recorded
2. Review and Approve:
 - a. Agenda
 - b. 02/14/23 Draft Minutes
 - c. Ratify 02/22/23 and 03/08/23 Warrants.
3. Public Comment
4. **021423-02** -Lawrence Lynch Corporation Taxiway Echo Price Adjustment Request
5. **031423-01** Crew Quarters: Invited comments from Nobadeer Farm Meeting House Association
6. Pending Leases/Contracts as Set Forth on Exhibit 1 and Exhibit 2, which Exhibits are Herein Incorporated by Reference

7. Pending Matters
 - a. **091019-01** Capital Approval Process/Home Rule Petition
 - b. **071420-03** Per-and Polyfluoroalkyl Substances (*PFAS*) Investigation Update
 - i. **031423-02** IRA Status Report No.13
8. Finance
 - a. **031423-03** Final Financial Statement Audit FY2022-*pending*
 - b. **031423-04** Final Passenger Facility Charge Audit FY2022-*pending*
 - c. **031423-05** Budget Transfers-*pending*
9. **021423-08** Discuss in Person, Hybrid and Remote Meeting Alternatives
10. Manager's Report
 - a. Project Updates
 - b. RFP/Bid Status
 - c. Operations Update
 - d. Statistics
 - e. Personnel Report
11. Commissioner's Comments
12. Public Comment
13. Executive Session – G.L. c.30A, §21 (a)
 - a. Review ES minutes of 8/13/19, 9/10/19, 10/8/19, 11/12/19, 12/10/19, 1/14/20, 2/11/20, 3/10/20, 4/14/20, 5/12/20, 6/9/20, 7/14/20, 7/16/20, 8/11/20, 9/8/20, 10/13/20, 11/10/20, 12/8/20, 1/12/21, 2/9/21, 3/9/21, 4/13/21, 5/11/21, 6/8/21, 7/13/21, 8/10/21, 9/14/21, 10/12/21, 11/9/21, 12/14/21, 1/11/22, 2/8/22, 3/8/22, 3/28/22, 4/12/22, 5/10/22 for possible release; and 7/12/22, 8/09/22, 9/13/22, 9/26/22, 10/11/22,10/26/22, 11/08/22,11/18/22, 12/13/22, 01/10/23 and 02/14/23 for review and possible release. – *Pending*
 - b. Clause 3: To discuss strategy with respect to collective bargaining, where the Chair has determined that an open session may have detrimental effect on the bargaining position of the Airport Commission.
 - c. Clause 3: To discuss strategy with respect to the litigation regarding Walsh, where the Chair has determined that an open session may have detrimental effect on the litigating position of the Airport Commission.
 - d. Clause 3: To discuss strategy with respect to the litigation regarding potential claim for damages in re: 3&5 Evergreen Road, where the Chair has determined that an open session may have detrimental effect on the litigating position of the Airport Commission.

Exhibit 1

Type	With	Amount	Other Information	Source of Funding
Loan Agreement	Nantucket Historical Association	N/A	Temporary Custody of the Providencetown-Boston Airlines Planes	N/A
			Whaling Museum Exhibition	
			Loan Term April through December 2023	
Lease Agreement	American Airlines, Inc.	\$5,023.20	Storage of Airline Equipment on Bunker Road	Income
			Two year lease agreement with two 1-year option to extend	
Airline Lease Agreement	American Airlines, Inc.	\$31,632.00	Non-Signatory Airline Agreement	Income
			Plus Landing, Ramp, Baggage and Remain Overnight Fees	
			Expires 03/31/2024	
Airline Lease Agreement	United Airlines, Inc.	\$23,869.00	Non-Signatory Airline Agreement	Income
			Plus Landing, Ramp, Baggage and Remain Overnight Fees	
			Expires 03/31/2024	
Airline Lease Agreement	JetBlue Airways Corporation	\$78,869.00	Non-Signatory Airline Agreement	Income
			Plus Landing, Ramp, Baggage and Remain Overnight Fees	
			Expires 03/31/2024	
Airline Lease Agreement	Southern Airways Express	\$16,068.00	Non-Signatory Airline Agreement	Income
			Plus Landing, Ramp, Baggage and Remain Overnight Fees	
			Expires 03/31/2024	
Airline Lease Agreement	Hyannis Air Services dba Cape Air	\$92,441.00	Signatory Airline Agreement	Income
			Plus Landing Fees	
			Expires 03/31/2024	
Counter Freight Agreement	Hyannis Air Services dba Cape Air	N/A	Provide Counter Freight Service	Income
			Utilizing Existing Premises Under The Lease	
			Will Pay Monthly Counter Freight Fees Established By Airport	
Lease Agreement	Nantucket Oasis Pool and Spa, Inc.	\$187,770	Approximately 41,060 SF Land Lease on 66 Bunker Road	Income
			Annual Business fee of \$1,500. 30-year lease maximum.	
			Permitted use: Storage of Materials and Parking of Vehicles	
Lease Agreement	Toscana Corporation	\$80,797.50	Approximately 35,910 SF Land Lease on 60 Bunker Road	Income
			Annual Business fee of \$1,500. 30-year lease maximum	
			Permitted use: Organic Material Storage, Recycling and	
Lease Amendment	Hagedorn Aviation	TBD	Amendment No. 1 to adjust land lease by xxxx	Income
			As-Built Survey incorporated into The Lease As part of Exhibit A	
			New Base Rent is \$XXXXX adjusted annually	
Contract	McFarland-Johnson Inc.	TBD	Task Order No. MJ- XXXXX Crew Quarters Project	Capital
Contract	McFarland-Johnson, Inc.	TBD	Task Order No. MJ-PN-19	Operating
			Fleet Changes Planning	
Contract	Clean Harbors	TBD	Disposal of PFAS Resin/ Carbon	Operating
			Solids and Semi-solids for Incineration	
			Not-to-exceed \$XXX	
Pending				

Exhibit 2

Type	With	Amount	Other Information	Source of Funding
Lease Amendment	Nantucket Marine Inc.	\$1,241.00	Amendment No. 1 to adjust land lease by 1,420 square feet	Income
			As-Built Survey incorporated into The Lease As part of Exhibit A	
			New Base Rent is \$38,267 adjusted annually	
Pending				