



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)

RECEIVED

2024 APR 05 PM 02:20
NANTUCKET TOWN CLERK
Posting Number: T 329

Committee/Board/s | Nantucket Memorial Airport Commission

Day, Date, and Time | Tuesday, April 09, 2024, 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/87915161440>

Meeting ID: 879 1516 1440

1. Announcements
 - a. Chair reviews virtual meeting statement
 - b. This Meeting is Being Both Audio & Video Recorded
2. Review and Approve:
 - a. Agenda
 - b. 03/12/24 and 03/20/24 Draft Minutes
 - c. Ratify 03/13/24 and 03/27/24 Warrants.
3. Public Comment.
4. Pending Leases/Contracts as Set Forth on Exhibit 1, which Exhibit is Herein Incorporated by Reference

5. Pending Matters
 - a. **062023-06** South Apron Ramp Expansion Project
 - i. **040924-01** Noise Barrier Pre-Scoping Discussion
 - ii. **040924-02** Public Comments Follow-up from 3.12.2024 Meeting
 - b. **071420-03** Per-and Polyfluoroalkyl Substances (*PFAS*) Investigation Update
 - i. **031224-01** IRA Status Report No. 15 – Consultant Presentation
 - ii. **031224-02** Phase II Status Report - Consultant Presentation
 - c. **050923-01** Crew Quarters Project
 - d. **021324-01** Terminal Optimization Project
6. Finance
 - a. **031224-03** Final Financial Statement Audit FY2023
 - b. **031224-04** Final Passenger Facility Charge Audit FY2023
 - c. **040924-03** FY26 Potential Capital Projects and Schedule
7. **011024-02** Ratify MassDOT Grant Award- AIP 82– South Apron Expansion Project BIL AIG funding State Share- \$156,854.00 *pending*
8. **011024-03** Ratify MassDOT Grant Award- AIP 85– South Apron Expansion Project Entitlement and Discretionary Funding State Share- \$1,643,769.00 *pending*
9. **040924-04** 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 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, 02/14/23,3/14/23, 04/11/23, 5/09/23, 6/20/23 for possible release; and, 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 7/11/23, 8/8/23, 9/19/23, 10/10/23, and 11/14/23 for review and possible release.
 - b. 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

Exhibit 1

Type	With	Amount	Other Information	Source of Funding
Lease Amendment	Hagedorn Aviation	TBD	Amendment # 1 to adjust land lease by xxxx	Income
			As-Built Survey incorporated onto The Lease as part of Exhibit A	
			New Base Rent \$xxxx adjusted annually	
Lease Amendment	United State Postal Services	\$60,000.00	Amendment No. 1	Income
			To Extend the Lease for Additional 5 Years	
			New Term and Lease Rate to Start April 1, 2027	
Lease Amendment	Nantucket Oasis Pool& Spa	\$9,310.56	Amendment # 1 to adjust land lease by 2,069 square feet	Income
			As-Built Survey incorporated onto The Lease as part of Exhibit A	
			New Base Rent \$194,080.56 adjusted annually	
Airline Lease Agreement	American Airlines, Inc	\$41,759.00	Non-Signatory Airline Agreement	Income
			Plus Landing, Ramp Baggage and Remain Overnight Fees	
			Expires 03/31/2025	
Airline Lease Agreement	JetBlue Airways Corporation	\$103,550.00	Non-Signatory Airline Agreement	Income
			Plus Landing, Ramp Baggage and Remain Overnight Fees	
			Expires 03/31/2025	
Airline Lease Agreement	United Airlines, Inc	\$33,496.00	Non-Signatory Airline Agreement	Income
			Plus Landing, Ramp Baggage and Remain Overnight Fees	
			Expires 03/31/2025	
Airline Lease Agreement	Hyannis Air Services dba Cape Air	\$105,158.00	Signatory Airline Agreement	Income
			Plus Landing	
			Expires 03/31/2025	
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	
Airline Lease Agreement	Delta Airlines, Inc	\$37,929.00	Non-Signatory Airline Agreement	Income
			Plus Landing, Ramp Baggage and Remain Overnight Fees	
			Expires 03/31/2025	
Catering License Agreement	On Island Chefs	\$1,500.00	License Agreement for Catering at the Airport	Income
			\$1,500 Annual Business Fee Applies	
			Plus 25% Airport Catering Fee	
Contract	RingCentral, Inc.	(\$24,962.88)	Provision of Cloud-Based VoIP Telephone System and Services	Operating
			3-Year Contract	
			Includes one-time purchase of 22 new IP Phones	
Contract Amendment	McFarland-Johnson Inc.	N/A	Amendment No. 1 to Task Order No. MJ-PA-04 ACDBE & DBE Updates	Capital
			Extend Term of Agreement to December 31, 2024	
			No Cost Change Order	
Contract Amendment	McFarland-Johnson Inc.	N/A	Amendment No. 1 to Task Order No. MJ-PA-02 Geometry Study	Capital
			Extend Term of Agreement to December 31, 2024	
			No Cost Change Order	
Contract	Southworth - Milton Inc.	\$169,150.00	Provision of New CAT 299D3 XE Skid Steer	Operating
			Land Management Package and Attachments Included	
			5 year/ 3,000 hours warranty	
Pending				