



UPDATED MEETING POSTING

Original Posting Date_06/07/2024_ Original Posting Number T 534
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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2024 JUN 11 AM 09:54
NANTUCKET TOWN CLERK
Posting Number:T 540

Committee/Board/s | Nantucket Airport Commission

Day, Date, and Time | Tuesday, June 11, 2024, at 5:00 PM

Location / Address | HYBRID 131 PLEASANT STREET, TRAILER ROOM A AND REMOTE
PARTICIPATION VIA ZOOM WEBINAR
https://us06web.zoom.us/webinar/register/WN_qBmkIoOIRGiW29wkVKtUPw

**Signature of Chair or
Authorized Person** | Noah J. 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!

UPDATED AGENDA

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

Agenda

Webinar Registration Link:

https://us06web.zoom.us/webinar/register/WN_qBmkIoOIRGiW29wkVKtUPw

To view the meeting only, see link below:

<https://youtube.com/live/qyus4t9HVJo>

1. Announcements
 - a. Chair reviews virtual meeting statement
 - b. This Meeting is Being Both Audio & Video Recorded
2. Review and Approve:
 - a. Agenda
 - b. 05/14/24 Draft Minutes
 - c. Ratify 05/22/24 and 06/05/2024 Warrants
3. Public Comment.
4. Pending Leases/Contracts as Set Forth on Exhibit 1, which Exhibit is Herein Incorporated by Reference
5. **061124-01** Nantucket Flying Association Special Permit Application and Fee Waiver Request

6. Pending Matters

- a. **062023-06** South Apron Ramp Expansion Project Updates
- b. **071420-03** Per-and Polyfluoroalkyl Substances (PFAS) Investigation Update - www.ack-pfas.com.
- c. **050923-01** Crew Quarters Project
- d. **021324-01** Terminal Optimization Project

7. **061124-02** Right Whale Vessel Speed Restrictions

8. Finance

- a. **051424-05** Capital Approval Process for Grant-Funded Projects 2021 Annual Town Meeting Article 94 Continued Environmental Monitoring
- b. **051424-07** FY26 Potential Capital Project Request
- c. **061124-03** General Fund Repayment Proposal and Discussion of In-Kind Service

9. **061124-04** FAA Noise Abatement Chart Supplement Request for Approval

10. **061124-05** Ratify MassDOT Grant Award – AIP 83 – Taxiway G Improvement Project Funding State Share - \$7,410.06

11. **061124-06** Ratify MassDOT Grant Award – AIP 84 – ARFF Truck and Equipment Purchasing Project Funding State Share \$48,280.56

12. **061124-07** Ratify MassDOT Grant Award- ASMP-2024-ACK-32 – Install Concrete Hardstands- Phase II- \$712,800.00

13. **011024-02** Ratify MassDOT Grant Award - AIP 82– South Apron Expansion Project BIL AIG Funding State Share- \$156,854.00 *pending*

14. **011024-03** Ratify MassDOT Grant Award - AIP 85– South Apron Expansion Project Entitlement and Discretionary Funding State Share- \$1,643,769.00 *pending*

15. **061124-08** G. J. Smith, Inc. Planning Board Application Discussion

16. Manager's Report

- a. Project Updates
- b. RFP/Bid Status
- c. Operations Update
- d. Statistics
- e. Personnel Report

17. Commissioner's Comments

18. Public Comment

19. Executive Session – G.L. c.30A, §21 (a)

- a. Review ES minutes of 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 7/11/23, 8/8/23, 9/19/23, 10/10/23, 11/14/23, 12/12/23, 1/09/24, 2/13/24, 3/12/24, and 4/09/24 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.
- c. Clause 3: To Discuss Strategy with Respect to the potential Litigation regarding TURO, 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	
Agreement	BETA Technologies, Inc.	\$1,500.00	Host Site Agreement for	Income
			One DC Fast Charge Commercial Charging Station outfitted to recharge electronic vehicles, including BETA's ALIA-250 aircraft,	
			ABF plus 10% of the Station margin	
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	United Airlines, Inc.	\$33,496.00	Non-Signatory Airline Agreement	Income
			Plus Landing, Ramp Baggage and Remain Overnight Fees	
			Expires 03/31/2025	
License Agreement	Jet East, Inc.	\$1,500.00	Aircraft Maintenance	Income
			Annual Business Fee	
			Expires 05/31/2025	
Non-Exclusive License Agreement	Ameriflight, LLC	\$1,500.00	FedEx Air Freight	Income
			Annual Business Fee	
			Plus Landing fee, Ramp fee and additional services to be charged by Airport rates and Charges	
Operating Agreement	Unifi Aviation, LLC	\$1,500.00	Ground Handling for United Airlines and Delta Airlines	Income
			Annual Business Fee	
			Expires 03/31/2025	
Contract Amendment	MTE Equipment Solutions, Inc.	N/A	EV Parking Lot Vehicle	Capital
			Extend expiration date of contract	
			from 06.30.24 to 12.31.24	
Contract	Clean Harbor Environmental Services, Inc.	(\$20,285.00)	Disposal, Labor, Supplies, Equipment and Transportation	Capital
			of PFAS Resin/Carbon for Incineration	
			Contract expires June 30, 2025	
Contract	Pearl Construction, LLC	(\$6,076,000.00)	Construction of Modular Neighborhood Employee Housing	Capital
			Single story, Type V construction, dormitory structure with attached apartment encompassing 3,500 square feet of finished space	
			Completion Date before June 4, 2025	
Contract	Central Communications Systems, Inc.	(\$135,000.00)	Support Services, Advanced Replacement of Defective Components and Annual testing of Public Address System	Operating
			3-year contract	
			Task Order No. MJ-EN-11	
Contract	McFarland-Johnson, Inc.	(\$90,400.00)	Engineering Services to Support the Repair of Refueling Pad Wall	Operating
			Permanent Repair to the existing cast-in-place concrete wall	
			Task Order No. MJ-EN-13	
Contract	McFarland-Johnson, Inc.	(\$692,100.00)	Design, Bidding and Construction Phase Services for the Construction	Capital
			Of The South Apron Sound Barrier	
			Change Order No.1	
Contract Amendment	Rober B Our, Inc.	TBD	Limited Inlay Emergency Centerline Repair Runway 6/24	Capital
Pending				