



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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Committee/Board/s | Nantucket Memorial Airport Commission

Day, Date, and Time | Tuesday, August 13, 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_dUrQeNgVQ1S3qV9wV_NBpQ

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!

AGENDA

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

Webinar Registration Link:

https://us06web.zoom.us/webinar/register/WN_dUrQeNgVQ1S3qV9wV_NBpQ

To view the meeting only, see link below:

<https://youtube.com/live/G7oDhuj1jAI>

1. Announcements
 - a. Chair reviews virtual meeting statement
 - b. This Meeting is Being Both Audio & Video Recorded
2. Review and Approve:
 - a. Agenda
 - b. 07/09/24 Draft Minutes
 - c. Ratify 6/30/2024 and 07/24/24 Warrant
3. Public Comment.
4. Pending Leases/Contracts as Set Forth on Exhibit 1, which Exhibit is Herein Incorporated by Reference
5. **070924-02** Election of Officers/Assign Sub-Committee Members
6. **070924-03** Grant Signing Letter of Authorization

7. 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

8. Finance

- a. **051424-07** FY26 Potential Capital Project Request
- b. **081324-01** 4th Quarter Report FY24 - *pending*

9. **061124-08** G. J. Smith, Inc. Tenant Alteration Application Discussion

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 7/14/20, 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, 11/14/23, 12/12/23, 1/09/24, 2/13/24, 3/12/24, 4/09/24 for possible release and 5/14/24, 6/11/24 and 7/09/24 for review and possible release. - *pending*
- b.
- 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 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.
- e. Clause 3: To Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS) and other potential sources of PFAS, where the Chair has Determined that an Open Meeting May have a 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	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	
Lease Agreement	ACK Mobile Mechanics, Inc.	\$86,934.00	Approximately 28,478 SF Land Lease on 33 Bunker Road	Income
			Automobile repairs, Mechanic shop, Vehicle storage and/or Towing services	
			Initial term Ten (10) Years, four (4) 5-Year Renewal Options	
			Maximum of thirty (30) years lease agreement	
License Agreement	Stowe Enterprises, LLC d.b.a. FreshAir Services	\$1,500.00	Aircraft Cleaning Services	Income
			Annual business fee Plus 20% Airport Cleaning fee	
			Expires on December 31, 2025	
Contract Amendment	Blown Away Heating and Cooling	N/A	Amendment No. 1	Operating
			Purchase and Installation of New Water Furnace Compressor	
			Extend term of Agreement from June 30, 2024 to September 30, 2024	
Contract	Mass Tank Inspection Services, LLC	\$423,534.00	To Provide Fuel Facility Inspection, Cleaning & General Maintenance	Operating
			The Full Amount will be Paid in a 3-Year Period	
			Completion Date of the Contract: August 12, 2027	
Contract Amendment	McFarland-Johnson, Inc.	TBD	Change order No. 1 to Task Order MJ-EN-10	Operating
			Bunker Lot 66 Fence and Access Improvements	
Contract	McFarland-Johnson, Inc.	\$6,600.00	Task Order MJ-PN-23	Operating
			Botanical Monitoring 2024	
Contract Amendment	McFarland-Johnson, Inc.	\$73,322.76	Change order No. 7 to Task Order MJ-PN-11	Capital
			Phase II Source Area Investigation	
			The Task Order has been Reduced by \$73,322.76	
Contract	McFarland-Johnson, Inc.	(\$410,579.43)	Task Order MJ-PN-22	Capital
			Phase III PFAS Source Area Investigation	
			Task Order for MCP Phase 3 Compliance	
Contract Amendment	Robert B. Our, Inc.	TBD	Change order No. 2	Capital
			Construct, Mark, Light and Sign South Apron Expansion	
			New contract amount including amendment is \$XXX	
Pending				