



## UPDATED MEETING POSTING

Original Posting Date 11/07/2024

Original Posting Number T1007

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 NOV 12 PM 02:42  
NANTUCKET TOWN CLERK  
Posting Number: T 1019

**Committee/Board/s** | Nantucket Memorial Airport Commission

**Day, Date, and Time** | Tuesday, November 12, 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\\_tnXy8KwJTgGkW\\_TbEHsHYQ](https://us06web.zoom.us/webinar/register/WN_tnXy8KwJTgGkW_TbEHsHYQ)

**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.

Webinar Registration Link:

[https://us06web.zoom.us/webinar/register/WN\\_tnXy8KwJTgGkW\\_TbEHsHYQ](https://us06web.zoom.us/webinar/register/WN_tnXy8KwJTgGkW_TbEHsHYQ)

To view the meeting only, see link below:

[https://youtube.com/live/y\\_8PN-vOU9Q](https://youtube.com/live/y_8PN-vOU9Q)

1. Announcements
  - a. Chair reviews virtual meeting statement
  - b. This Meeting is Being Both Audio & Video Recorded
2. Review and Approve:
  - a. Agenda
  - b. 10/10/24 Draft Minutes
  - c. Ratify 10/09/2024, 10/23/2024 and 11/06/2024 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 Update**

**i. Noise Wall Update**

**ii. General Project Update**

**b. 071420-03 Per-and Polyfluoroalkyl Substances (PFAS) Investigation Update - [www.ack-pfas.com](http://www.ack-pfas.com).**

**c. 050923-01 Crew Quarters Project**

**d. 111224-01 Re- address the Dormitory Property Currently 10 Sun Island Rd. to 10 Nobadeer Farm Rd.**

**e. 021324-01 Terminal Optimization Project**

**6. 111224-02 Rates and Charges Public Hearing proposed to be scheduled for January 14, 2025**

**7. Finance**

**a. 111224-03 1<sup>st</sup> Quarter Report**

**b. 111224-04 Airport Capital Improvement Plan (CIP)**

**c. 111224-05 FY26 Capital Project Updates**

**8. ~~061124-08 G. J. Smith, Inc. Tenant Alteration Application Discussion~~**

**9. Manager's Report**

**a. Project Updates**

**b. RFP/Bid Status**

**c. Operations Update**

**d. Statistics**

**e. Personnel Report**

**10. Commissioner's Comments**

**11. Public Comment**

**12. 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, 7/09/24, 8/13/24, 9/12/24 and 10/10/24 for review and possible release. - *pending***
- 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.  
of the Airport Commission.**
- c. 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 No. 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                                                                    |                   |
| Consent to Sublease        | Airport Gas Station Inc.                       | N/A            | Office/Storage Space Sublease between Airport Gas and                                                     | Income            |
|                            |                                                |                | Kevin Dineen, LLC, DBA Nantucket Electrical Contractors Inc.                                              |                   |
|                            |                                                |                | 1 Year Sub-Lease                                                                                          |                   |
| Lease Amendment            | Nantucket Oasis Pool & Spa                     | \$9,435.92     | Amendment No. 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 \$200,118.56 adjusted annually                                                              |                   |
| Lease Amendment            | Nantucket Oasis Pool & Spa                     | (\$24,900.00)  | Amendment No. 2 to Lease-Rent Abatement                                                                   | Income            |
|                            |                                                |                | Relocation of the Perimeter Fence on Bunker Rd.                                                           |                   |
|                            |                                                |                | Rent Credit for a period of 1 Year                                                                        |                   |
| Catering License Agreement | A Taste of Nantucket                           | \$1,500.00     | License Agreement for Catering at the Airport                                                             | Income            |
|                            |                                                |                | \$1,500 Annual Business Fee Applies                                                                       |                   |
|                            |                                                |                | Plus 25% Airport Catering Fee                                                                             |                   |
| Catering License Agreement | Island Kitchen                                 | \$1,500.00     | License Agreement for Catering at the Airport                                                             | Income            |
|                            |                                                |                | \$1,500 Annual Business Fee Applies                                                                       |                   |
|                            |                                                |                | Plus 25% Airport Catering Fee                                                                             |                   |
| Contract                   | McFarland-Johnson, Inc.                        | (\$209,800.00) | Task Order MJ-EN-14                                                                                       | Capital           |
|                            |                                                |                | Data Collection, Design, Bidding, and Construction Phase Services                                         |                   |
|                            |                                                |                | For Water Service House Connections - Phase II                                                            |                   |
| Contract                   | McFarland-Johnson, Inc.                        | (\$136,200.00) | Task Order MJ-EN-12                                                                                       | Capital           |
|                            |                                                |                | Perform Grant Administration, Environmental & Construction Phase Services in the Southern Part of Airport |                   |
|                            |                                                |                | Perimeter Road & Fence Relocation Project                                                                 |                   |
| Contract Amendment         | Robert B. Our, Inc.                            | (\$268,142.16) | Change Order No. 7 to South Apron Project                                                                 | Capital           |
|                            |                                                |                | Runway 6 Relocation a Portion of the existing Perimeter Road & Fence                                      |                   |
|                            |                                                |                | New Contract amount including Amendment is \$39,888,508.64                                                |                   |
| Contract                   | Laborers' International Union of North America | N/A            | Approval of Agreement between Nantucket Memorial Airport Employees, LIUNA and Nantucket Memorial Airport  | Operating         |
|                            |                                                |                | 3-Year Contract July 1, 2024-June 30, 2026                                                                |                   |
| Pending                    |                                                |                |                                                                                                           |                   |