



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 271

Committee/Board/s	Nantucket Memorial Airport Commission
Day, Date, and Time	Tuesday, March 25, 2025 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: www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHixA
Signature of Chair or Authorized Person	Warren Smith, Airport Manager

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.

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

Zoom Link to Virtually Attend Meeting

<https://us06web.zoom.us/j/82604282167>

Meeting ID: 826 0428 2167

1. Announcements:
 - a. Chair Reviews Virtual Meeting Statement
 - b. This Meeting is Being Both Audio & Video Recorded
 - c. Introduction of Airport Manager Warren Smith
2. Review and Approve:
 - a. Agenda
 - b. 01/14/25, 02/11/25, 03/11/25 and 03/17/25 Draft Minutes
 - c. Ratify 02/05/25, 02/19/25 and 03/05/25 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
 - b. **071420-03** Per-and Polyfluoroalkyl Substances (PFAS) Investigation Update – www.ack-pfas.com
 - i. **032525-01** IRA Status Report No. 17
 - ii. **032525-02** Phase III Status Report
 - c. **050923-01** Crew Quarters Project
 - d. **021324-01** Terminal Optimization Project
6. **032525-03** Airport Master Plan Update, Consultant Presentation
7. **032525-04** Commission's Consideration of a Position Statement Regarding the Annual Town Meeting Warrant Article 72 (General Bylaw Amendment: Car Rental Agencies, Registration of)
8. Finance:
 - a. **032525-05** Final Financial Statement Audit FY2024
 - b. **032525-06** Final Passenger Facility Charge Audit FY2024
 - c. **032525-07** Annual Town Meeting – Airport Budget Transfers
9. **032525-08** Discussion on Impound Lot Operations and Management
10. **032525-09** Approval of National Grid License Agreement NRTA
11. Manager's Report:
 - a. Project Updates
 - b. RFP/Bid Status
 - c. Operations Update
 - d. Statistics
 - e. Personnel Report
12. Commissioners' Comments
13. Public Comment
14. 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, 5/14/24, 6/11/24, 7/09/24, and 8/13/24 for possible release and 9/12/24, 10/10/24, 11/12/24, 12/06/24, 12/10/24, 12/18/24, 01/14/25, 01/28/25 and 02/11/25 for review and possible release. – *pending*
 - b. Review Pending Minutes of 5/14/24, 6/11/24, 7/09/24, and 8/13/24
 - 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.

- 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 the Litigation Regarding N929VC luggage cart claim, if the Chair has Determined that an open session may have Detrimental Effect on the Litigating Position of the Airport Commission.
- f. Clause 6: To Consider Potential Acquisition of Property for Airport Manager and Staff Residences where an Open Meeting may have a Detrimental Effect on the Negotiating Position of the Airport Commission and the Chair so Declares; Votes May be Taken.

Exhibit 1

Type	With	Amount	Other Information	Source of Funding
Lease Agreement	Hagedorn Aviation Hangar No. 8	TBD	New Lease Agreement to adjust land lease	Income
			New Rent will be based on Completion of Property Appraisal	
			New Base Rent \$xxxxx adjusted annually	
Airline Lease Agreement	American Airlines, Inc	\$41,965.00	Non-Signatory Airline Agreement	Income
			Plus Landing, Ramp, Baggage and Remain Overnight Fees	
			Expires 03/31/2026 plus Additional Two 1-year Renewal Term Options	
Airline Lease Agreement	JetBlue Airways Corporation	\$106,483.00	Non-Signatory Airline Agreement	Income
			Plus Landing, Ramp, Baggage and Remain Overnight Fees	
			Expires 03/31/2026 plus Additional Two 1-year Renewal Term Options	
Airline Lease Agreement	United Airlines, Inc	\$28,469.00	Non-Signatory Airline Agreement	Income
			Plus Landing, Ramp, Baggage and Remain Overnight Fees	
			Expires 03/31/2026 plus Additional Two 1-year Renewal Term Options	
Airline Lease Agreement	Hyannis Air Services dba Cape Air	\$104,841.00	Signatory Airline Agreement	Income
			Plus Landing	
			Expires 03/31/2026 plus additional Two 1-year Renewal Term Options	
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	\$39,708.00	Non-Signatory Airline Agreement	Income
			Plus Landing, Ramp, Baggage and Remain Overnight Fees	
			Expires 03/31/2026 plus additional Two 1-year Renewal Term Options	
Non-Exclusive Ramp License Agreement	Gull Air	\$1,500.00	General Aviation Part 135 Operator	Income
			Annual Business Fee	
			Landing Fee, Ramp Fee and additional services to be charged by Airport Rates & Charges	

Operating Agreement	Unifi Aviation, LLC	\$1,500.00	Ground Handling for United Airlines, Delta Airlines & JetBlue	Income
			Annual Business Fee	
			Expires 03/31/2026	
Operating Agreement	Jet East Corp.	\$1,500.00	Aircraft Maintenance	Income
			Annual Business Fee	
			Expires 05/31/2026	
Contract Amendment	Clean Harbors Environmental Svc., Inc.	(\$1,910.04)	Amendment No. 1 Disposal,Labor, Supplies, Equipment and	Operating
			Transportation of PFAS Resin/Carbon for Incineration	
			New Contract amount \$22,195.04	
Contract	Potters Industries LLC	(\$120,900.00)	Supply and Deliver Glass Beads	Operating
			2-Year Term	
			Contract Expires 02/28/2027	
Contract Amendment	PEARL Company	(\$6,845.21)	Change Order No. 5	Capital
			NGRID Bollards at Transformer	
			New contract amount including this amendment is \$6,379,539.29	
Contract	S.W. Cole Engineering, Inc	(\$52,319.07)	Dormitory Construction Materials Testing & Inspection Services	Capital
			1-Year Term	
			Contract Expires 02/28/2026	
Contract Amendment	World Fuel	N/A	Amendment No. 1 for Aviation Fuel Supply Contract	Fuel Rovolver
			Pricing Subject to Market Rate-Outline in Contract	
			Extending the Term with 8 Years. New Contract Expires 05/31/2028	
Contract Amendment	Ascent Aviation Group, Inc.	N/A	Amendment No. 1 Refueler Agreement for 6 Vehicles	Operating
			Extending the Term with 8 Years. New Contract Expires 03/31/2028	
Contract Amendment	McFarland-Johnson	N/A	Amendment No. 2 to Task Order MJ-PA-04	Capital
			Extend Term to December 31, 2025	
			No Cost Change Order	
Pending				