



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, April 8, 2025 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_dL0oUVHPROa488Bl23_YUw

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.

Webinar Registration Link:

https://us06web.zoom.us/webinar/register/WN_dL0oUVHPROa488Bl23_YUw

To view the meeting only, see link below:

<https://youtube.com/live/BPRhkC1tA2A>

1. Announcements:
 - a. Chair Reviews Virtual Meeting Statement
 - b. This Meeting is Being Both Audio & Video Recorded
2. Review and Approve:
 - a. Agenda
 - b. 03/25/25 Draft Minutes - *pending*
 - c. Ratify 03/19/25 and 04/02/25 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
 - c. **050923-01** Crew Quarters Project
 - d. **021324-01** Terminal Optimization Project
6. **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)
7. **040825-01** Request for Approval and Execution of Purchase and Sale Agreement for 16 Kittiwake Lane, Shown as Lot 376 on Land Court Plan No. 16514-12
8. Finance:
- a. **040825-02** FY27 Potential Capital Projects and Schedule - *pending*
9. **040825-03** Discuss in Person, Hybrid, and Remote Meeting
10. Manager's Report:
- a. Project Updates
 - b. RFP/Bid Status
 - c. Operations Update
 - d. Statistics
 - e. Personnel Report
11. Commissioners' 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, 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, 02/11/25 and 03/25/2025 for review and possible release. – *pending*
 - b. 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.
 - 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 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	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	
Non-Exclusive Ramp License Agreement	Tri State Charter, LLC	\$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	Jet East Corp.	\$1,500.00	Aircraft Maintenance	Income
			Annual Business Fee	
			Expires 05/31/2026	
Contract	S.W. Cole Engineering	N/A	Dormitory Construction Materials Testing & Inspection Services	Capital
			1-Year Term	
			Contract Expires 02/2//2026	
	Textron Aviation	(\$25,000.00)	Luggage Cart Claim for N929VC	Operating
			\$30,457.44 to be paid through Global Aerospace Insurance	
			To Repair the Damages to the Leading Edge	
Record of Vote for Purchase Agreement	Airport Commission	N/A	Uniqueness Determination	Operating
			To approve the Purchase of property known as 16 Kittiwake Lane	
			Between Airport Commission and Dennis L. Winger and Barbara L. Waldman	
Pending				