



UPDATED MEETING POSTING

Original Posting Date 6/13/2025

Original Posting Number T 536

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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2025 JUN 17 AM 10:54
NANTUCKET TOWN CLERK
Posting Number: T 543

Committee/Board/s | Nantucket Memorial Airport Commission

Day, Date, and Time | Tuesday, June 17, 2025 at 5:00 PM

Location / Address | REMOTE PARTICIPATION VIA ZOOM WEBINAR
https://us06web.zoom.us/webinar/register/WN_MNN8ZaM-RSCpLKanGOWTaw

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_MNN8ZaM-RSCpLKanGOWTaw

To view the meeting only, see link below:

<https://youtube.com/live/C0Sd5iZf-Ak>

1. Announcements:
 - a. Chair Reviews Virtual Meeting Statement
 - b. This Meeting is Being Both Audio & Video Recorded
2. Review and Approve:
 - a. Agenda
 - b. 05/13/25 Draft Minutes
 - c. Ratify 05/21/25, 06/04/25 and 06/11/25 Warrants
3. Public Comment
4. Pending Leases/Contracts as Set Forth on Exhibit 1, which Exhibit is Herein Incorporated by Reference
5. **061725-01** Nantucket Flying Association Special Permit Application and Fee Waiver Request
6. 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
 - e. **051325-01** High Mast Lighting

7. Finance:
 - a. **051325-04** FY27 Capital Project Request
 - b. **061725-02** Targeted Salary Adjustments
8. **061725-03** Ratify MassDOT Grant Award – ASMP-2025-ACK-33 – Purchase Aircraft Tug – \$229,503.20
9. **061725-04** Ratify MassDOT Grant Award – AIP-3-25-0033-086-2024 Taxiway G Phase III Environmental Monitoring – \$14,230.00
10. **061725-05** Ratify MassDOT Grant Award – AIP-3-25-0033-087-2024 Apron Drainage – \$7,886.39
11. **061725-06** Ratify MassDOT Grant Award – AIP-3-25-0033-088-2024 Runway 6-24 Centerline Rehab – Design & Permitting – \$3,870.00
12. Manager's Report:
 - a. Project Updates
 - b. RFP/Bid Status
 - c. Operations Update
 - d. Statistics
 - e. Personnel Report
13. Commissioners' Comments
14. Public Comment
15. 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 potential litigation, where the Chair has determined that an open meeting may have a detrimental effect on the negotiating or 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.

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	
Lease Agreement	Tradewind Aviaton, LLC	\$57,015.00	New Lease Agreement for the Flat Roof Building	Income
			Premises to be Used for Aeronautical Purposes	
			Six (6) Month Term	
Lease Agreement	G.J. Smith, Inc.	\$116,759.80	Approximately 28,478 SF, Land Lease of 33 Bunker Road	Income
			Warehousing, Impound Overflow, and PODS Storage	
			Initial Term Five (5) Years, Three (3) 5-Year Renewal Options	
License Agreement	Forme Barre Nantucket	\$1,500.00	License Agreement for Operation of a Fitness Class	Income
			Every Saturday at 8:00 AM on Nobadeer Beach	
			From June 13th to September 27th	
License Agreement	ACK Surf School, LLC	\$1,500.00	License Agreement for Operation of Surf School	Income
			On Nobadeer Beach	
			From June 17th to October 1st	
Contract Amendment	Robert B. Ours	N/A	Amendment No. 3	Operating
			Construction, Mark & Lighting South Apron Expansion	
			Extend Term of the Contract from 06/30/2025 to 12/31/2025	
Contract	Pavion Corp. (Formerly Signet)	\$32,288.33	Purchase New 220 TB Archiver as a Failover and add half the security cameras from existing server to act as a load balance	Operating
			Contract 12/31/2025	
Contract	S.W. Cole Engineering	-\$30,000.00	Dormitory Construction Materials Testing & Inspection Services	Capital
			1-Year Term	
			Contract Expires 12/31/2025	
Contract Amendment	McFarland Johnson	-\$485,893.64	Task Order MJ-PN-22	Capital
			Amendment No. 2 for PFAS Services Phase III	
			New Contract Amount including an amendment, \$1,068,555.64	
Landlord Waiver & Agreement	Airport Gas Station, Inc.	N/A	Loan Financing Agreement with Rockland Trust Company	N/A
			Pursuant to a Lease Agreement Dated August 14, 2018	
			Located at 10 Airport Road	
Landlord Waiver & Agreement	Harbor Fuel Oil Corporation	N/A	Loan Financing Agreement with Rockland Trust Company	N/A
			Pursuant to a Lease Agreement Dated January 22, 2013	
			Located at 40 Bunker Road	
Landlord Waiver & Agreement	Harbor Fuel Oil Corporation	N/A	Loan Financing Agreement with Rockland Trust Company	N/A
			Pursuant to an Amended Lease Agreement Dated October 8, 2019	
			Located at 40 Bunker Road	
Landlord Waiver & Agreement	Harbor Fuel Oil Corporation	N/A	Loan Financing Agreement with Rockland Trust Company	N/A
			Pursuant to a Lease Agreement Dated August 13, 2002	
			Located at 40 Bunker Road	
Pending				