

NANTUCKET MEMORIAL AIRPORT COMMISSION
MEETING AGENDA
August 18, 2026

ZOOM LINK TO VIRTUALLY ATTEND MEETING

https://us06web.zoom.us/webinar/register/WN_dE64-zd3SGa1hjKz2WsgSw

The Meeting will be Live Stream on YouTube

<https://youtube.com/live/5bf1sluyQeE>

1. Announcements:
 - a. Chair Reviews Virtual Meeting Statement
 - b. This Meeting is Being Both Audio & Video Recorded
2. Review and Approve:
 - a. Agenda
 - b. 07/14/26 Draft Minutes
 - c. Executive Session Minutes Review and Release: 7/14/20, 8/11/20, 9/28/20, 10/13/20, 11/10/20, 12/08/20, 1/12/21, 2/09/21, 3/09/21, 4/13/21, 5/11/21, 6/08/21, 7/13/21, 8/10/21, 9/14/21, 10/12/21, 11/09/21, 12/14/21, 1/11/22, 2/08/22, 3/08/22, 3/28/22, 4/12/22, 5/10/22, 7/11/23, 8/08/23, 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 08/13/24
 - d. Ratify 06/30/26, 07/22/26 and 08/05/26 Warrants
3. Public Comment
4. Pending Leases/Contracts as Set Forth on Exhibit 1, which Exhibit is Herein Incorporated by Reference
5. **071426-01** Election of Officers
6. **071426-02** Grant Signing Letter of Authorization
7. **081826-01** Ratification of Acting Airport Manager Appointment
8. Pending Matters:
 - a. **071420-03** Per-and Polyfluoroalkyl Substances (PFAS) Investigation Update – www.ack-pfas.com
 - b. **021324-01** Terminal Optimization Project
9. **031026-02** Fuel Subcommittee Update
10. **051226-02** Investigation of Solar Installation Alternatives Update
11. Finance:
 - a. **060926-02** FY2028 Capital Project Requests
 - b. **081826-02** 4th Quarter Report FY26
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

Remote Participation
Via Zoom
5:00 PM

15. Executive Session – G.L. c.30A, §21 (a)

- a. Review ES minutes of 5/14/24, 6/11/24, 7/09/24, 8/13/24, 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, 03/25/2025, 04/08/25, 05/13/25, 06/17/25, 07/08/25, 03/24/26, 5/12/26, 6/09/26, and 07/14/26 for review and possible release – *pending*
- b. Clause 3: To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body, and the chair so declares – LIUNA
- c. Clause 2: To Conduct Strategy Session in Preparation for Contract Negotiations with Non-Union Personnel for Airport Manager.



AGENDA PROTOCOL

For all Town of Nantucket Boards, Committees, Commissions, Work Groups, Councils and Trusts
(herein collectively referred to as "Committees" in this document)

Roberts Rules: Town of Nantucket Committees follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Committees. At the Committee's discretion, matters raised under Public Comment may be directed to Town Administration and/or appropriate departmental staff, or may be placed on a future agenda, allowing all viewpoints to be represented before the Committee takes action, if any. Except in emergencies, the Committee will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Committee to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Committee meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Committee to take up first. This time is reserved for speakers to address the Committee on matters that are not related to any other Agenda item. If a speaker wishes to address the Committee on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of

Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

Disclaimer: Public Comment is not a time for debate or response to comments by the Committee. Comments made during the Public Comment period do not reflect the views or positions of the Committee. Because of free speech principles, the Committee does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

Unanticipated Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Committee welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at their sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Committee Members may have questions on the clarity of the information presented. The Committee will hear any staff input and then deliberate on a course of action.

Committee Report and Comment: Individual Committee Members may have matters to bring to the attention of the Committee during a meeting. If the matter contemplates action by the Committee, Committee Members will consult with the Chair and/or appropriate Town officials or employees in advance and provide any needed information by applicable Committee deadlines and/or schedule the matter for a future Committee meeting. Otherwise, except in emergencies, the Committee will not normally take action on Committee Comment.

Approved: March 27, 2024

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NANTUCKET MEMORIAL AIRPORT
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Commissioners
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Philip Marks III
Michael Leavitt
F. Scott Wilson

AIRPORT COMMISSION MEETING
July 14, 2026

The meeting was called to order at 5:00 PM by Vice Chair Andrea Planzer with the following Commissioners present: Anthoney Bouscaren, Michael Leavitt, and Scott Wilson.

This meeting took place at 131 Pleasant Street, Nantucket, MA, and was conducted via Zoom Webinar and broadcast live on the Town of Nantucket YouTube channel.

Airport employees present were: Preston Harimon, Airport Manager; Vilina R. Ilieva, Office Manager; Mariya Basheva, Finance Manager; Elizabeth Reuss, Administrative Assistant; and Madison Collins, Environmental Coordinator.

Also present: Rich Lasdin, McFarland-Johnson; Priyanka Menon, Fennick-McCredie Architecture; and Philip Cox, Cox Aviation.

Ms. Planzer read the Town's virtual meeting statement.

Ms. Planzer announced the meeting was being audio and video recorded.

Ms. Planzer asked for comments on the Agenda; hearing none, the Agenda was adopted.

Ms. Planzer asked for comments and concerns on the 06/09/26 draft minutes.

Mr. Leavitt expressed appreciation for Ms. Reuss's prompt and accurate preparation of the meeting minutes, noting that the timely turnaround was helpful to the Commission.

Mr. Leavitt made a **Motion** to approve the 06/09/26 draft minutes. **Second** by Mr. Bouscaren and **Passed** by the following roll call vote:

Mr. Leavitt – Aye
Mr. Bouscaren – Aye
Mr. Wilson – Aye
Ms. Planzer – Aye

Mr. Bouscaren made a **Motion** to ratify the 06/03/26, 06/10/26, and 06/24/26 Warrants. **Second** by Mr. Leavitt and **Passed** by the following roll call vote:

Mr. Leavitt – Aye
Mr. Bouscaren – Aye
Mr. Wilson – Aye
Ms. Planzer – Aye

Public Comment:

None.

Pending Leases/Contracts Mr. Harimon presented Exhibit 1 for approval of the following contracts, leases, and contract amendments.

➔ **LYFT, Inc. – Agreement**

Three (3) Year Transportation Network Company (TNC) Agreement with a Trip Fee of \$3.25 Per Originating Fare, Per the Airport Rates and Charges.

➔ **McFarland-Johnson – Contract**

Three (3) Year Contract for On-Call Engineering Services. Task Orders To Be Assigned for Each Project, with Associated Amounts.

➔ **McFarland-Johnson – Contract**

Three (3) Year Contract for On-Call Planning Services. Task Orders To Be Assigned for Each Project, with Associated Amounts.

➔ **Hoyle Tanner & Associates – Contract**

Three (3) Year Contract for On-Call Planning Services. Task Orders To Be Assigned for Each Project, with Associated Amounts.

➔ **Cox Aviation – Contract**

Three (3) Year Contract for Owner's Project Manager (OPM) Services for Terminal Space Optimization Projects. – \$509,052.00

➔ **Pavion Connect and Protect – Contract**

Three (3) Year Contract for Security System Maintenance Services. – \$227,500.00

➔ **On Scene, LLC – Contract**

Three (3) Year Contract Inspection, Maintenance, and Service of Three (3) Aircraft Rescue Fire Fighting (ARFF) Vehicles. Contract Includes Ten (10) Nantucket Fire Department Vehicles. – \$336,857.00

➔ **FAA – Memorandum of Agreement**

Memorandum of Agreement (MOA) Permitting the FAA to Construct, Operate, Maintain, Repair, Replace, and Remove FAA-Owned Navigations, Expiring September 30, 2046.

Mr. Leavitt asked whether the Lyft agreement matches the Uber and Toro contracts, including TNC provisions. Ms. Ilieva confirmed they are aligned and noted that Uber's contract expires at year-end and will be brought forward before December. Mr. Leavitt confirmed all three companies pay the same three dollars and twenty-five cent (\$3.25) fee.

Mr. Leavitt clarified that individual task orders under the McFarland-Johnson contract will come to the Commission for approval when spending is required. Ms. Ilieva confirmed this is correct. Mr. Leavitt asked whether the same task-order approval structure applies to Hoyle Tanner & Associates. Ms. Ilieva confirmed it does.

Mr. Leavitt referenced prior discussions about funding design work with Cox Aviation to reach shovel-ready status. Mr. Harimon confirmed the contract advances full design. Mr. Leavitt asked for the total shovel-ready budget. Mr. Harimon stated it is three million four hundred thousand dollars (\$3,400,000).

Mr. Leavitt questioned why the Pavion maintenance contract is front-loaded, with roughly sixty percent (60%) of costs in year one (1). Ms. Ilieva stated that service levels vary across the three (3) years and will review the details. Ms. Basheva noted that uneven annual pricing is common in multi-year service contracts depending on how work is phased. Ms. Ilieva will follow up on whether additional first-year work is included.

Mr. Leavitt asked whether the On Scene contract total of three hundred thirty-six thousand dollars (\$336,000) represents only the Airport's portion or includes Fire Department vehicles. Mr. Harimon and Ms. Basheva confirmed the amount reflects the total contract. Mr. Leavitt asked whether the Airport pays only for its vehicles. Mr. Harimon confirmed invoices are split so each department pays for its own maintenance. Ms. Planzer asked whether invoicing depends on actual maintenance needs. Mr. Harimon stated the scope includes scheduled service every six (6) months. Ms. Basheva clarified that funds are encumbered only as invoices are received, and the Fire Department follows the same process.

Mr. Bouscaren made a **Motion** to approve the leases, contracts, and contract amendments as set forth in Exhibit One (1). **Second** by Mr. Leavitt and **Passed** by the following roll call vote:

Mr. Leavitt – Aye
Mr. Bouscaren – Aye
Mr. Wilson – Aye
Ms. Planzer – Aye

071426-01 Election of Officers/Assign Sub-Committee Members

Ms. Planzer initiated the nomination process for Chair.

Mr. Bouscaren made a **Motion** to nominate Andrea Planzer, as Chair. **Second** by Mr. Leavitt and **Passed** by the following roll call vote:

Mr. Leavitt – Aye
Mr. Bouscaren – Aye
Mr. Wilson – Aye
Ms. Planzer – Aye

Ms. Planzer opened nominations for Vice Chair, nominating Michael Leavitt. Mr. Bouscaren nominated Philip Marks. Mr. Harimon asked about the procedure, and Ms. Ilieva noted that a vote is required. Mr. Cox suggested postponing the vote to the next meeting, noting that the Commission has done so previously when attendance was incomplete. Ms. Planzer agreed, adding

that confirmation of Mr. Marks' willingness to serve would also be needed. The Vice Chair vote was postponed to the next meeting.

Mr. Harimon asked whether postponing the Vice Chair election would delay the grant-signing authorization letter, which includes both the Chair and Vice Chair. Mr. Leavitt noted that Ms. Planzer continues to hold the Vice Chair role until replaced. Mr. Cox asked whether one signature would suffice, adding that other airports typically rely on the Chair's signature alone. Ms. Ilieva confirmed that both Chair and Vice Chair are listed in the authorization.

Ms. Basheva stated that if an FAA document requires signature, Ms. Planzer could sign at this time. Ms. Planzer asked whether the Commission should wait or proceed. Ms. Ilieva advised that authorization for Chair and Vice Chair could be postponed to the August meeting.

Ms. Planzer reviewed the prior year's list of subcommittees, noting that the Fuel Subcommittee has been the only actively meeting subcommittee. Mr. Leavitt asked whether the Commission had formally created a separate, standalone Fuel Subcommittee, distinct from the fuel responsibilities listed under the Airfield Policy/Facilities/Maintenance Subcommittee on the existing list. Mr. Harimon suggested that the Fuel Subcommittee could simply be placed under the Airfield Policy/Facilities/Maintenance category for clarity, keeping Mr. Marks and Mr. Leavitt as assigned members.

Mr. Leavitt noted that meetings could continue as they have been, with the group convening as the Airfield Policy/Facilities/Maintenance Subcommittee, focusing solely on fuel matters. Mr. Lasdin added that there had also been a Terminal Subcommittee, previously involving the former Commission Chair, Arthur Gasbarro. Mr. Bouscaren stated that the Terminal Subcommittee had completed its work, having finalized its design recommendations, and was no longer active.

Mr. Cox reviewed the Contractor Authorized Signatory Form, noting that only the Chair's signature is required because the authorized signatory list includes the full Commission. Mr. Cox explained that the Chair can sign both the authorization page and the authentication page without needing a Vice Chair in place, and offered to notarize the document if needed. Ms. Ilieva stated that past practice has been to authorize both the Chair and Vice Chair. Mr. Harimon recommended tabling the item to ensure the Commission follows the correct procedure and to allow action when all Commissioners are present.

Ms. Planzer asked whether the Long-Range Plans/Policy Subcommittee should be separated. Mr. Harimon suggested listing all Commissioners under Long-Range Plans/Policy, similar to the Finance Subcommittee, and then separately identifying the Airfield Policy/Facilities/Maintenance Subcommittee, which would include fuel as a defined focus area.

Ms. Planzer noted that most Long-Range Plans are typically handled by the full Commission. Mr. Harimon agreed but recommended keeping all subcommittees listed, even if inactive, so they are available for future needs. Mr. Harimon cited Personnel as an example, noting that a subcommittee may be needed for union negotiations or preliminary review before recommendations go to the full Commission.

Ms. Planzer reviewed Personnel assignments, noting Mr. Bouscaren and Mr. Leavitt were previously listed. Mr. Leavitt stated that fuel-related work had increased and requested removal

from Personnel, leaving an open seat. Mr. Bouscaren agreed to remain, and Ms. Planzer joined the Personnel Subcommittee.

Planzer then reviewed the Noise/Environmental/Energy Subcommittee, noting an open seat. Mr. Harimon confirmed Mr. Marks remains assigned, with one (1) vacancy. Mr. Wilson stated willingness to serve wherever needed.

Mr. Bouscaren made a **Motion** to confirm the assignment of Subcommittees as stated. **Second** by Mr. Wilson and **Passed** by the following roll call vote:

Mr. Leavitt – Aye
Mr. Bouscaren – Aye
Mr. Wilson – Aye
Ms. Planzer – Aye

071426-03 Public Hearing to Amend Rules & Regulations Related to Ramp Parking and APU Use

Ms. Planzer opened the public hearing on proposed amendments to the Nantucket Memorial Airport Rules and Regulations concerning ramp parking and Auxiliary Power Unit (APU) usage. Mr. Harimon reviewed the proposed changes, which would require APUs to be shut down within fifteen (15) minutes of parking regardless of scheduled departure time, prohibit APU use until fifteen (15) minutes prior to scheduled departure, require operators to use Ground Power Units (GPUs) when available, and direct aircraft to be parked with engine exhaust pointed toward the runway when practical.

Mr. Harimon also outlined proposed enforcement measures and penalties. A first APU violation would result in a warning. A second violation within twelve (12) months could result in a two hundred dollar (\$200) fine and possible loss of vehicle escort privileges. Additional violations within twelve (12) months of the second offense could result in a three hundred dollar (\$300) fine and possible loss of escort privileges. Fines would be assessed against the aircraft operator and would include cumulative violations committed by an operator's employees or agents. Enforcement would occur through the Massachusetts noncriminal disposition process.

Public Comment:

None.

Mr. Leavitt identified a drafting issue in the proposed language, noting that the word “cumulated” should likely be changed to “cumulative”. Ms. Ilieva confirmed that the correction would be made.

Mr. Wilson asked how the proposed fine amounts had been determined, observing that the penalties appeared relatively small. Mr. Harimon explained that the fines were believed to have been reduced from higher amounts in order to comply with limitations under Massachusetts General Law.

Mr. Leavitt stated that monetary fines alone were unlikely to influence most aircraft operators, noting that the more effective enforcement mechanism would be the potential loss of privileges, such as vehicle escort privileges, that could create operational inconvenience.

Mr. Bouscaren commented that adopting the rules was important, but questioned how often the enforcement provisions would actually be utilized. Mr. Wilson asked whether fines had existed previously, and Mr. Harimon confirmed that this would be a new enforcement provision.

Mr. Bouscaren noted that the Airport had received only one (1) complaint regarding APU noise during the previous month and questioned the overall scale of the issue. Ms. Collins reported that staff had begun capturing ramp activity data using the Airport's new 1200 Aero software system and that the preliminary information showed many pilots and operators requesting GPUs upon arrival, which she viewed as a positive trend.

Ms. Collins further stated that the early data indicated most aircraft APU run times were relatively short, with only a few outliers. Regarding noise complaints, Ms. Collins reported that the Airport received approximately thirty (30) complaints during the July 1 through July 5 holiday period, but only three (3) were related to aircraft ground noise or APU operations. Ms. Collins added that she could provide more detailed analysis and reporting as additional data becomes available.

Mr. Bouscaren made a **Motion** to approve the Amended Airport Rules and Regulations. **Second** by Mr. Leavitt and **Passed** by the following roll call vote:

Mr. Leavitt – Aye
Mr. Bouscaren – Aye
Mr. Wilson – Aye
Ms. Planzer – Aye

Pending Matters:

071420-03 Per-and Polyfluoroalkyl Substances (PFAS) Investigation

Mr. Harimon deferred to Ms. Collins, the Airport's Environmental Coordinator, to provide an update on the PFAS investigation. Ms. Collins provided an update that the FAA-funded Fuel Farm Remediation Project is underway, with Trac Builders beginning installation of test sealants to evaluate remediation options. For PFAS Phase IV remediation, Weston Solutions and McFarland-Johnson are continuing design, permitting, and cost-estimate updates. Ms. Collins noted that a remediation alternative has not yet been selected pending further permitting review. Ms. Collins also reviewed residential water hookups, noting that work at 44 and 30 Madequecham Valley Road is progressing, while 90 Skyline Drive has completed installation and is awaiting final invoices before bottled water service is discontinued. Construction is underway at 1 Nobadeer Way, which will be the last property receiving bottled water service once 90 Skyline Drive is completed. Efforts to complete the water hookup at 6 Evergreen Way continue, with staff working through communication challenges with the homeowner.

021324-01 Terminal Optimization Project

Mr. Harimon deferred to Priyanka Menon of Fennick McCredie Architecture, to present the two (2) proposed options for the terminal hold room interior layout. Ms. Menon presented two (2) interior design concepts for the terminal expansion and requested Commission feedback on a preferred direction. The concepts were developed in response to project goals focused on improving passenger circulation and capacity, strengthening the connection to Nantucket's architectural character, and enhancing passenger comfort and well-being. Passenger surveys, terminal studies, and public feedback highlighted appreciation for natural light, warmth, and local character within the terminal, while also identifying concerns that the existing hold room feels more crowded than its actual occupancy levels.

Ms. Menon described the first concept, referred to as the Circulation Axis, as an interior layout inspired by Nantucket's streetscapes. The concept organizes the terminal around a central circulation spine with destinations and support spaces arranged along either side. While the concept provides clear wayfinding and reflects Nantucket's character, the separation of spaces could create a perception that portions of the hold room are farther from the gates, potentially discouraging passenger use of available seating areas and increasing the perception of crowding.

Ms. Menon then presented the second concept, referred to as the Singular Volume, which draws inspiration from Nantucket's outdoor landscapes and creates a unified, open hold room environment. The concept incorporates nature-inspired forms, increased daylight, simplified materials, and unobstructed sightlines to create a more open, airy, and calming passenger experience. The design is intended to encourage passengers to utilize the full hold room area, reduce perceived crowding, and reinforce the Airport's role as a welcoming gateway to Nantucket. Additional opportunities were identified to incorporate local history and interpretive elements throughout the space.

Mr. Bouscaren asked which concept the design team recommended. Ms. Menon stated that the design team prefers the Singular Volume concept. Mr. Bouscaren expressed support for proceeding with the design team's preferred concept, noting confidence in the consultants' professional judgment and prior planning efforts that established the need for a larger, more flexible hold room. Mr. Harimon stated that reviewing the renderings and understanding the key differences between the concepts was worthwhile before selecting a preferred design direction.

Ms. Menon summarized the evaluation criteria used to compare the concepts, including hold room flexibility, clarity of circulation and navigation, passenger comfort, local character, arrival experience, constructability, and schedule considerations. While both concepts could successfully meet the project goals, the Singular Volume concept was determined to provide greater passenger comfort, openness, and overall user experience. Mr. Bouscaren recommended that the Commission accept the Singular Volume concept and proceed with design development based on that approach.

Mr. Leavitt asked whether the two (2) concepts differed in seating capacity. Ms. Menon explained that both options are designed to accommodate peak season demand and would provide approximately three hundred seventy-five (375) to three hundred ninety-five (395) seats within the hold room area, depending on the final furniture layout.

Mr. Bouscaren made a **Motion** to approve the Singular Volume interior design concept as the preferred design for the Terminal Optimization Project. **Second** by Mr. Leavitt and **Passed** by the following roll call vote:

Mr. Leavitt – Aye
Mr. Bouscaren – Aye
Mr. Wilson – Aye
Ms. Planzer – Aye

031026-02 Fuel Subcommittee Update

Mr. Leavitt provided an update from the Fuel Subcommittee, noting that fuel supply remains the Airport's most significant operational concern. Recent inventory data showed that, despite the loss of approximately seven thousand (7,000) gallons of storage capacity following a refueler

accident, the Airport's additional fuel storage capacity has helped manage demand during the busy summer season. However, fuel inventory levels recently reached and briefly fell below the Airport's minimum safe operating threshold due to transportation constraints affecting fuel deliveries and operational issues at the East Boston fuel depot. Historical demand projections indicate that fuel supply will remain a critical concern through the remainder of the peak summer period.

Mr. Leavitt reviewed fuel sales data and reported that fuel throughput continues to increase. During the Memorial Day period, fuel sales were approximately ten and six-tenths percent (10.6%) higher than the prior year. During the July 4 holiday period, measured from Thursday through Tuesday, the Airport sold approximately eleven thousand (11,000) more gallons of fuel than the comparable period in the previous year, representing an increase of approximately eight percent (8%). While fuel volumes continue to grow, demand patterns remain consistent with historical peak periods.

Mr. Wilson asked about the ramp incident that reduced available storage capacity. Mr. Leavitt explained that a refueling truck backed into another refueler, damaging the radiator and rendering one (1) of the temporary storage vehicles unavailable. The damaged vehicle must be transported off-island for repairs.

Mr. Leavitt reported on the Fuel Subcommittee's pilot effort to encourage transient aircraft operators who do not typically purchase fuel at Nantucket to increase local fuel purchases. Letters were sent to fifty (50) operators with the lowest fuel purchase percentages. While a small number of operators altered purchasing behavior following receiving the letter, most remained unchanged. Given current fuel supply constraints, the subcommittee agreed to suspend further outreach efforts until the fall, when fuel availability is expected to improve and preparations can begin for the following season.

Mr. Leavitt provided an update on the proposed fuel farm expansion, noting that efforts are underway to accelerate environmental review. The Airport has been coordinating with the Massachusetts Environmental Policy Act (MEPA) Office regarding a potential Phase One waiver that would allow the fuel farm component of the project to be reviewed separately and earlier than the broader Airport planning effort. Mr. Lasdin confirmed that discussions with the MEPA Office indicate that a Phase One waiver may be available for the fuel farm project. While the fuel farm remains part of the larger planning document, the waiver process would allow that component to advance independently through environmental review.

Mr. Leavitt stated that the subcommittee is also working to develop a more accurate project budget for the fuel farm expansion. One (1) option under consideration is having a fuel supplier install portions of the facility. To evaluate alternatives, the Airport is seeking baseline construction cost information that excludes municipal overhead expenses. Mr. Lasdin continues to engage potential vendors to develop preliminary cost estimates, with additional information anticipated before the next subcommittee meeting.

Mr. Leavitt also reported that work is ongoing to prepare a Request for Proposals (RFP) for the Airport's next fuel supplier contract. The subcommittee has reviewed fuel supply contracts and solicitation documents from other municipal airports to identify best practices and desired contract provisions. The goal is to have the RFP completed and ready for issuance by September.

Finance:

060926-02 FY2028 Capital Project Requests

Mr. Harimon introduced the FY28 CIP requests and noted that staff was seeking Commission direction on three (3) projects: PFAS Remediation Phase IV, the Fuel Farm Expansion, and Employee Housing Phase III.

Ms. Basheva explained that the proposed PFAS remediation budget of approximately twenty-two million dollars (\$22,000,000) represents the full range of remediation alternatives presented by Weston Solutions and may be reduced once a preferred approach is selected. Mr. Bouscaren stated that the Airport must comply with its Consent Order and should pursue the least costly solution that satisfies regulatory requirements.

Ms. Basheva reported that a placeholder estimate of ten million dollars (\$10,000,000) had been included for the Fuel Farm Expansion pending further cost analysis. For Employee Housing Phase III, staff requested guidance on whether the Commission wished to pursue additional housing construction or property acquisition in FY28. Mr. Bouscaren expressed limited interest in pursuing additional housing in FY28, while Mr. Leavitt emphasized that the capital request process is intended to secure sufficient spending authority and flexibility rather than commit the Airport to specific expenditures. Mr. Leavitt suggested reducing the housing placeholder to six million dollars (\$6,000,000).

Mr. Leavitt also proposed adding a one to two million dollar (\$1,000,000 to \$2,000,000) placeholder for a potential solar energy project to preserve flexibility if a viable opportunity is identified. Mr. Bouscaren supported including a two million dollar (\$2,000,000) solar placeholder. Ms. Planzer asked about the drawbacks of requesting higher authorization amounts. Ms. Basheva explained that underestimating costs can delay projects and require additional appropriations if inflation or construction costs increase. Mr. Leavitt added that Airport capital projects are funded through Airport revenues and grants rather than local property taxes, which should be emphasized during future CAPCOM and Town Meeting discussions. Mr. Bouscaren agreed and suggested meeting with the Town's new Finance Director to improve understanding of the Airport's financial structure and capital planning process.

Mr. Leavitt questioned the scheduling and funding approach for the proposed T-Hangar development projects, noting that the FY29 Capital Improvement Program includes approximately two and one-half million dollars (\$2,500,000) for T-Hangar site development and FY30 includes approximately six million five hundred thousand dollars (\$6,500,000) for T-Hangar development and North Ramp paving. Mr. Leavitt suggested that if the Airport ultimately pursues a public-private partnership for T-Hangar construction, it may be more appropriate to authorize the work as a single project to provide greater flexibility.

Ms. Basheva and Mr. Lasdin explained that the FY29 site development project consists primarily of utility infrastructure and reconstruction of a taxi lane needed to support future hangar development and maintain access to the North Ramp area. Mr. Lasdin further noted that the remaining T-Hangar project is tied to future environmental permitting and FAA processes, which could potentially be accelerated if separated from larger airport planning efforts.

Mr. Harimon recalled that the Commission previously discussed separating T-Hangar development from the CIP to reduce competition with other major projects, including the fuel farm expansion, PFAS remediation, and terminal project. Mr. Cox noted that any private development approach would require a formal Request for Proposals (RFP) process. Mr. Harimon stated that the concept would be to complete site preparation and utility work before issuing an RFP for a long-term ground lease and hangar construction.

Mr. Lasdin clarified that the majority of the FY30 funding request relates to North Ramp paving rather than T-Hangar construction. Mr. Leavitt recommended separating the projects into distinct line items so the Commission can more clearly evaluate project scope and funding needs.

Mr. Bouscaren left the meeting at 6:16 p.m.

Mr. Lasdin also reminded the Commission that the CIP remains preliminary until staff completes the annual FAA and MassDOT CIP meeting. Project schedules, priorities, and funding years could change following federal and state review. Mr. Harimon added that the North Ramp paving project primarily involves paving existing grass tie-down areas and therefore should be tracked separately from T-Hangar development.

Discussion then turned to a proposed solar energy project. Ms. Basheva cautioned that CAPCOM generally requires supporting documentation and cost estimates and is unlikely to support placeholder appropriations without sufficient project details. Mr. Leavitt proposed obtaining preliminary budget information from potential vendors to support a placeholder request and referenced recent municipal solar installations as a benchmark.

Mr. Harimon suggested consulting David Graham, while Ms. Basheva recommended coordinating with the Town's Energy Coordinator, Laura Sinatra. Ms. Collins reported that discussions with Laura Sinatra are already underway and noted that prior Airport solar studies exist, although much of the data dates back to approximately 2020. Ms. Collins also reported that a representative from Clear Skies Solar was scheduled to conduct a preliminary site visit and noted that any future solar project would need to align with Town requirements and policies. Mr. Leavitt emphasized the importance of developing a reasonable cost range and supporting documentation so that any future solar appropriation request can be properly evaluated by CAPCOM.

Manager's Report – Mr. Harimon reported on:

Project Updates – AIP

- ➔ **Terminal Optimization** – The Historic District Commission (HDC) unanimously approved the terminal design on July 7. The project team is continuing coordination with stakeholders and airlines to review ticket counter layouts, kiosk locations, TSA back-of-house reconfiguration, and the overall hold room expansion. Efforts are also underway to schedule a meeting with the Planning Department Deputy Director Megan Trudel. McFarland-Johnson is currently incorporating MassDOT comments into its task order, after which the task order will proceed through the Independent Fee Estimate (IFE) process before contracts are finalized. Approximately seven hundred eighty thousand dollars (\$780,000) has been spent on terminal design efforts to date.

- ➔ **Geothermal Treatment System** – Meetings are being scheduled with Tetra Tech and Weston Solutions to review the Independent Fee Estimate (IFE) proposals received for the geothermal water treatment system project. Discussions are expected to occur within the coming weeks to evaluate the submissions and determine next steps for the project.
- ➔ **Concrete Hardstands** – The hardstand project completed during the spring was successful. Additional supplemental funding has since been secured to construct concrete hardstands at the remaining commercial apron locations, including Spot 1 and Spot 2. Construction of those remaining hardstands is anticipated as a spring 2027 project.
- ➔ **Perimeter Fence** – The perimeter fence replacement project is scheduled to begin at the end of the month. The project will permanently replace approximately one thousand seven hundred (1,700) feet of fencing damaged during the severe windstorm in late February, which produced wind speeds of roughly eighty (80) miles per hour. A temporary fence was installed following the storm to maintain security. Documentation and invoices have been submitted to the Town's insurance in support of a potential insurance claim related to the damage.
- ➔ **IT Penetration Test** – An IT penetration test was conducted in coordination with the Town of Nantucket IT Department. External and internal network testing were completed. The Airport successfully passed the external testing, while the internal assessment identified several vulnerabilities. Airport IT staff is currently working to address and remediate those issues. Overall, the penetration testing effort was considered successful and confirmed the effectiveness of the Airport's external cybersecurity protections.
- ➔ **MEPA/NEPA** – The Massachusetts Environmental Policy Act (MEPA) process has begun for the Airport's FY27 through FY29 capital projects. HMMH will conduct aircraft noise and construction noise analyses, VHB will evaluate greenhouse gas emissions, rare species impacts, climate change considerations, and related field data, and the Public Archaeology Laboratory (PAL) will perform shovel testing to assess potential archaeological resources within the project areas.

Project Updates – Non-AIP

- ➔ **Sound Barrier Noise Wall** – The South Apron Noise Wall project is substantially complete and currently in the punch list phase. Remaining work includes minor items such as reseating post covers and performing regrading around several manhole structures.
- ➔ **Commuter Apron** – A grant application for Airport Infrastructure Grant (AIG) funding for the Commuter Apron Repaving Project was signed and submitted on June 30. The project is anticipated to proceed during the fall and will include repaving work by Victor Brandon.
- ➔ **Tank Compliance** – VHB continues to provide monthly tank compliance services.
- ➔ **Ramp Lighting** – The Apron Flood Lighting Project has been delayed due to backordered light fixtures, with construction now expected to occur in spring 2027.

Tenant Alteration Applications – No update.

RFP/Bid Status:

No update.

Operations Updates:

- ➔ **Fuel Supply** – 4th of July activity resulted in record fuel sales, with approximately one hundred seventy thousand gallons (170,000 gallons) of Jet A fuel sold, representing a sixteen percent (16%) increase over the prior year. Total fuel sales for the holiday period were approximately one million eight hundred seventy-two thousand seven hundred seven dollars (\$1,872,707). Due to limited fuel inventory, the Airport implemented a temporary restriction limiting general aviation aircraft to a maximum uplift of three hundred fifty gallons (350 gallons) per trip. Additional fuel deliveries were scheduled, and staff anticipated lifting the restriction once inventory levels stabilized.
- ➔ **TSA** – Mr. Harimon reported that passenger volumes have recently caused significant congestion at the TSA checkpoint, with lines extending outside the terminal on multiple occasions and more than two thousand (2,000) passengers screened on several peak days. Airport security staff were commended for working closely with TSA personnel to manage passenger flow. A stakeholder meeting with airlines and TSA was scheduled to discuss strategies for improving customer experience and reducing overcrowding, particularly during the morning peak period when approximately six hundred (600) passengers arrive between 10:30 a.m. and noon despite the hold room's capacity of three hundred thirteen (313) passengers.

TSA awarded the Airport a seventy-two thousand three hundred dollar (\$72,300) Other Transaction Agreement (OTA) reimbursement for installation of the inline baggage screening system. Including this award, the Airport has received approximately one million one hundred thousand dollars (\$1,100,000) in TSA reimbursements over the past six (6) years, and this is expected to be the final reimbursement associated with the project.
- ➔ **FAA CIP Meeting** – The annual FAA Capital Improvement Program (CIP) Meeting is scheduled for August 3. Mr. Harimon and Ms. Basheva will travel to FAA headquarters in Burlington.
- ➔ **ADA Audit** – The ADA audit process, which has been ongoing for several months, is nearing completion. Final documentation, including lease agreement materials and the terminal evacuation plan, has been submitted and is currently pending review.
- ➔ **VIP Passenger** – The former First Lady will be arriving aboard a JetBlue flight scheduled for July 17 at approximately 1:05 p.m., with departure planned for July 18.
- ➔ **NFA Youth Aviation Camp** – Mr. Harimon reported that the Nantucket Flying Association's Aviation Camp, held from June 29 through July 3, was a success. Mr. Cox noted that nine (9) participants were taken on sightseeing flights around the Island, including the Sconset area, and that the children greatly enjoyed the experience.

Mr. Harimon notified the Commission that he has been appointed to the Town's Visitor Services Advisory Committee. Required training must be completed within thirty (30) days, and the committee is expected to meet monthly. Meeting dates and schedules will be shared with the Commission once they are confirmed.

Statistics:

Mr. Leavitt noted that Gull Air was not included in the Airport's airline operations statistics and asked whether the carrier should be tracked similarly to Cape Air, particularly since Gull Air is listed on the Airport's website under airlines. Mr. Harimon explained that Gull Air is currently

operating a limited Part 135 schedule through the FBO and indicated that the issue could be reviewed with staff responsible for compiling Airport statistics. Ms. Basheva noted that, due to its operating structure, Gull Air currently operates through the FBO and pays applicable landing and fuel fees directly.

Mr. Leavitt emphasized the need for consistency, stating that if Gull Air is treated as a scheduled airline, its activity should be included in Airport statistics; otherwise, if it is operating as a Part 135 carrier, it should not be listed alongside scheduled airlines on the Airport's website. Ms. Basheva agreed that Gull Air should continue to be treated as a Part 135 operator. Ms. Ilieva noted that the Airport is currently updating its website and will consider the appropriate placement of Gull Air as part of that effort.

Personnel Report:

Mr. Harimon announced the retirement of Liesa Heintz from the FBO customer service staff after twenty-seven (27) years of service to Nantucket Memorial Airport and expressed appreciation for her long-time contributions. Michelle Traille-Reynolds has been hired as her replacement and has already begun work. Mr. Harimon also reported that Liam Stover has accepted the Operations Supervisor position, with a start date still being finalized.

Additionally, Mr. Harimon informed the Commission that he will be away from August 10 through August 14 and requested that the August Commission meeting be rescheduled to August 18. The Commission agreed to reschedule the meeting to the proposed date.

Commissioners' Comments

Mr. Leavitt raised concerns about passenger experience during significant flight delays, recounting an incident involving a passenger who was unable to leave the post-security hold room despite lengthy delays caused by weather and air traffic disruptions. The passenger reportedly encountered difficulty finding staff authorized to escort passengers out of the secure area, leading to frustration and overcrowding within the hold room. Mr. Leavitt emphasized that the Airport should establish a more reliable process for allowing passengers to exit the hold room during extended delays and suggested that Airport or airline personnel be readily available to assist.

Mr. Harimon agreed with the concern and noted that airlines are required to post contact information at each podium so passengers can request assistance exiting the secure area. Mr. Harimon stated that the issue would be discussed during an upcoming stakeholder meeting with airline representatives and committed to testing the process personally to ensure it functions as intended. Mr. Cox noted that the proposed terminal expansion design would address many of these operational challenges in the future.

Mr. Wilson expressed appreciation for the opportunity to serve on the Commission, commending Airport staff and Commissioners for their professionalism, thorough preparation, and overall organization, noting that the quality of the meeting materials and discussions was impressive.

Public Comments:

None.

Having no further business for Open Session, Mr. Wilson made a **Motion** to go into Executive Session, under G.L. c.30A, §21 (a), not to return to Open Session, to review Executive Session Minutes as enumerated on the Agenda for possible release;

Clause 3: To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares – LIUNA;

Clause 2: To Conduct Strategy Session in Preparation for Contract Negotiations with Non-Union Personnel for Airport Manager.

Second by Mr. Leavitt and **Passed** unanimously, by the following roll-call vote:

Mr. Leavitt – Aye

Mr. Wilson – Aye

Ms. Planzer – Aye

The meeting adjourned at 6:46 PM.

Respectfully submitted,

Elizabeth Reuss, Recorder

Master List of Documents Used:

07/14/26 Agenda

Agenda Protocol

06/09/26 Draft Minutes

06/03/26, 06/10/26, and 06/24/26 Warrant Approvals

Exhibit 1

Lyft, Inc. TNC Agreement

McFarland-Johnson On-Call Engineering Services Contract

McFarland-Johnson On-Call Planning Services Contract

Hoyle Tanner On-Call Planning Services Contract

Cox Aviation OPM Contract

Pavion Corp Contract

On Scene, LLC Contract

FAA MOA Nav aids

Contractor Authorized Signatory Listing

Airport Commission Sub-Committees

Letter of Authorization

Airport Rules and Regulations

PFAS Table

ACK Terminal Design - Interiors Concepts

Fuel Subcommittee Charts

CIP FY2028

Town of Nantucket
NANTUCKET MEMORIAL AIRPORT
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Commissioners
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Anthony G. Bouscaren
Andrea N. Planzer
Jeanette D. Topham

AIRPORT COMMISSION MEETING
Executive Session Minutes
July 14, 2020

The meeting was called to order at 4:21 pm by Chairman Daniel Drake with the following Commissioners present: Jeanette Topham, Anthony Bouscaren, and Arthur Gasbarro .

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager Katy Perales, Office Manager

Review of Pending Minutes

Mr. Gasbarro made a **Motion** to approve, but not to release the 6/9/20 Executive Session Minutes **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Bouscaren-Aye
Mr. Gasbarro-Aye

Discuss Strategy with Respect to the Litigation Regarding the Gatto Claim- The Commission and Legal Counsel present reviewed the attached statement from Legal Counsel dated 7/10/20.

Discuss Strategy with Respect to the Litigation Regarding Mr. Walsh- The Commission and Legal Counsel present reviewed the attached statement from Legal Counsel dated 7/10/20.

Discuss Strategy with Respect to Collective Bargaining- Mr. Rafter shared that the Town Department Heads met on 7/9/20 to discuss. [REDACTED]

Discuss Strategy with Respect to Aqueous Film-Forming Foams Products Liability Litigation-PFAS- [REDACTED]

[REDACTED]

Ms. Topham made a **Motion** to postpone the decision until a future Executive Session Meeting, **Second** by Mr. Gasbarro by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Bouscaren-Aye
Mr. Gasbarro-Aye

Ms. Topham made a **Motion** to adjourn the meeting, **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Bouscaren-Aye
Mr. Gasbarro-Aye

Meeting adjourned 5:00 pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

7/14/20 Executive Session Agenda
6/9/20 Draft Executive Session Minutes
7/10/20 Walsh update A&K- Attached below
5/5/20 Aqueous Film-Forming Foams Products Liability Litigation Complaint
7/13/20 Kennedy & Madonna, LLP letter to Anderson and Kreiger regarding PFAS Litigation

From: [Christina S. Marshall](#)
To: [Katy Perales](#)
Subject: RE: Walsh and Getto
Date: Friday, July 10, 2020 9:07:54 AM
Attachments: [image001.png](#)

Hi Katy,

[REDACTED]

Thanks,
Christina

ANDERSON
KREIGER

Christina Marshall
T. 617.621.6583
[Anderson & Kreiger LLP](#) | 50 Milk Street, 21st Floor, Boston MA 02109

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Commissioners
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Anthony G. Bouscaren
Andrea N. Planzer
Jeanette D. Topham

AIRPORT COMMISSION MEETING
Executive Session Minutes
August 11, 2020

The meeting was called to order at 6:20 pm by Chairman Daniel Drake with the following Commissioners present: Jeanette Topham, Anthony Bouscaren, and Arthur Gasbarro.

Andrea Planzer was absent.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager Katy Perales, Office Manager.

Also present, Mina Makarious of Anderson & Kreiger LLC.

Review of Pending Minutes

Ms. Topham made a **Motion** to approve, but not to release the 7/14/20 Executive Session Minutes **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Bouscaren-Aye
Mr. Gasbarro-Aye

Discuss Strategy with Respect to the Litigation Regarding the Gatto Claim- The Commission reviewed the attached statement from Legal Counsel dated 8/7/20.

Discuss Strategy with Respect to the Litigation Regarding Mr. Walsh- The Commission and reviewed the attached statement from Legal Counsel dated 8/7/20. [REDACTED]

Discuss Strategy with Respect to Collective Bargaining- Mr. Rafter shared that the Town labor unions are beginning to meet again to resume negotiations. [REDACTED]

Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS)- [REDACTED]

Discuss Strategy with Respect to Potential Legal Claims against the Airport- Polyfluoroalkyl Substances (PFAS)- [REDACTED]

[REDACTED]

Mr. Gasbarro made a **Motion** to adjourn the meeting, **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Bouscaren-Aye
Mr. Gasbarro-Aye

Meeting adjourned 6:55 pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

8/11/20 Executive Session Agenda
7/14/20 Draft Executive Session Minutes
8/7/20 Walsh update A&K- Attached below
8/3/20 Email Chain Re PFAS Litigation Representation
8/11/20 FAA Part 13 Complaint- Mr. Walsh

From: [Christina S. Marshall](#)
To: [Katy Perales](#)
Cc: [David S. Mackey](#)
Subject: RE: Walsh and Gatto Update
Date: Friday, August 07, 2020 3:58:22 PM
Attachments: [Image001.png](#)

Hi Katy,

[REDACTED]

Thanks,
Christina

ANDERSON
KREIGER

Christina Marshall
T. 617.621.6583
[Anderson & Kreiger LLP](#) | 50 Milk Street, 21st Floor, Boston MA 02109

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Commissioners
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Anthony G. Bouscaren
Andrea N. Planzer
Jeanette D. Topham

AIRPORT COMMISSION MEETING
Executive Session Minutes
September 8, 2020

The meeting was called to order at 6:30 pm by Chairman Daniel Drake with the following Commissioners present: Jeanette Topham, Anthony Bouscaren, Andrea Planzer and Arthur Gasbarro.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager Katy Perales, Office Manager.

Also present, David Mackey of Anderson & Kreiger LLC.

Review of Pending Minutes

Mr. Gasbarro made a **Motion** to approve, but not to release the 7/16/20 and 8/11/20 Executive Session Minutes **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Bouscaren- Aye
Mr. Gasbarro- Aye
Ms. Planzer- Aye

Discuss Strategy with Respect to the Litigation Regarding the Gatto Claim- Mr. Mackey, refreshed the Commission on the background of the matter, [REDACTED]

Discuss Strategy with Respect to the Litigation Regarding Mr. Walsh- Mr. Mackey, gave background regarding the matter: [REDACTED]

[REDACTED]

[REDACTED]

Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS)- [REDACTED]

[REDACTED]

[REDACTED]

Discuss Strategy with Respect to Potential Legal Claims against the Airport- Polyfluoroalkyl Substances (PFAS)- no update

Ms. Topham made a **Motion** to adjourn the meeting, **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Bouscaren- Aye
Mr. Gasbarro- Aye
Ms. Planzer- Aye

Meeting adjourned 7:20 pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

9/8/20 Executive Session Agenda
7/16/20 Draft Executive Session Minutes
8/11/20 Draft Executive Session Minutes
8/21/20 A&K Letter to Nantucket Superior Court Re Gatto
9/1/20 Nantucket Superior Court Decision and Order Re Gatto
9/3/20 Cover Email from A&K Re Gatto Court Decision
9/3/20 A&K Email Regarding Discovery Re Gatto
Gatto Interrogatories
8/24/20 Kyburg Letter to Judge Re Gatto
Gatto Request for Discovery
8/13/20 Reade Letter Re Gatto
8/25/20 Mr. Rafter Supplemental Letter Re Walsh

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Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Anthony G. Bouscaren
Andrea N. Planzer
Jeanette D. Topham

AIRPORT COMMISSION MEETING
Executive Session Minutes
October 13, 2020

The meeting was called to order at 6:30 pm by Chairman Daniel Drake with the following Commissioners present: Anthony Bouscaren, Andrea Planzer and Arthur Gasbarro.

This meeting was conducted remotely by video conference via Zoom app consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth and due to the outbreak of the "COVID-19 Virus".

Jeanette Topham was absent.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Also present: David Mackey and Lily Ricci of Anderson & Kreiger LLC, and for the agenda item: Discussion of Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS) Mina Makarious, Anderson & Kreiger LLC, Paul Napoli, NS PR Law Services LLC, Harold Naughton, NS PR Law Services LLC, Michelle Greene, NS PR Law Services LLC

The Chair asked the Commission whether there was any objection to reordering the agenda to place to the discussion of [REDACTED] There being no objection, the meeting proceeded.

Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS)- [REDACTED]

Mr. Gasbarro made a **Motion** to authorize that NS PR Law Service LLC to represent the Airport to pursue legal claims against manufacture of Polyfluoroalkyl Substances (PFAS) providing that they generate a letter of engagement that outlines the terms as presented that the Chairman is here authorized to sign on behalf of the Commission, **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Mr. Drake- Aye
Mr. Bouscaren-Aye
Mr. Gasbarro-Aye
Ms. Planzer- Aye

Discuss Strategy with Respect to Potential Legal Claims against the Airport- Polyfluoroalkyl Substances (PFAS)- no update

Discuss Strategy with Respect to the Litigation Regarding the Gatto Claim- Mr. Mackey, updated the Commission on the status of the case. [REDACTED]

Discuss Strategy with Respect to the Litigation Regarding Mr. Walsh-

Mr. Mackey had previously advised Chair Drake that any discussion of further action by the Commission with respect to Robert Walsh should be held in executive session because of pending litigation against the Airport and also a Part 13 complaint outstanding with the FAA, both initiated by Mr. Walsh.

[REDACTED]

[REDACTED]

Ms. Planzer made a **Motion** to ratify Mr. Rafter's Supplement to July 2, 2019 Notice of Restriction dated August 25, 2020 and to extend it to until November 1, 2021 and provide Mr. Walsh with notice that after that date, he will only be able to access the airfield as a transient pilot through the FBO and will not be issued a security badge. Mr. Walsh will also be expected to pay all monies owed to the Airport at this time and will be subject to all fees as a transient pilot and will be responsible for paying those fees promptly. **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Mr. Drake- Aye
Mr. Bouscaren-Aye
Mr. Gasbarro-Aye
Ms. Planzer- Aye

Mr. Bouscaren made a **Motion** to authorize the Chairman to approve and release the portion of the 10/13/20 Executive Session minutes called, "Discuss Strategy with Respect to the Litigation Regarding Mr. Walsh" **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Mr. Drake- Aye
Mr. Bouscaren-Aye
Mr. Gasbarro-Aye
Ms. Planzer- Aye

Discuss Strategy with Respect to Collective Bargaining- Mr. Rafter shared that two meetings have been set with the Union on 11/4/20 and 11/18/20. [REDACTED]

Review of Pending Minutes

Mr. Gasbarro made a **Motion** to approve, but not to release the 9/8/20 Executive Session Minutes **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Bouscaren-Aye
Mr. Gasbarro-Aye
Ms. Planzer- Aye

Ms. Planzer made a **Motion** to adjourn the meeting, **Second** by Mr. Gasbarro and **Passed** by the following roll-call vote:

Mr. Drake- Aye
Mr. Bouscaren-Aye
Mr. Gasbarro-Aye
Ms. Planzer- Aye

Meeting adjourned 7:45 pm.

Respectfully submitted,

Katy Perales, Recorder

Daniel W. Drake, Chairman

Signature authorizes the approve and release of the portion of the 10/13/20 Executive Session minutes called, "Discuss Strategy with Respect to the Litigation Regarding Mr. Walsh"

Master List of Documents Used

10/13/20 Executive Session Agenda
9/8/20 Draft Executive Session Minutes
10/6/20 Mr. Rafter's letter to Michael Hart, Landvest, Inc. Re Gatto Claim
Walsh Administrative Record (Redacted)
10.13.20 Email and Documents from Mr. Walsh's Legal Counsel, Mr. Cain

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Commissioners
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Anthony G. Bouscaren
Andrea N. Planzer
Jeanette D. Topham

AIRPORT COMMISSION MEETING
Executive Session Minutes
November 10, 2020

The meeting was called to order at 6:30 pm by Chairman Daniel Drake with the following Commissioners present: Anthony Bouscaren, Andrea Planzer, Jeanette Topham, and Arthur Gasbarro.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Lillian Sylvia, Administrative Assistant.

Also present: David Mackey of Anderson & Kreiger LLC, Mina Makarious, Anderson & Kreiger LLC, Paul Napoli, NS PR Law Services LLC, Harold Naughton, NS PR Law Services LLC, Michelle Greene, NS PR Law Services LLC

Review of Pending Minutes

Mr. Gasbarro made a **Motion** to approve, but not to release the 10/13/20 Executive Session Minutes **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Bouscaren-Aye
Mr. Gasbarro-Aye
Ms. Planzer- Aye

Discuss Strategy with Respect to the Litigation Regarding the Gatto Claim- Mr. Mackey, updated the Commission on the status of the case. [REDACTED]

Discuss Strategy with Respect to the Litigation Regarding Mr. Walsh- Mr. Mackey updated the Commission on the status of the case. Airport Counsel sent the redacted 10/13/20 Executive Session minutes that included the decision on the notice of exclusion to Mr. Walsh's counsel. No response from Mr. Walsh or his Counsel. [REDACTED]

Discuss Strategy with Respect to Collective Bargaining- No update meeting needed to be rescheduled to 11/18/20.

Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS)- [REDACTED]

Ms. Topham made a **Motion** to adjourn the meeting, **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Mr. Drake- Aye
Mr. Bouscaren-Aye
Mr. Gasbarro-Aye
Ms. Planzer- Aye
Ms. Topham- Aye

Meeting adjourned 7:00 pm.

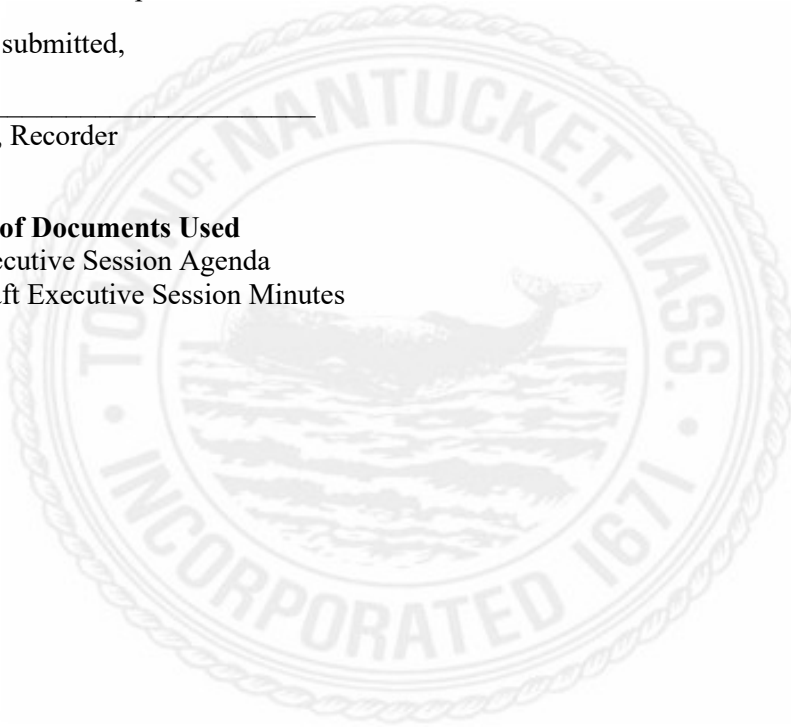
Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

11/10/20 Executive Session Agenda

10/13/20 Draft Executive Session Minutes



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Commissioners
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Anthony G. Bouscaren
Andrea N. Planzer
Jeanette D. Topham

AIRPORT COMMISSION MEETING
Executive Session Minutes
December 8, 2020

The meeting was called to order at 6:40 pm by Chairman Daniel Drake with the following Commissioners present: Anthony Bouscaren, Andrea Planzer, Jeanette Topham, and Arthur Gasbarro.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Also present was: David Jenkins, KP Law, P.C.

Review of Pending Minutes

Ms. Planzer made a **Motion** to approve, but not to release the 11/10/20 Executive Session Minutes **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Bouscaren- Aye
Mr. Gasbarro- Aye
Ms. Planzer- Aye

Discuss Strategy with Respect to the Litigation Regarding the Gatto Claim- Mr. Rafter, updated the Commission that a settlement was reached for \$25,000. Final payment was approved and will be sent to Gatto's legal counsel.

Discuss Strategy with Respect to the Litigation Regarding Mr. Walsh- Mr. Rafter updated the Commission on a meeting with Jorge Panteli and Airport legal counsel to discuss the Part 13 complaint that Mr. Walsh filed. Mr. Panteli expressed concerns about the restrictions that the Airport is placing on a private pilot. The Airport was able to explain its position and reference a similar case in California. [REDACTED]

Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS)- [REDACTED]

Discuss Strategy with Respect to Collective Bargaining- [REDACTED]

[REDACTED]

Mr. Bouscaren made a **Motion** to approve reimbursing for the underpayments, redlining the employees that have been overpaid for the duration of the new contract and including a mechanism in the new agreement that would insure future increases for employees who have been overpaid are based on what an employee's salary should, be not what it actually is. **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Bouscaren-Aye
Mr. Gasbarro-Aye
Ms. Planzer- Aye

Ms. Topham made a **Motion** to adjourn the meeting, **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Mr. Drake- Aye
Mr. Bouscaren-Aye
Mr. Gasbarro-Aye
Ms. Planzer- Aye
Ms. Topham- Aye

Meeting adjourned 7:05 pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

12/8/20 Executive Session Agenda
11/10/20 Draft Executive Session Minutes
12/4/20 A&K Walsh and Gatto Update
2020 Collective Bargaining Presentation

Town of Nantucket
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Nantucket Island, Massachusetts 02554

Thomas M. Rafter, Airport Manager
Phone: (508) 325-5300
Fax: (508) 325-5306



Commissioners
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Anthony G. Bouscaren
Andrea N. Planzer
Jeanette D. Topham

AIRPORT COMMISSION MEETING
Executive Session Minutes
January 12, 2021

The meeting was called to order at 5:35 pm by Chairman Daniel Drake with the following Commissioners present: Anthony Bouscaren, Andrea Planzer, Jeanette Topham, and Arthur Gasbarro.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Review of Pending Minutes

Mr. Gasbarro made a **Motion** to approve, but not to release the 12/8/20 Executive Session Minutes **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Bouscaren-Aye
Mr. Gasbarro-Aye
Ms. Planzer- Aye

Discuss Strategy with Respect to the Litigation Regarding Mr. Walsh- Mr. Rafter reviewed the final response from the FAA Part 13 Complaint. The FAA determined that the Airport was not in compliance with their FAA Grant Assurances by barring Mr. Walsh from operating as a transient pilot coming to and from the South Ramp through the FBO. [REDACTED]

Mr. Rafter shared an update from Airport Counsel regarding the Superior Court Lawsuit: [REDACTED]

Discuss Strategy with Respect to Collective Bargaining- Mr. Rafter updated the Commission regarding the union negotiation meeting on January 7, 2021. [REDACTED]

Ms. Topham made a **Motion** to adjourn the meeting, **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Mr. Drake- Aye
Mr. Bouscaren-Aye
Mr. Gasbarro-Aye
Ms. Planzer- Aye
Ms. Topham- Aye

Meeting adjourned 5:50 pm.

Respectfully submitted,

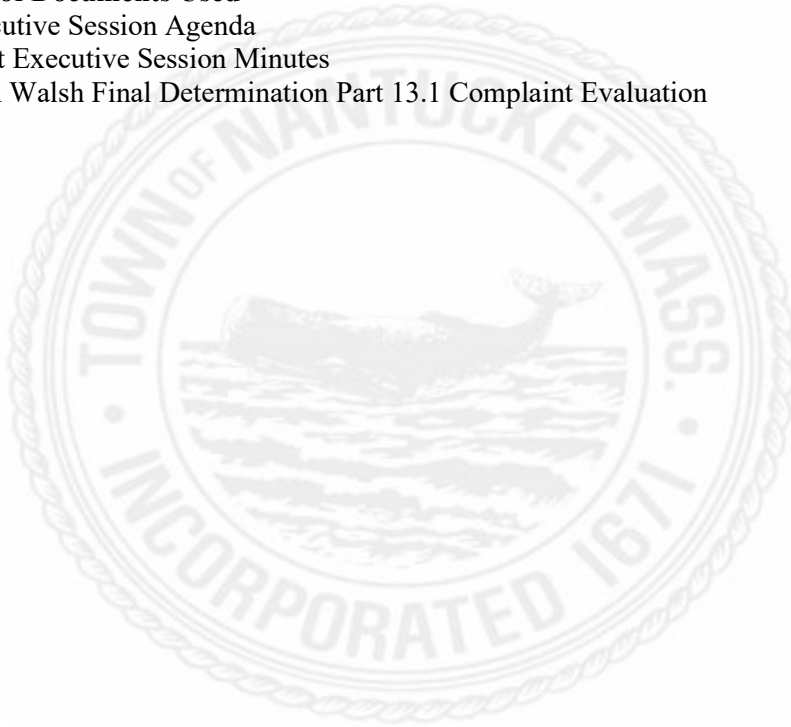
Katy Perales, Recorder

Master List of Documents Used

1/12/21 Executive Session Agenda

12/8/20 Draft Executive Session Minutes

1/11/21 FAA Walsh Final Determination Part 13.1 Complaint Evaluation



Town of Nantucket
NANTUCKET MEMORIAL AIRPORT
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Commissioners
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Anthony G. Bouscaren
Andrea N. Planzer
Jeanette D. Topham

AIRPORT COMMISSION MEETING
Executive Session Minutes
February 9, 2021

The meeting was called to order at 7:05 pm by Chairman Daniel Drake with the following Commissioners present: Andrea Planzer, Jeanette Topham, and Arthur Gasbarro.

Commissioner Anthony Bouscaren was absent.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Others Present were: David Mackey, Anderson and Kreiger

Review of Pending Minutes

Mr. Gasbarro made a **Motion** to approve, but not to release the 1/12/21 Executive Session Minutes **Second** by Ms. Topham and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Gasbarro-Aye
Ms. Planzer- Aye

Discuss strategy with respect to the litigation regarding the Gatto Claim- Mr. Mackey updated the Commission on the payment of the settlement agreement that was reached for \$25,000. [REDACTED]

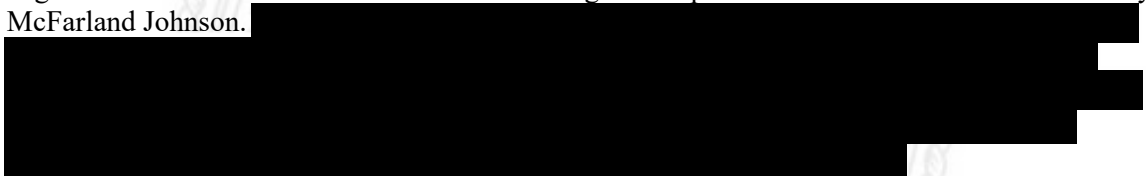
Discuss Strategy with Respect to the Litigation Regarding Robert Walsh Part 13- Detrmination and Superior Court Litigation- Mr. Mackey updated the Commission on the Walsh matter. [REDACTED]



Ms. Planzer made a **Motion** that a letter be created by Anderson & Kreiger and be sent to Mr. Walsh reiterating the rules governing his use of the Airport contained in the letter to him from the Airport manager dated January 22, 2021 **Second** by Ms. Topham and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Gasbarro-Aye
Ms. Planzer- Aye

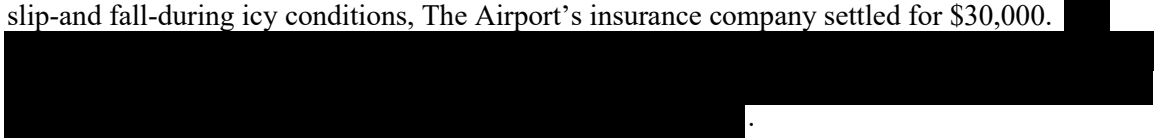
Discuss Strategy with Respect to Collective Bargaining- Mr. Rafter explained that the negotiations team met with the union this morning to interpret the matrix data that was created by McFarland Johnson.



Ms. Planzer made a **Motion** to approve covering the gap in the Town's the Families First Coronavirus Response Act leave time coverage for the period from January 1, 2021 through January 12, 2021 during the gap period in January 2021 for union and non-union personnel **Second** by Ms. Topham and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Gasbarro-Aye
Ms. Planzer- Aye

Discuss strategy with respect to the litigation regarding Brosnan- Mr. Rafter told the Commission about an incident that occurred on the Cape Air Ramp that involving a passenger slip-and fall-during icy conditions, The Airport's insurance company settled for \$30,000.



Mr. Gasbarro made a **Motion** to adjourn the meeting, **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Mr. Drake- Aye
Mr. Gasbarro-Aye
Ms. Planzer- Aye
Ms. Topham- Aye

Meeting adjourned 8:00 pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

2/9/21 Executive Session Agenda

1/12/21 Draft Executive Session Minutes

1/2021-2/2021 Email Communication re Gatto between Anderson & Kreiger and Town

1/11/21 FAA Walsh Final Determination Part 13.1 Complaint Evaluation

1/2021-2/2021 Letter Correspondence between Mr. Walsh and Mr. Rafter

1/20/21 Tom Kopacz, Global Aerospace, Email Re Brosnan



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Commissioners
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Anthony G. Bouscaren
Andrea N. Planzer
Jeanette D. Topham

AIRPORT COMMISSION MEETING
Executive Session Minutes
March 9, 2021

The meeting was called to order at 8:05 pm by Chairman Daniel Drake with the following Commissioners present: Anthony Bouscaren, Jeanette Topham, and Arthur Gasbarro.

Commissioner Andrea Planzer was absent.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Review of Pending Minutes

Mr. Gasbarro made a **Motion** to approve, but not to release the 2/9/21 Executive Session Minutes **Second** by Ms. Topham and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren - Aye

To comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements regarding proposed TSA actions-

[REDACTED]

Discuss Strategy with Respect to the Litigation Regarding Robert Walsh-

[REDACTED]

Discuss Strategy with Respect to Collective Bargaining-

Mr. Bouscaren made a **Motion** to approve an offer to the Union of a three year Cost of Living increase at the rate of 1% for the first year, 1.25% for the second year, and 1.25% for the third year **Second** by Ms. Topham and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren - Aye

Ms. Topham made a **Motion** to adjourn the meeting, **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Mr. Drake- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren - Aye
Ms. Topham- Aye

Meeting adjourned 8:15 pm.

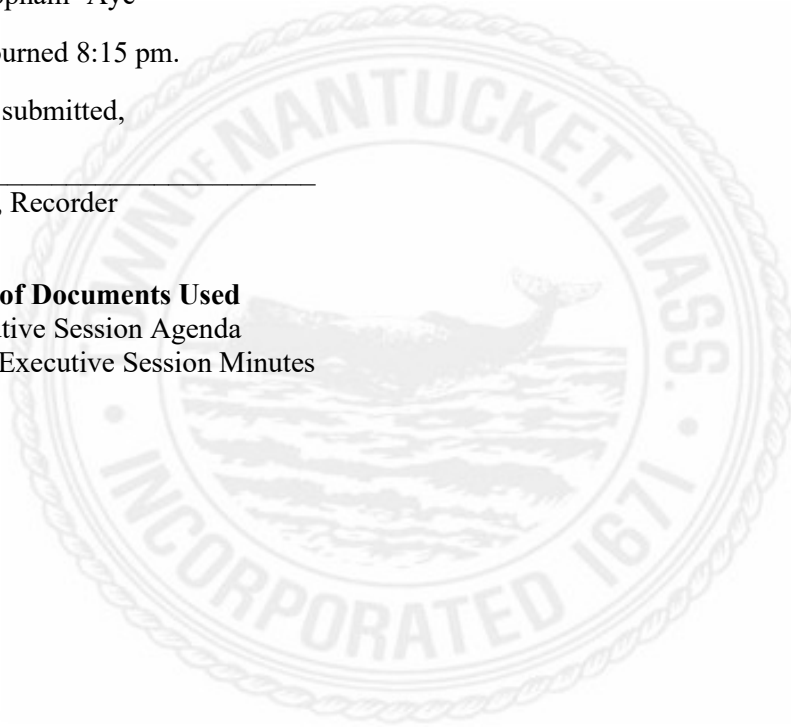
Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

3/9/21 Executive Session Agenda

2/9/21 Draft Executive Session Minutes



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Commissioners
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Anthony G. Bouscaren
Andrea N. Planzer
Jeanette D. Topham

AIRPORT COMMISSION MEETING
Executive Session Minutes
April 13, 2021

The meeting was called to order at 8:00 pm by Chairman Daniel Drake with the following Commissioners present: Anthony Bouscaren, Jeanette Topham, Andrea Planzer, and Arthur Gasbarro.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Others Present: Christina Marshall, Anderson & Kreiger

Review of Pending Minutes

Mr. Gasbarro made a **Motion** to approve, but not to release the 3/9/21 Executive Session Minutes **Second** by Ms. Topham and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren – Aye
Ms. Planzer- Aye

To comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements regarding proposed TSA actions-

Ms. Topham made a **Motion** **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren – Aye
Ms. Planzer- Aye

Discuss Strategy with Respect to the Litigation Regarding Robert Walsh- No update

Ms. Topham made a **Motion** to adjourn the meeting, **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Mr. Drake- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren - Aye
Ms. Topham- Aye
Ms. Planzer- Aye

Meeting adjourned 8:15 pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

4/13/21 Executive Session Agenda

3/9/21 Draft Executive Session Minutes



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Commissioners
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Anthony G. Bouscaren
Andrea N. Planzer
Jeanette D. Topham

AIRPORT COMMISSION MEETING
Executive Session Minutes
May 11, 2021

The meeting was called to order at 6:25 pm by Chairman Daniel Drake with the following Commissioners present: Anthony Bouscaren, Jeanette Topham, Andrea Planzer, and Arthur Gasbarro.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Others Present: Dave Mackey and Mina Makarious from Anderson & Kreiger
Harold Naughton, Coral Odior, and Michelle Greene from NSPR Law

Review of Pending Minutes

Ms. Planzer made a **Motion** to approve, but not to release the 4/13/21 Executive Session Minutes **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren – Aye
Ms. Planzer- Aye

Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS)-

[REDACTED]

Harold Naughton, Coral Odior, Michelle Greene, and Mina Makarious left the meeting at 6:35PM

Discuss Strategy with Respect to the Litigation Regarding Robert Walsh- Mr. Rafter reported that the hearing is scheduled on the Motion for Judgement Pleadings on June 14, 2021.

[REDACTED]

Consider the purchase, exchange, lease or value of real estate with respect to the negotiations regarding Nobadeer Farm Road/Sun Island Road property-

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Mr. Mackey left the meeting at 7:05 pm.

Discuss strategy with respect to collective bargaining- Airport Administration presented a proposal to the Union that the employees that have been over-paid pay back their overage to the Airport within 6 months.

[REDACTED]

Ms. Topham made a **Motion** to adjourn the meeting, **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Mr. Drake- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren - Aye
Ms. Topham- Aye
Ms. Planzer- Aye

Meeting adjourned 7:15 pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

5/11/21 Executive Session Agenda

4/13/21 Draft Executive Session Minutes

PFAS MA State Court Draft Complaint

3.23.21 DPW Concept Diagrams



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Commissioners
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Anthony G. Bouscaren
Andrea N. Planzer
Jeanette D. Topham

AIRPORT COMMISSION MEETING
Executive Session Minutes
June 8, 2021

The meeting was called to order at 5:55 pm by Chairman Daniel Drake with the following Commissioners present: Anthony Bouscaren, Jeanette Topham, Andrea Planzer, and Arthur Gasbarro.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Review of Pending Minutes- Mr. Drake informed the Commission that he reviewed the past Executive Session Minutes that have been approved but not yet released with Airport staff. He recommends release of the following minutes 5/28/13, 9/10/13, 1/14/14, 3/11/14, 3/25/14, 6/24/14, 8/11/15, 9/8/15, 12/8/15, 2/9/16, 9/13/16, 12/13/16, 5/11/17, 3/16/18, 4/10/18, 5/8/18, 6/12/18, 6/29/18, 7/10/18, 8/14/18, 9/11/18, 11/13/18, 12/11/18, 1/14/19, 2/12/19, 3/12/19, 4/9/19, 5/14/19, 6/11/19, 7/12/19, and 8/5/19. Portions of individual minutes have been redacted on the recommendation of Airport Counsel. These redacted portions will never be released. He noted that there are no minutes for the dates of 1/14/14, 3/11/14, 3/25/12, and 6/24/14. He was able to review the meeting agendas for those missing minutes and, on the advice of counsel recommends that they still be released and added to the public record if they are found.

Ms. Topham made a **Motion** to release the 5/28/13, 9/10/13, 1/14/14, 3/11/14, 3/25/14, 6/24/14, 8/11/15, 9/8/15, 12/8/15, 2/9/16, 9/13/16, 12/13/16, 5/11/17, 3/16/18, 4/10/18, 5/8/18, 6/12/18, 6/29/18, 7/10/18, 8/14/18, 9/11/18, 11/13/18, 12/11/18, 1/14/19, 2/12/19, 3/12/19, 4/9/19, 5/14/19, 6/11/19, 7/12/19, and 8/5/19 Executive Session Minutes **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren – Aye
Ms. Planzer- Aye

Ms. Planzer made a **Motion** to approve, but not to release the 5/11/21 Executive Session Minutes **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Drake- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren – Aye
Ms. Planzer- Aye

Discuss Strategy with Respect to the Litigation Regarding Robert Walsh- Mr. Rafter reported that Mr. Walsh received a letter putting him on notice that the Airport will be enforcing the No Trespass Order if needed.

Consider the purchase, exchange, lease or value of real estate with respect to the negotiations regarding Nobadeer Farm Road/Sun Island Road property-

[REDACTED]

[REDACTED]

[REDACTED]

Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS)-

[REDACTED]

To Discuss the Reputation, Character, Physical Condition or Mental Health, rather than Professional Competence, of an Individual-

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Ms. Topham made a **Motion** to adjourn the meeting, **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Mr. Drake- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren - Aye

Ms. Topham- Aye
Ms. Planzer- Aye

Meeting adjourned 6:10 pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

- 6/8/21 Executive Session Agenda
- 5/11/21 Draft Executive Session (ES) Minutes
- 6/3/21 Email Re ES Minutes Includes Approved ES Minutes Dated: 5/28/13, 9/10/13, 8/11/15, 9/8/15, 12/8/15, 2/9/16, 9/13/16, 12/13/16, 5/11/17, 3/16/18, 4/10/18, 5/8/18, 6/12/18, 6/29/18, 7/10/18, 8/14/18, 9/11/18, 11/13/18, 12/11/18, 1/14/19, 2/12/19, 3/12/19, 4/9/19, 5/14/19, 6/11/19, 7/12/19 and 8/5/19



Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

Discuss Strategy with Respect to Collective Bargaining- Mr. Rafter reported on June 7, 2021 a collective bargaining meeting with the union took place [REDACTED]

[REDACTED]

To Comply with, or Act Under the Authority of, any General or Special Law or Federal Grant-in-Aid Requirements Regarding Proposed Transportation Security Administration (TSA) actions- [REDACTED]

Mr. Marks made a **Motion** to adjourn the meeting, **Second** by Ms. Topham and **Passed** by the following roll-call vote:

Mr. Gasbarro-Aye
Mr. Bouscaren - Aye
Ms. Topham- Aye
Mr. Marks- Aye

Meeting adjourned 7:20 pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

- 7/13/21 Executive Session Agenda
- 6/8/21 Draft Executive Session (ES) Minutes
- 6/15/21 Anderson & Krieger-Mr.Walsh Litigation Update
- 7/10/21 Anderson & Krieger- Mr Walsh Litigation Update
- 7/6/21 Anderson & Krieger- Walsh Letter to Court Re Plaintiff's Post Hearing Memorandum
- 7/2/21 Plaintiff's Post-Hearing Memorandum- Walsh
- Post-Hearing Memorandum Re Availability of Certiorari- Walsh

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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
August 10, 2021

The meeting was called to order at 5:45pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren, Jeanette Topham, Andrea Planzer and Philip Marks.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Others in attendance: David Mackey, Anderson & Kreiger

Review of Pending Minutes

Mr. Marks made a **Motion** to approve, but not to release the 7/13/21 Executive Session Minutes **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren – Aye
Mr. Marks- Aye
Ms. Planzer- Aye

Discuss Strategy with Respect to the Litigation Regarding Robert Walsh- Mr. Mackey reported that on 8/6/21 the Judge in Superior Court dismissed Mr. Walsh's claims entirely. [REDACTED]

[REDACTED]
[REDACTED] The case is currently dismissed. Walsh has 30 days to appeal the decision. [REDACTED]
[REDACTED]

Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS)- [REDACTED]

[REDACTED]

Mr. Bouscaren made a **Motion** to approve the complaint understanding it can be amended either by leave of court or by federal rules as needed **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren – Aye
Mr. Marks- Aye
Ms. Planzer- Aye

Discuss Strategy with Respect to Collective Bargaining- [REDACTED]

[REDACTED]

To consider the purchase, exchange, lease or value of real estate with respect to the negotiations regarding Nobadeer Farm Road/Sun Island Road property. – [REDACTED]

[REDACTED]

Ms. Topham made a **Motion** to adjourn the meeting, **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Mr. Gasbarro-Aye
Mr. Bouscaren - Aye
Ms. Topham- Aye
Mr. Marks- Aye
Ms. Planzer- Aye

Meeting adjourned 6:00pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

- 8/10/21 Executive Session Agenda
- 7/13/21 Draft Executive Session (ES) Minutes
- 8/5/21 Anderson & Krieger-Mr. Walsh Litigation Update
- Draft Complaint for Pursuing Legal Claims against Manufacturer of PFAS
- 7/23/21 Memo to Town Manager Re Delta Field Agreement
- 8/6/21 Superior Court Decision to Dismiss Walsh Complaints (handout)

Town of Nantucket
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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
September 14, 2021

The meeting was called to order at 6:30pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren, Jeanette Topham, Andrea Planzer and Philip Marks.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Others in attendance: Christina Marshall, Anderson & Kreiger

Review of Pending Minutes

Mr. Planzer made a **Motion** to approve, but not to release the 8/10/21 Executive Session Minutes **Second** by Mr. Bouscaren and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren – Aye
Mr. Marks- Aye
Ms. Planzer- Aye

To discuss strategy with respect to the litigation regarding Robert Walsh and further to discuss strategies with respect to the deployment of security personnel or devices in connection with the No Trespass Order issued against Mr. Walsh. -

[REDACTED]

[REDACTED]

[REDACTED]

Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS)-

To consider the purchase, exchange, lease or value of real estate with respect to the negotiations regarding Nobadeer Farm Road/Sun Island Road property. –

Mr. Bouscaren made a **Motion** to adjourn the meeting, **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Mr. Gasbarro-Aye
Mr. Bouscaren - Aye
Ms. Topham- Aye
Mr. Marks- Aye
Ms. Planzer- Aye

Meeting adjourned 6:45pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

- 9/14/21 Executive Session Agenda
- 8/10/21 Draft Executive Session (ES) Minutes

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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
October 12, 2021

The meeting was called to order at 5:40pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren, Jeanette Topham, Andrea Planzer and Philip Marks.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Others in attendance: Christina Marshall, Anderson & Kreiger

Review of Pending Minutes

Mr. Bouscaren made a **Motion** to approve, but not to release the 9/14/21 Executive Session Minutes **Second** by Mr. Marks and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren – Aye
Mr. Marks- Aye
Ms. Planzer- Aye

To discuss strategy with respect to the litigation regarding Robert Walsh and further to discuss strategies with respect to the deployment of security personnel or devices in connection with the No Trespass Order issued against Mr. Walsh. -

[REDACTED]

To discuss strategy with respect to collective bargaining, where the Chair has determined that an open session may have detrimental effect on the bargaining position of the Airport Commission –

[REDACTED]

To comply with, or act under the authority of, any general or special law or federal grant-in-aid requirement- G.L. c. 93H – Mr. Rafter reported that a new employee hired in the FBO plead guilty to two charges of conspiracy and fraud. We do not believe that there have been any data breaches from her limited time at the Airport. We are working closely with Airport Counsel and Town Finance on this matter. If data breaches are found, then next steps will be taken.

Ms. Planzer made a **Motion** to adjourn the meeting, **Second** by Mr. Marks and **Passed** by the following roll-call vote:

Mr. Gasbarro-Aye
Mr. Bouscaren - Aye
Ms. Topham- Aye
Mr. Marks- Aye
Ms. Planzer- Aye

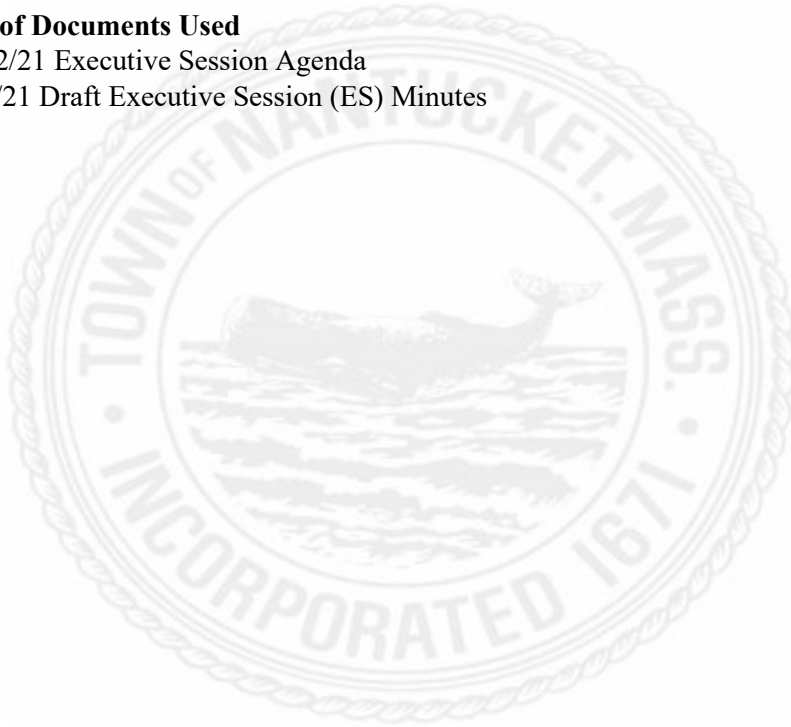
Meeting adjourned 5:50pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

- 10/12/21 Executive Session Agenda
- 9/14/21 Draft Executive Session (ES) Minutes



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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
November 9, 2021

The meeting was called to order at 5:45pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren, Jeanette Topham, Andrea Planzer and Philip Marks.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Review of Pending Minutes

Ms. Topham made a **Motion** to approve, but not to release the 10/12/21 Executive Session Minutes **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren – Aye
Mr. Marks- Aye
Ms. Planzer- Aye

To discuss strategy with respect to collective bargaining, where the Chair has determined that an open session may have detrimental effect on the bargaining position of the Airport Commission –

Ms. Topham made a **Motion** to adjourn the meeting, **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Mr. Gasbarro-Aye
Mr. Bouscaren - Aye
Ms. Topham- Aye
Mr. Marks- Aye
Ms. Planzer- Aye

Meeting adjourned 5:55pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

- 11/9/21 Executive Session Agenda
- 10/12/21 Draft Executive Session (ES) Minutes

Town of Nantucket
NANTUCKET MEMORIAL AIRPORT
14 Airport Road
Nantucket Island, Massachusetts 02554

Thomas M. Rafter, Airport Manager
Phone: (508) 325-5300
Fax: (508) 325-5306



Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
December 14, 2021

The meeting was called to order at 6:00pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren, Jeanette Topham, Andrea Planzer and Philip Marks.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Others in attendance: Christina Marshall, Anderson & Kreiger

Review of Pending Minutes

Ms. Planzer made a **Motion** to approve, but not to release the 11/9/21 Executive Session Minutes **Second** by and Ms. Topham **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren – Aye
Mr. Marks- Aye
Ms. Planzer- Aye

To Discuss Strategy with Respect to Collective Bargaining- Collective Bargaining meeting that was planned needed to be postponed by Airport Counsel. [REDACTED]

To Discuss Strategy with Respect to the Litigation Regarding Walsh- [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Ms. Topham made a **Motion** to adjourn the meeting, **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Mr. Gasbarro-Aye
Mr. Bouscaren - Aye
Ms. Topham- Aye
Mr. Marks- Aye
Ms. Planzer- Aye

Meeting adjourned 6:45pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

- 12/14/21 Executive Session Agenda
- 11/9/21 Draft Executive Session (ES) Minutes

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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
January 11, 2022

The meeting was called to order at 6:10pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren, Jeanette Topham, Andrea Planzer and Philip Marks.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Review of Pending Minutes- No minutes reviewed.

To Discuss Strategy with Respect to Collective Bargaining- Mr. Rafter reported:

[REDACTED]

To Discuss Strategy with Respect to the Litigation Regarding Walsh- Mr. Rafter reported:
The Airport received insurance proceeds from AIG in the amount of \$63,550.50 regarding the concluded lawsuit that Mr. Walsh placed against the Airport.

[REDACTED]

Ms. Topham made a **Motion** to adjourn the meeting, **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Mr. Gasbarro-Aye
Mr. Bouscaren - Aye
Ms. Topham- Aye
Mr. Marks- Aye
Ms. Planzer- Aye

Meeting adjourned 6:25pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

- 1/11/22 Executive Session Agenda

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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
February 8, 2022

The meeting was called to order at 5:55pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren, Jeanette Topham, Andrea Planzer and Philip Marks.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Others in attendance: Christina Marshall and David Mackey, Anderson & Kreiger

Review of Pending Minutes- Ms. Planzer made a **Motion** to approve, but not to release the 12/14/21 and 1/11/22 Executive Session Minutes **Second** by and Mr. Bouscaren **Passed** by the following roll-call vote:

Ms. Topham- Abstains
Mr. Gasbarro-Aye
Mr. Bouscaren – Aye
Mr. Marks- Aye
Ms. Planzer- Aye

To Discuss Strategy with Respect to Collective Bargaining- Mr. Rafter reported:
Meeting took place since the Commission Meeting in January.

[REDACTED]

To Discuss Strategy with Respect to the Litigation Regarding Walsh- Mr. Rafter reported:

[REDACTED]

Ms. Marshall and Mr. Mackey reported:

[REDACTED]

[REDACTED]

Ms. Bouscaren made a **Motion** to serve the civil complaint on Mr. Walsh personally and pair the complaint with a motion for a preliminary injunction against Mr. Walsh **Second** by and Mr. Bouscaren **Passed** by the following roll-call vote:

Ms. Topham- Aye
Mr. Gasbarro-Aye
Mr. Bouscaren – Aye
Mr. Marks- Aye
Ms. Planzer- Aye

To Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS)- Update is included in the packet. No Discussion.

To Discuss the Deployment of Security Personnel or Devices, or Strategies with Respect Thereto- Mr. Rafter reported:

[REDACTED]

Mr. Bouscaren made a **Motion** to adjourn the meeting, **Second** by Ms. Topham and **Passed** by the following roll-call vote:

Mr. Gasbarro-Aye
Mr. Bouscaren - Aye
Ms. Topham- Aye
Mr. Marks- Aye
Ms. Planzer- Aye

Meeting adjourned 6:45pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

- 2/8/22 Executive Session Agenda
- 12/14/21 Draft Executive Session Minutes
- 1/11/22 Draft Executive Session Minutes
- 2/2022 Walsh, Gibson, and Gasbarro Email Chain
- 1/27/22 Airport LEO Letter re Walsh
- 2/1/22 ACK No Trespass Order Letter re Walsh
- 1/3/22 AFFF Products Liability Litigation, MDL No. 2873 Dec 2021 Update

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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
March 8, 2022

The meeting was called to order at 6:10pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren, Andrea Planzer and Philip Marks.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Others in attendance: Christina Marshall, Anderson & Kreiger

Jeanette Topham and David Mackey, Anderson & Kreiger joined at 6:20pm

Review of Pending Minutes- Mr. Bouscaren made a **Motion** to approve, but not to release the 2/8/22 Executive Session Minutes **Second** by and Mr. Marks **Passed** by the following roll-call vote:

Mr. Gasbarro-Aye
Mr. Bouscaren – Aye
Mr. Marks- Aye
Ms. Planzer- Aye

To Discuss Strategy with Respect to Collective Bargaining- Mr. Rafter reported:

[REDACTED]

To Discuss Strategy with Respect to the Litigation Regarding Walsh- Ms. Marshall reported: Airport Counsel filed a complaint for trespass and injunctive relief against Mr. Walsh on February 14, 2022. Mr. Walsh flew into the Airport on February 18, 2022 and was serviced in hand by the Nantucket Sheriff's office and has been successfully serviced with a lawsuit. His answer deadline is March 10, 2022.

[REDACTED]

[REDACTED]

Jeanette Topham and David Mackey, Anderson & Kreiger joined at 6:20pm

To Discuss the Deployment of Security Personnel or Devices, or Strategies with Respect Thereto- Mr. Mackey reported:

[REDACTED] Airport Administration and NPD are working together to possibly provide on Airport LEO coverage through a special detail starting after April 22, 2022. This will increase the cost of LEO services. The draft Memorandum of Understanding (MOU) is included in the packet. This has been shared with NPD for review. Mr. Rafter shared that language has been added to the Airline Agreements that would allow the Airport to recoup the increased cost of LEO services.

The Commission discussed that this would be review and approved in Executive Session. Mr. Rafter will share this information with NPD and Town Administration.

Mr. Bouscaren made a **Motion** to adjourn the meeting, **Second** by Ms. Topham and **Passed** by the following roll-call vote:

Mr. Gasbarro-Aye
Mr. Bouscaren - Aye
Ms. Topham- Aye
Mr. Marks- Aye
Ms. Planzer- Aye

Meeting adjourned 6:30pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

- 3/8/22 Executive Session Agenda
- 2/8/22 Draft Executive Session Minutes
- 3/4/22 Draft Memorandum of Understanding between NMA and NPD

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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
March 28, 2022

The meeting was called to order at 2:10pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren and Andrea Planzer

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

To Discuss the Deployment of Security Personnel or Devices, or Strategies with Respect Thereto- Mr. Karberg presented the Memorandum of Understanding (MOU) between the Nantucket Memorial Airport (NMA) and Nantucket Police Department (NPD) to the Commission. He explained that it is an increase to the cost for Law Enforcement Officer (LEO) Services but meets our needs. The plan is to recover most if not all the extra costs through the Airline Lease Agreements. [REDACTED]

Mr. Bouscaren made a **Motion** to approve the MOU between NMA and the NPD for Airport LEO Services, **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Mr. Gasbarro-Aye
Mr. Bouscaren - Aye
Ms. Planzer- Aye

Mr. Bouscaren made a **Motion** to adjourn the meeting, **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Mr. Gasbarro-Aye
Mr. Bouscaren - Aye
Ms. Planzer- Aye

Meeting adjourned 2:20pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

- Memorandum of Understanding between NMA and NPD

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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
April 12, 2022

The meeting was called to order at 5:50pm by Chairman Arthur Gasbarro with the following Commissioners present: Andrea Planzer, Jeanette Topham, and Philip Marks.

Commissioner Anthony Bouscaren was absent.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Others in attendance: Olympia Bowker, Anderson & Kreiger

Review of Pending Minutes- 3/28/22 minutes were held until next Executive Session meeting.

Ms. Planzer made a **Motion** to approve, but not to release the 3/8/22 Executive Session Minutes **Second** by and Mr. Marks **Passed** by the following roll-call vote:

Mr. Gasbarro-Aye
Mr. Marks- Aye
Ms. Planzer- Aye
Ms. Topham- Aye

To Discuss Strategy with Respect to Collective Bargaining- Mr. Rafter reported:

[REDACTED]

To Discuss Strategy with Respect to the Litigation Regarding Walsh- Mr. Rafter reviewed the update from Ms. Marshall, Anderson & Kreiger dated 4/11/22, attached below.

To Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS) and other potential sources of PFAS-

Two updates included in the packet from Napoli and Shkolnik PLLC regarding the PFAS Complex Litigation were reviewed by Mr. Rafter.

Mr. Karberg reported:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Ms. Planzer made a **Motion** to adjourn the meeting, **Second** by Ms. Topham and **Passed** by the following roll-call vote:

Mr. Gasbarro-Aye
Ms. Topham- Aye
Mr. Marks- Aye
Ms. Planzer- Aye

Meeting adjourned 6:15pm.

Respectfully submitted,

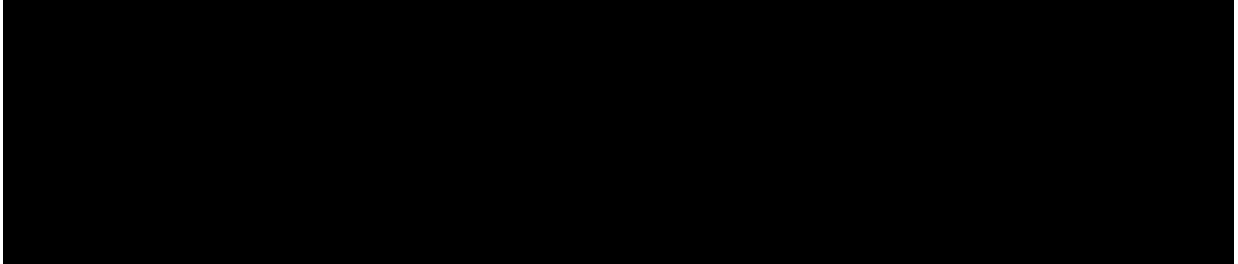
Katy Perales, Recorder

Master List of Documents Used

- 4/12/22 Executive Session Agenda
- 3/28/22 Draft Executive Session Minutes
- 4/12/22 Draft Executive Session Minutes
- 3/7/22 Napoli and Shkolnik PLLC Update
- 4/7/22 COM Re Aqueous Film-Forming Foams Products Liability Litigation
- 4/8/22 Napoli and Shkolnik PLLC Email Update
- 4/11/22 Walsh A&K Update

From: [Christina S. Marshall](#)
To: [Katy Perales](#); [Noah Karberg](#)
Cc: [Tom Rafter](#); [Boyana Stoykova-Nelson](#)
Subject: RE: ACK - Walsh update for Tuesday 4.12
Date: Monday, April 11, 2022 9:13:24 AM
Attachments: [image001.png](#)

Hi Noah and Katy,



Thanks,
Christina

ANDERSON
KREIGER

Christina Marshall (she/her/hers)

T. 617.621.6583

[Anderson & Kreiger LLP](#) | 50 Milk Street, 21st Floor, Boston MA 02109



Town of Nantucket
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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
May 10, 2022

The meeting was called to order at 6:05pm by Chairman Arthur Gasbarro with the following Commissioners present: Andrea Planzer, Jeanette Topham, Anthony Bouscaren and Philip Marks.

Airport employees present were: Tom Rafter, Airport Manager, Noah Karberg, Assistant Airport Manager, Katy Perales, Office Manager.

Others in attendance: Christina Marshall, Anderson & Kreiger

Ms. Planzer made a **Motion** to approve, but not to release the 3/28/22 and 4/12/22 Executive Session Minutes **Second** by and Mr. Bouscaren **Passed** by the following roll-call vote:

Mr. Gasbarro-Aye
Mr. Marks- Abstain
Ms. Planzer- Aye
Ms. Topham- Abstain
Mr. Bouscaren- Aye

To Discuss Strategy with Respect to the Litigation Regarding Walsh- Ms. Marshall, Anderson & Kreiger updated the Commission:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Mr. Bouscaren made a **Motion** to adjourn the meeting, **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Mr. Gasbarro-Aye
Ms. Topham- Aye
Mr. Marks- Aye
Ms. Planzer- Aye
Mr. Bouscaren- Aye

Meeting adjourned 6:20pm.

Respectfully submitted,

Katy Perales, Recorder

Master List of Documents Used

- 5/10/22 Executive Session Agenda
- 3/28/22 Draft Executive Session Minutes
- 4/12/22 Draft Executive Session Minutes
- FAA Letter to Mr. Walsh dated, 2/10/22
- FAA Letter to Mr. Walsh dated, 4/12/22
- Nantucket Superior Court NMA vs. Walsh MOD and Order on Plaintiff's Motion for Preliminary Injunction, dated 5/6/22
- A&K Memo Re: Litigation Hold Regarding Robert Walsh, dated 5/9/22

Town of Nantucket
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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
July 11, 2023

The meeting was called to order at 6:05 pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren, Jeanette Topham, Andrea Planzer and Philip Marks.

Airport employees present were: Noah J. Karberg, Airport Manager, Vilina R. Ilieva, Administrative Assistant.

Others in attendance: None

Review of Pending Minutes- There was no discussion.

To Discuss Strategy with Respect to Collective Bargaining- Mr. Karberg reported: The Union has elected to go to mediation and has filed a form with the mediator. The next step will be for the Labor Counsel and Union representative to identify dates for mediation in late August. There are three (3) unions holding mediation on Nantucket.

Commission Comments
None

To Discuss Strategy with Respect to the Litigation Regarding Walsh- Mr. Karberg reported: The Second attempt, a Part 16 Complaint, was filed by Walsh. [REDACTED]

Commission Comments
None

To Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS) – Mr. Karberg reported on the few items in the packet, including the communication from Napoli:

- [REDACTED]
- [REDACTED]
- [REDACTED]

[REDACTED]

Mr. Bouscaren made a **Motion** to adjourn the meeting, **Seconded** by Ms. Topham, and **passed** by the following roll-call vote:

Ms. Topham - Aye
Ms. Planzer - Aye
Mr. Bouscaren - Aye
Mr. Marks - Aye
Mr. Gasbarro - Aye

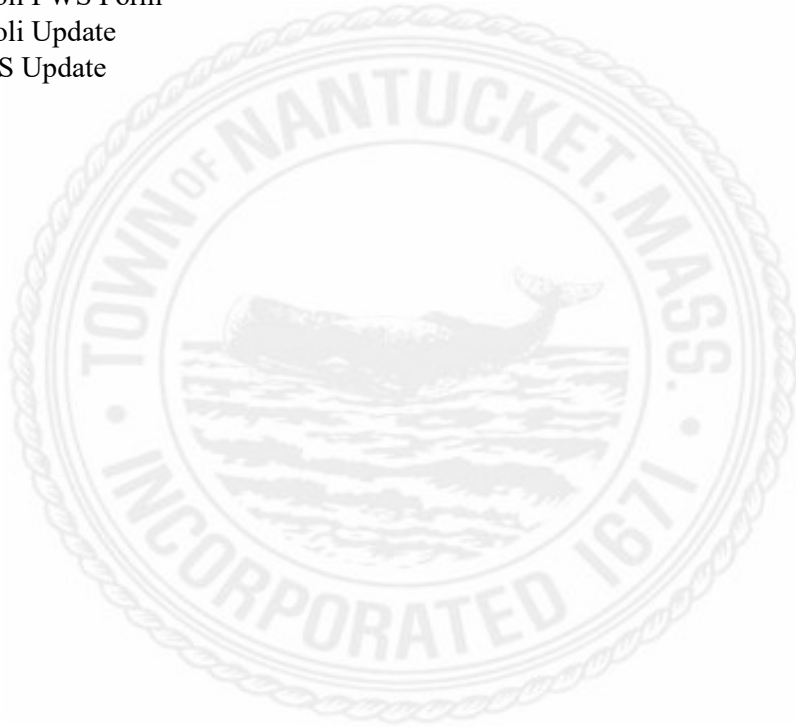
Meeting adjourned at 6:20 pm.

Respectfully submitted,

Vilina R. Ilieva, Recorder

Master List of Documents Used

- 7/11/23 Executive Session Agenda
- Napoli PWS Form
- Napoli Update
- PFAS Update



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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
August 08, 2023

The meeting was called to order at 6:05 pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren, Jeanette Topham, Andrea Planzer, and Philip Marks.

Airport employees present were: Noah J. Karberg, Airport Manager, Vilina R. Ilieva, Administrative Assistant.

Others in attendance: None

Review of Pending Minutes- There was no discussion.

To Discuss Strategy with Respect to Collective Bargaining - In a pre-session, the Airport Council met with the Union Council and the mediator. The mediator recommended that the Union accept the settlement. It was decided to hold another mediation session on August 22, 2023.

Commission Comments
None

To Discuss Strategy with Respect to the Litigation Regarding Walsh- Mr. Karberg reported: The Trail is scheduled for September 22nd.

Commission Comments
None

To Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS) – Mr. Karberg reported that on a few items in the packet,

[REDACTED]

Mr. Bouscaren made a **Motion** to adjourn the meeting, **seconded** by Ms. Topham, and **passed** by the following roll-call vote:

Ms. Topham - Aye
Ms. Planzer - Aye
Mr. Bouscaren - Aye
Mr. Marks - Aye
Mr. Gasbarro - Aye

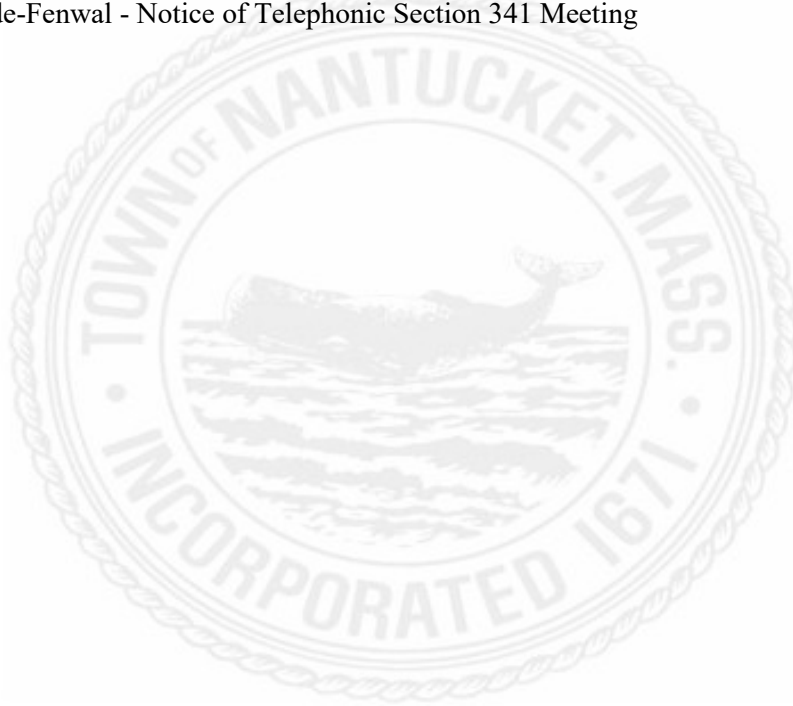
Meeting adjourned at 6:25 pm.

Respectfully submitted,

Vilina R. Ilieva, Recorder

Master List of Documents Used

- 08/08/23 Executive Session Agenda
- Ransomware Issue
- Letter from Chief Counsel - Walsh
- Notice of Docketing – Walsh
- Christina Marshall – Walsh Update
- PFAS – Napoli Letter
- Keddi-Fenwal - Summons and Notice of Pretrial Conference
- Kidde-Fenwal - Debtor's Motion for Preliminary Declaratory
- Kidde-Fenwal - Debtor's Adversary Complaint for Declaratory
- Kidde-Fenwal - Memorandum in Support of Debtor's Motion for Preliminary Declaratory
- Kidde-Fenwal Notice of Filing of Revised Proposed Order- May 23, 2023
- Kidde-Fenwal - Notice of Telephonic Section 341 Meeting



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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
September 19, 2023

The meeting was called to order at 6:35 pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren, Jeanette Topham, and Philip Marks.

Airport employees present were: Noah J. Karberg, Airport Manager, Vilina R. Ilieva, Administrative Assistant.

Others in attendance: Christina Marshall

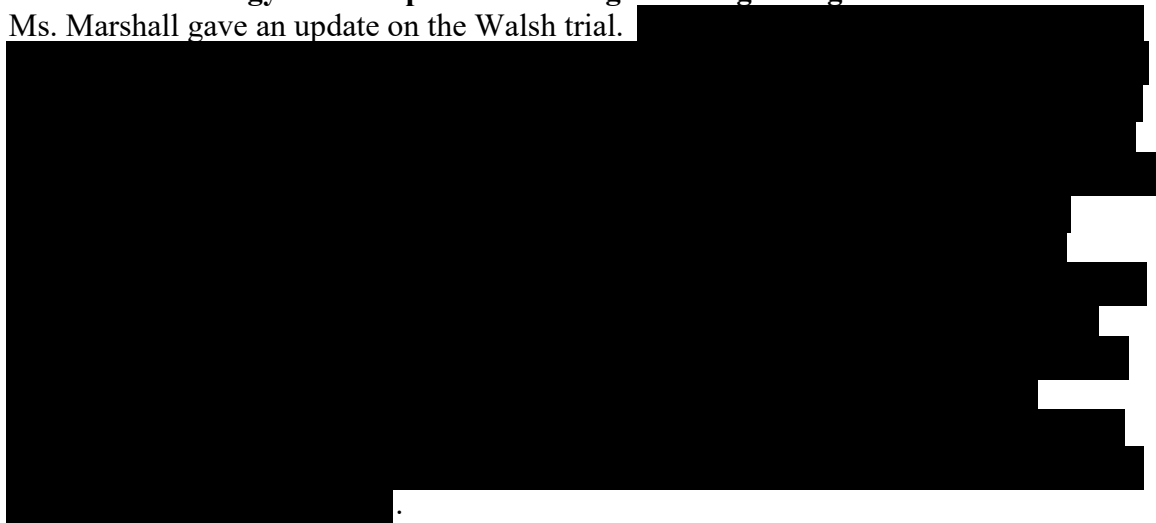
Review of Pending Minutes

Mrs. Topham made a **Motion** to approve and release the draft executive session minutes dated 8/13/19, 9/10/19, 10/08/19, 11/12/19, and 12/10/2019. **Seconded** by Mr. Bouscaren and **passed** unanimously by the following roll call vote:

Mrs. Topham – Aye
Ms. Bouscaren – Aye
Mr. Mark – Aye
Ms. Gasbarro- Aye

To Discuss Strategy with Respect to the Litigation Regarding Walsh:

Ms. Marshall gave an update on the Walsh trial.



Commission Comments

None

Mr. Bouscaren made a **Motion** to adjourn the meeting, **seconded** by Ms. Topham, and **passed** by the following roll-call vote:

Ms. Topham - Aye
Mr. Bouscaren - Aye
Mr. Marks - Aye
Mr. Gasbarro - Aye

Meeting adjourned at 6:55 pm.

Respectfully submitted,

Vilina R. Ilieva, Recorder

Master List of Documents Used

- 09/19/23 Executive Session Agenda
- 08/13/19 Executive Session Redacted Minutes
- 9/10/19 Executive Session Redacted Minutes
- 10/08/19 Executive Session Redacted Minutes
- 11/12/19 Executive Session Redacted Minutes
- 12/10/19 Executive Session Redacted Minutes

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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
October 10, 2023

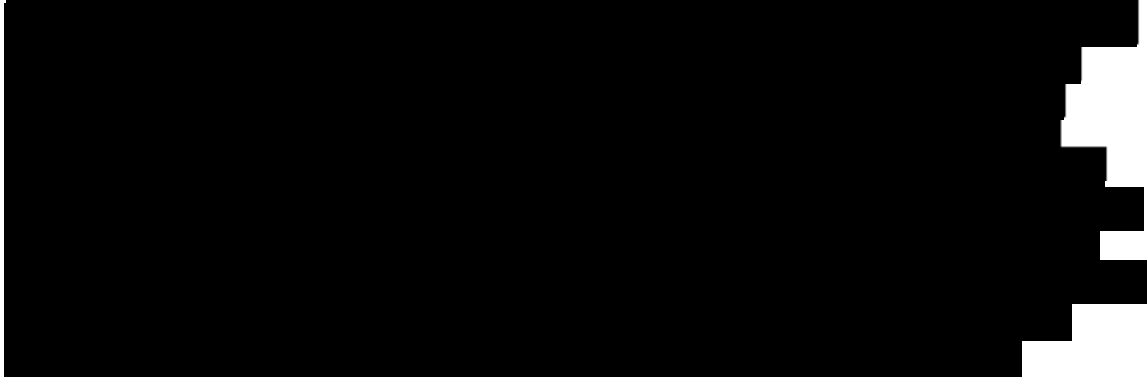
The meeting was called to order at 5:40 pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren, Andrea Planzer, Jeanette Topham, and Philip Marks.

Airport employees present were: Noah J. Karberg, Airport Manager, Vilina R. Ilieva, Administrative Assistant.

Others in attendance: None

Review of Pending Minutes – There was no discussion.

To Discuss Strategy with Respect to the Litigation Regarding Walsh: Mr. Karberg gave a summary of the Walsh trail which ended on Monday, September 25th.



Commission Comments:

None

To Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS)

There was no update regarding PFAS.

Mr. Marks made a **Motion** to adjourn the meeting, **Seconded** by Mr. Bouscaren, and **passed** by the following roll-call vote:

Ms. Topham – Aye
Ms. Planzer - Aye
Mr. Bouscaren - Aye
Mr. Marks - Aye
Mr. Gasbarro - Aye

Meeting adjourned at 5:47 pm.

Respectfully submitted,

Vilina R. Ilieva, Recorder

Master List of Documents Used

- 10/10/23 Executive Session Agenda
- Walsh Trail Letter



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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
November 14, 2023

The meeting was called to order at 6:10pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren, Andrea Planzer, Jeanette Topham, and Philip Marks.

Airport employees present were: Noah J. Karberg, Airport Manager, Vilina R. Ilieva, Administrative Assistant.

Others in attendance: None

Review of Pending Minutes

Mr. Marks made a **Motion** to approve, to release, the 1/14/20, 2/11/20, 3/10/20, 4/14/20, 5/12/20, and 6/9/20 Executive Session Minutes. **Seconded** by Mr. Bouscaren and **passed** unanimously by the following roll-call vote:

Ms. Topham – Aye
Ms. Planzer - Aye
Mr. Bouscaren - Aye
Mr. Marks - Aye
Mr. Gasbarro - Aye

To Discuss Strategy with Respect to the Litigation Regarding Walsh: Mr. Karberg didn't have any updates currently.

To Discuss Strategy with Respect to the Litigation Regarding Donnelly's claim: Mr. Karberg gave an update on Mr. Donnelly's claim. [REDACTED]
[REDACTED] Mr. Donnelly accepted the Settlement Agreement and signed it.

Mr. Marks made a **Motion** to approve the Settlement Agreement. **Seconded** by Mr. Bouscaren and **passed** unanimously by the following roll-call vote:

Ms. Topham – Aye
Ms. Planzer - Aye
Mr. Bouscaren - Aye
Mr. Marks – Aye
Mr. Gasbarro - Aye

To Discuss Strategy with Respect to the Litigation Regarding Zibelli's claim.

Mr. Karberg provided the following information to the Commissioners and reported:

[REDACTED] Mr.

Karberg's recommendation to the Commissioners is to sign the Settlement for a total of \$20,000.

Mr. Marks made a **Motion** to approve the Settlement Agreement. **Seconded** by Ms. Topham and **passed** unanimously by the following roll-call vote:

Ms. Topham – Aye
Ms. Planzer - Aye
Mr. Bouscaren - Aye
Mr. Marks – Aye
Mr. Gasbarro - Aye

To Discuss Strategy with Respect to the potential Litigation regarding TURO.

Ms. Marshall gave an update on how TURO is operating.

[REDACTED]

Commission Comments:

[REDACTED]

Ms. Topham made a **Motion** for the letter to be sent, **Seconded** by Mr. Bouscaren, and **passed** by the following roll-call vote:

Ms. Topham – Aye
Ms. Planzer - Aye
Mr. Bouscaren - Aye
Mr. Marks - Aye
Mr. Gasbarro - Aye

Meeting adjourned 6:35pm.

Respectfully submitted,

Vilina R. Ilieva, Recorder

Master List of Documents Used

- 11/14/23 Executive Session Agenda
- 2020 ES Minutes
- Mr. Donnelly Settlement Agreement
- Mr. Zibelli Settlement Agreement
- Turo Inc. Desist notice Letter



Town of Nantucket
NANTUCKET MEMORIAL AIRPORT
14 Airport Road
Nantucket Island, Massachusetts 02554

Noah J. Karberg, Airport Manager
Phone: (508) 325-5300
Fax: (508) 325-5306



Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
December 12, 2023

The meeting was called to order at 6:27 pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren and Jeanette Topham.

Airport employees present were: Noah J. Karberg, Airport Manager, Vilina R. Ilieva, Administrative Assistant.

Others in attendance: Christina Marshall, Anderson and Kreiger.

Review of Pending Minutes – There was no discussion.

To Discuss Strategy with Respect to the Litigation Regarding Walsh: Mr. Karberg didn't have any updates currently.

To Discuss Strategy with Respect to the potential Litigation regarding TURO.

Mr. Karberg gave an update on TURO, saying that the company had sent a meeting request to the Airport through a consul. Mr. Karberg spoke informally with TURO Representatives. [REDACTED]

Commission Comments:

None.

Mr. Bouscaren made a **Motion** to adjourn the meeting. **Seconded** by Ms. Topham and **passed** by the following roll call vote:

Ms. Topham – Aye
Mr. Bouscaren - Aye
Mr. Gasbarro - Aye

Meeting adjourned 6:56 pm.

Respectfully submitted,

Vilina R. Ilieva, Recorder

Master List of Documents Used

- 12/12/23 Executive Session Agenda



Town of Nantucket
NANTUCKET MEMORIAL AIRPORT
14 Airport Road
Nantucket Island, Massachusetts 02554

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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
January 09, 2024

The meeting was called to order at 6:27 pm by Chairman Arthur Gasbarro with the following Commissioners present: Andrea Planzer, Anthony Bouscaren, Philip Marks III, and Jeanette Topham.

Airport employees present were: Noah J. Karberg, Airport Manager, Vilina R. Ilieva, Administrative Assistant.

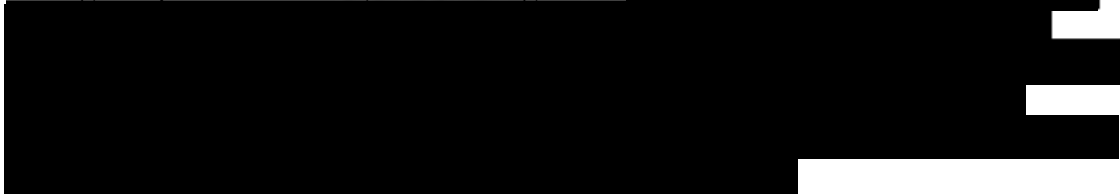
Others in attendance: Christina Marshall, Anderson and Kreiger.

Review of Pending Minutes – There was no discussion.

To Discuss Strategy with Respect to the Litigation Regarding Walsh: Mr. Karberg didn't have any updates currently.

To Discuss Strategy with Respect to the potential Litigation regarding TURO.

Giving an update on TURO, Mr. Karberg stated



Commission Comments:

None.

Ms. Topham made a **Motion** to adjourn the meeting. **Second** by Mr. Marks and **Passed** by the following roll call vote:

Ms. Topham – Aye
Mr. Bouscaren – Aye
Ms. Planzer – Aye
Mr. Marks – Aye
Mr. Gasbarro – Aye

Meeting adjourned at 7:00 pm.

Respectfully submitted,

Vilina R. Ilieva, Recorder

Master List of Documents Used

- 1/09/24 Executive Session Agenda



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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
February 14, 2024

The meeting was called to order at 8:25 pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren and Jeanette Topham.

Airport employees present were: Noah J. Karberg, Airport Manager, Vilina R. Ilieva, Administrative Assistant.

Others in attendance: Austin Anderson and Mina Makarious from Anderson and Kreiger.

Review of Pending Minutes – There was no discussion.

To Discuss Strategy with Respect to the Litigation Regarding Walsh: Mr. Karberg gave an update that the Airport received FAA notice of extension. Accordingly, pursuant to 14 CFR Part 16, subpart B, the date by which the Director's Determination will be issued in this matter is hereby extended to and including February 23, 2024.

To Discuss Strategy with Respect to the potential Litigation regarding TURO.
Giving an update on TURO, Mr. Karberg stated [REDACTED]

To Comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements: Mr. Karberg reported a safety lapse that was considered a safety matter with personnel implications. Mr. Karberg reported two items: the first is that the Airport negotiated a resignation form with the Operations Superintendent on Administrative Leave. The second item that was discussed is the form of response to the FAA.

Commission Comments:
None.

Ms. Topham made a **Motion** to adjourn the meeting. **Seconded** by Mr. Bouscaren and **passed** by the following roll call vote:

Ms. Topham – Aye
Mr. Bouscaren – Aye
Mr. Gasbarro - Aye

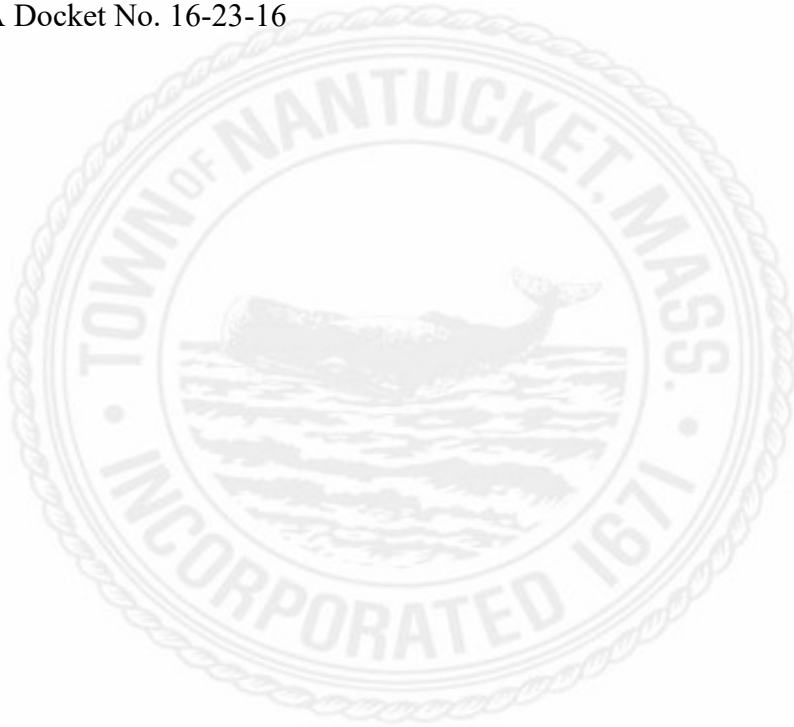
Meeting adjourned at 8:46 pm.

Respectfully submitted,

Vilina R. Ilieva, Recorder

Master List of Documents Used

- 2/13/24 Executive Session Agenda
- FAA Docket No. 16-23-16



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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
March 12, 2024

The meeting was called to order at 7:15 pm by Chairman Arthur Gasbarro with the following Commissioners present: Andrea Planzer, Philip Marks, Anthony Bouscaren, and Jeanette Topham.

Airport employees present were: Noah J. Karberg, Airport Manager, Vilina R. Ilieva, Administrative Assistant.

Others in attendance: None

Review of Pending Minutes – There was no discussion.

To Discuss Strategy with Respect to the Litigation Regarding Walsh: Mr. Karberg gave an update that the Airport received FAA notice of extension. Accordingly, pursuant to 14 CFR Part 16, subpart B, the date by which the Director's Determination will be issued in this matter is hereby extended to and including March 14, 2024.

To Comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements: Mr. Karberg reported that he is working to finalize the report for a consul review.

Commission Comments:
None.

Ms. Planzer made a **Motion** to adjourn the meeting. **Seconded** by Ms. Topham and **passed** by the following roll call vote:

Ms. Topham – Aye
Ms. Planzer – Aye
Mr. Marks - Aye
Mr. Bouscaren – Aye
Mr. Gasbarro - Aye

Meeting adjourned at 7:26 pm.

Respectfully submitted,

Vilina R. Ilieva, Recorder

Master List of Documents Used

- 03/12/24 Executive Session Agenda
- FAA Docket No. 16-23-16



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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
April 09, 2024

The meeting was called to order at 8:15pm by Chairman Arthur Gasbarro with the following Commissioners present: Andrea Planzer, Philip Marks, and Jeanette Topham.

Airport employees present were: Noah J. Karberg, Airport Manager, Vilina R. Ilieva, Administrative Assistant.

Others in attendance: None

Review of Pending Minutes – 7/12/22, 8/09/22, 9/13/22, 9/26/22, 10/11/22, 10/26/22, 11/08/22, 11/18/22, 12/13/22, 01/10/23, 02/14/23, 3/14/23, 04/11/23, 5/09/23, 6/20/23 for possible release

Mr. Marks made a **Motion** to approve the ES Minutes from 7/12/22 to 6/20/23. **Seconded** by Ms. Planzer and **Passed** by the following roll call vote:

Ms. Topham – Aye
Ms. Planzer – Aye
Mr. Marks - Aye
Mr. Gasbarro - Aye

Mr. Marks made a **Motion** to release the ES Minutes from 7/12/22 to 6/20/23. **Seconded** by Ms. Topham and **passed** by the following roll call vote:

Ms. Topham – Aye
Ms. Planzer – Aye
Mr. Marks - Aye
Mr. Gasbarro - Aye

To Discuss Strategy with Respect to the Litigation Regarding Walsh: Mr. Karberg gave an update that the Airport received the following documents: Part 16 Response, Notice of Supplemental Authority, and Mr. Walsh's response to the Notice. The FAA concluded that the Airport actions are not arbitrary but methodical and deliberate and

gave Mr. Walsh multiple opportunities to comply and act in accordance with the Airport Rules and Regulations, as well as the requirements for his access. Mr. Walsh continued to fail to comply, and the Airport was within its rights to terminate Mr. Walsh's Airport access. The Airport Council [REDACTED]

To Discuss Strategy with Respect to the potential Litigation regarding TURO.

Commission Comments:

None.

Ms. Planzer made a **Motion** to adjourn the meeting. **Seconded** by Ms. Topham and **passed** by the following roll call vote:

Ms. Topham – Aye
Ms. Planzer – Aye
Mr. Marks - Aye
Mr. Gasbarro - Aye

Meeting adjourned at 8:22 pm.

Respectfully submitted,

Vilina R. Ilieva, Recorder

Master List of Documents Used

- 04/09/24 Executive Session Agenda
- ES Minutes
- FAA Docket No. 16-23-16
- Christina Marshall email
- Notice of Supplemental Authority
- Response to the Notice of Supplemental Authority

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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
May 14, 2024

The meeting was called to order at 6:55 pm by Chairman Arthur Gasbarro with the following Commissioners present: Andrea Planzer, Philip Marks, Anthony Bouscaren, and Jeanette Topham.

Airport employees present were: Noah J. Karberg, Airport Manager, Vilina R. Ilieva, Administrative Assistant.

Others in attendance: None

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 for possible release; and 7/11/23, 8/8/23, 9/19/23, 10/10/23, 11/14/23, and 12/12/23 for review and possible release

To Discuss Strategy with Respect to the Litigation Regarding Walsh: Mr. Karberg provided an update stating that Mr. Walsh was Appealing Part 16 on procedural grounds. There has yet been no decision from the Superior Court.

To Discuss Strategy with Respect to the potential Litigation regarding TURO.
Mr. Karberg gave an update and [REDACTED]

Commission Comments:
None.

Mr. Bouscaren made a **Motion** to adjourn the meeting. **Seconded** by Mr. Marks and **Passed** by the following roll call vote:

Ms. Topham – Aye
Ms. Planzer – Aye
Mr. Marks – Aye

Mr. Bouscaren - Aye
Mr. Gasbarro - Aye

Meeting adjourned at 7:06 pm.

Respectfully submitted,

Vilina R. Ilieva, Recorder

Master List of Documents Used

- 05/14/24 Executive Session Agenda
- FAA Docket No. 16-23-16
- ACK Airport Commission's reply to Complainants' Appeal
- TURO Update - Email from Christina Marshall
- Walsh Update - Email from Christina Marshall



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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
June 11, 2024

The meeting was called to order at 6:58pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren and Jeanette Topham.

Airport employees present were: Noah J. Karberg, Airport Manager, Boyana Stoykova-Nelson. Office Manager and Vilina R. Ilieva, Administrative Assistant.

Others in attendance: None

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 for possible release; and 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, and 4/09/24 for review and possible release.

Review of Pending Minutes – 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, and 4/09/24.

Mr. Bouscaren made a **Motion** to approve the ES Minutes from 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, and 4/09/24. **Seconded** by Ms. Topham and **passed** by the following roll call vote:

Ms. Topham – Aye
Mr. Bouscaren - Aye
Mr. Gasbarro - Aye

To Discuss Strategy with Respect to the Litigation Regarding Walsh: Mr. Karberg did not have an update.

To Discuss Strategy with Respect to the potential Litigation regarding TURO.
Mr. Karberg did not have an update.

Commission Comments:
None.

Mr. Bouscaren made a **Motion** to adjourn the meeting. **Seconded** by Ms. Topham and **passed** by the following roll call vote:

Ms. Topham – Aye
Mr. Bouscaren - Aye
Mr. Gasbarro - Aye

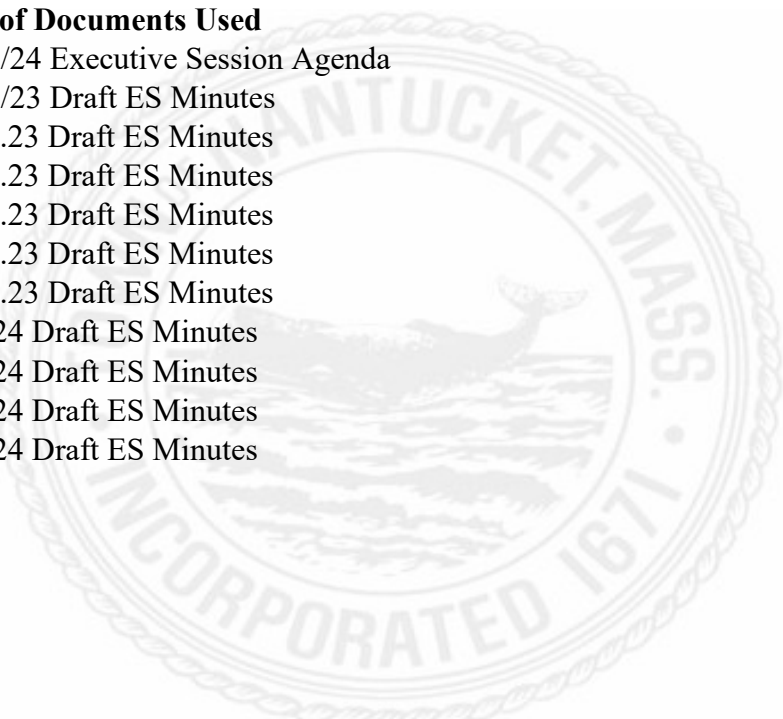
Meeting adjourned at 7:05 pm.

Respectfully submitted,

Vilina R. Ilieva, Recorder

Master List of Documents Used

- 06/11/24 Executive Session Agenda
- 07/11/23 Draft ES Minutes
- 08.08.23 Draft ES Minutes
- 09.19.23 Draft ES Minutes
- 10.10.23 Draft ES Minutes
- 11.14.23 Draft ES Minutes
- 12.12.23 Draft ES Minutes
- 1.09.24 Draft ES Minutes
- 2.13.24 Draft ES Minutes
- 3.12.24 Draft ES Minutes
- 4.09.24 Draft ES Minutes



Town of Nantucket
NANTUCKET MEMORIAL AIRPORT
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Noah J. Karberg, Airport Manager
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Fax: (508) 325-5306



Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
July 09, 2024

The meeting was called to order at 6:10pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren, Philip Maks and Jeanette Topham.

Airport employees present were: Noah J. Karberg, Airport Manager, Boyana Stoykova-Nelson. Office Manager and Vilina R. Ilieva, Administrative Assistant.

Others in attendance: None

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 for possible release; and 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, and 4/09/24 for review and possible release.

To Discuss Strategy with Respect to the Litigation Regarding Walsh: Mr. Karberg gave an update that FAA has extended the time to consider the Part 16 appeal.

To Discuss Strategy with Respect to the potential Litigation regarding TURO. Mr. Karberg did not have an update.

To Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS).

Mr. Karberg provided an update that



Commission Comments:

None.

Mr. Bouscaren made a **Motion** to adjourn the meeting. **Seconded** by Ms. Topham and **passed** by the following roll call vote:

Ms. Topham – Aye
Mr. Bouscaren - Aye
Mr. Gasbarro – Aye
Mr. Marks - Aye

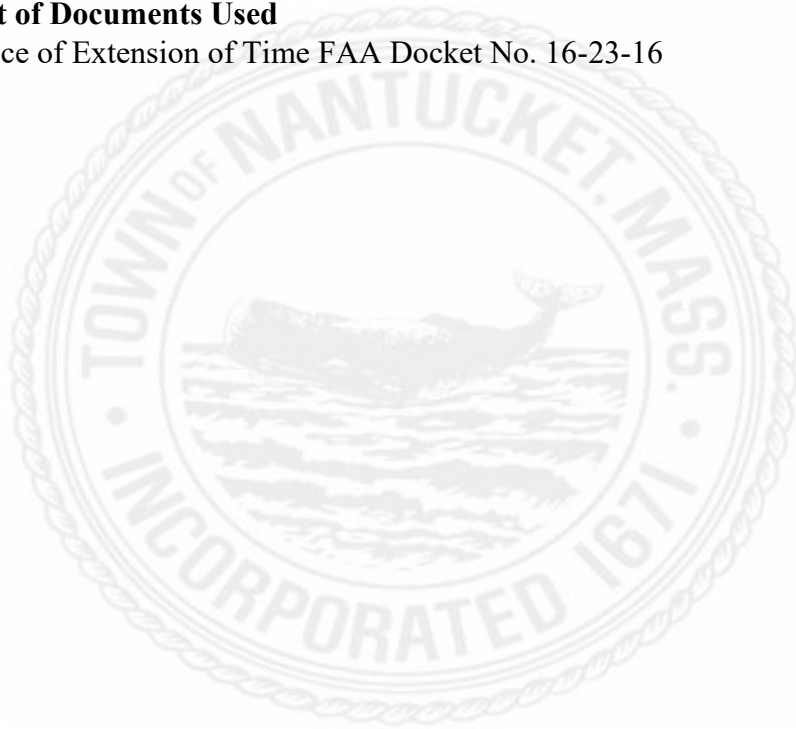
Meeting adjourned at 6:20 PM.

Respectfully submitted,

Vilina R. Ilieva, Recorder

Master List of Documents Used

- Notice of Extension of Time FAA Docket No. 16-23-16



Town of Nantucket
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Commissioners
Arthur D. Gasbarro, Chairman
Andrea N. Planzer, Vice Chair
Anthony G. Bouscaren
Jeanette D. Topham
Philip Marks III

AIRPORT COMMISSION MEETING
Executive Session Minutes
August 13, 2024

The meeting was called to order at 6:53 pm by Chairman Arthur Gasbarro with the following Commissioners present: Anthony Bouscaren, Philip Maks, and Andrea Planzer.

Airport employees present were: Noah J. Karberg, Airport Manager, Boyana Stoykova-Nelson. Office Manager and Vilina R. Ilieva, Administrative Assistant.

Others in attendance: None

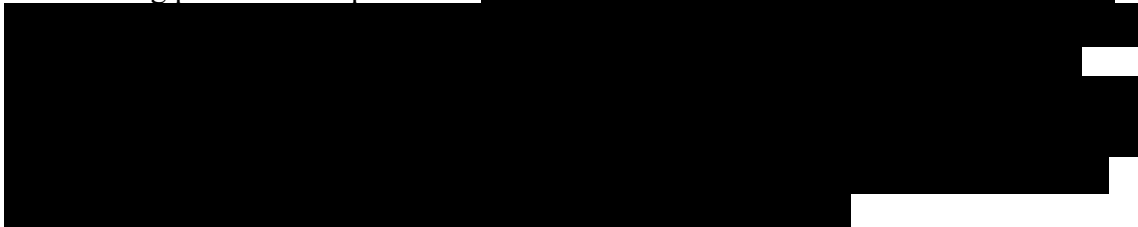
Review ES minutes of 7/14/20, 7/16/20, 8/11/20, 9/8/20, 10/13/20, 11/10/20, 12/8/20, 1/12/21, 2/9/21, 3/9/21, 4/13/21, 5/11/21, 6/8/21, 7/13/21, 8/10/21, 9/14/21, 10/12/21, 11/9/21, 12/14/21, 1/11/22, 2/8/22, 3/8/22, 3/28/22, 4/12/22, 5/10/22 for possible release; and 7/11/23, 8/8/23, 9/19/23, 10/10/23, 11/14/23, 12/12/23, 1/09/24, 2/13/24, 3/12/24, and 4/09/24 for possible release and 5/14/24, 6/11/24 and 7/09/24 for review and possible release – pending.

To Discuss Strategy with Respect to the Litigation Regarding Walsh: Mr. Karberg did not have any update.

To Discuss Strategy with Respect to the potential Litigation regarding TURO.
Mr. Karberg did not have an update.

To Discuss Strategy with Respect to Pursuing Legal Claims against Manufacturer of Polyfluoroalkyl Substances (PFAS).

Mr. Karberg provided an update that



Commission Comments:

None.

Mr. Bouscaren made a **Motion** to adjourn the meeting. **Seconded** by Ms. Topham and **passed** by the following roll call vote:

Ms. Planzer - Aye
Mr. Bouscaren - Aye
Mr. Gasbarro – Aye
Mr. Marks - Aye

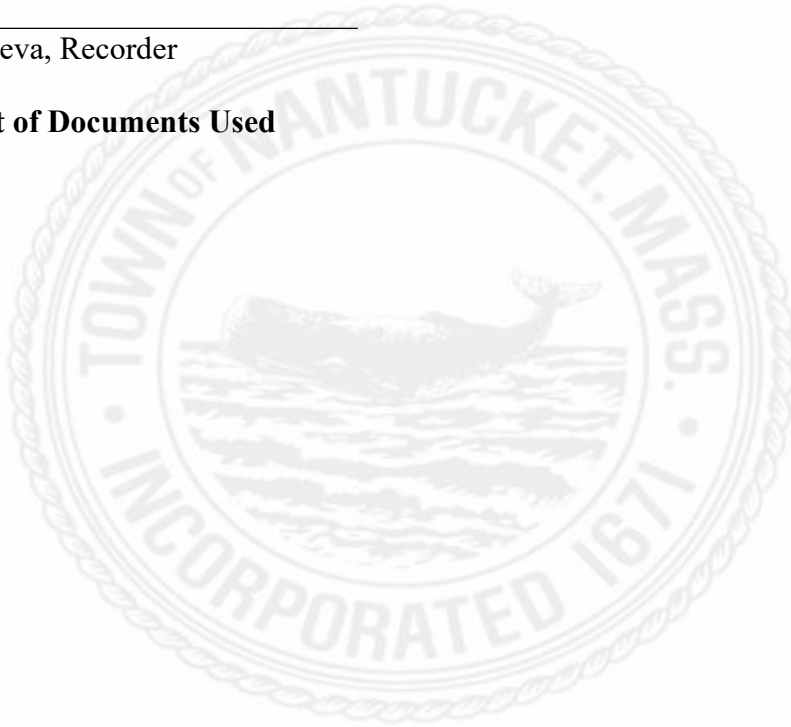
Meeting adjourned at 7:15 PM.

Respectfully submitted,

Vilina R. Ilieva, Recorder

Master List of Documents Used

None.



Fw: 06/30/26 Warrant

From Megan Perry <mperry@nantucketairport.com>
Date Tue 8/4/2026 3:06 PM
To Elizabeth Reuss <ereuss@nantucketairport.com>

From: A Planzer <aplanzer@nantucketairport.com>
Sent: Tuesday, August 4, 2026 2:42 PM
To: Megan Perry <mperry@nantucketairport.com>
Subject: Re: 06/30/26 Warrant

I approve the payment of the attached 8 batches.
Andrea Planzer

Get [Outlook for iOS](#)

From: Megan Perry <mperry@nantucketairport.com>
Sent: Monday, 03 August 2026 08:20:07
To: A Planzer <aplanzer@nantucketairport.com>; AG Bouscaren <agbouscaren@gmail.com>; Philip Marks III <phil@nantucketenergy.com>; Mike Leavitt <mleavitt@nantucketairport.com>; Scott Wilson <swilson@nantucketairport.com>
Subject: 06/30/26 Warrant

Hello Commissioners,

Attached please find 8 batches that we processed for your review and approval.

Please reply (not reply all, just me and Elizabeth) if you agree or do not agree to the payment of the batches attached for the 06/30/26 Warrant.

The breakdown is as follows:

Batch #8095	\$	21,617.66
Batch #8122	\$	166,167.70
Batch #8153	\$	808,545.19
Batch #8176	\$	61,997.34
Batch #8216	\$	19,937.56
Batch #8219	\$	404,064.51
Batch #8255	\$	57,720.46
Batch #8274	\$	53,631.55
		\$ 1,593,681.97

RE: 06/30/26 Warrant

From Mike Leavitt <mleavitt@nantucketairport.com>
Date Thu 8/13/2026 9:20 PM
To Megan Perry <mperry@nantucketairport.com>
Cc Elizabeth Reuss <ereuss@nantucketairport.com>

Approved.

Michael Leavitt

From: Megan Perry <mperry@nantucketairport.com>
Sent: Monday, August 3, 2026 9:20 AM
To: A Planzer <aplanzer@nantucketairport.com>; AG Bouscaren <agbouscaren@gmail.com>; Philip Marks III <phil@nantucketenergy.com>; Mike Leavitt <mleavitt@nantucketairport.com>; Scott Wilson <swilson@nantucketairport.com>
Subject: 06/30/26 Warrant

Hello Commissioners,

Attached please find 8 batches that we processed for your review and approval.

Please reply (not reply all, just me and Elizabeth) if you agree or do not agree to the payment of the batches attached for the 06/30/26 Warrant.

The breakdown is as follows:

Batch #8095	\$	21,617.66
Batch #8122	\$	166,167.70
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Batch #8219	\$	404,064.51
Batch #8255	\$	57,720.46
Batch #8274	\$	53,631.55
	\$	1,593,681.97

If you have any questions regarding any of the invoices, please let us know and we will send it over.

Sincerely,

Megan Perry
Accounting Clerk
Nantucket Memorial Airport
14 Airport Road

Fw: 06/30/26 Warrant

From Megan Perry <mperry@nantucketairport.com>
Date Thu 8/6/2026 11:21 AM
To Elizabeth Reuss <ereuss@nantucketairport.com>

From: Scott Wilson <swilson@nantucketairport.com>
Sent: Thursday, August 6, 2026 11:05 AM
To: Megan Perry <mperry@nantucketairport.com>
Subject: Re: 06/30/26 Warrant

I approve, although I wonder why we're purchasing mooring buoys.

Scott

Get [Outlook for Mac](#)

From: Megan Perry <mperry@nantucketairport.com>
Date: Monday, August 3, 2026 at 9:20 AM
To: A Planzer <aplanzer@nantucketairport.com>; AG Bouscaren <agbouscaren@gmail.com>; Philip Marks III <phil@nantucketenergy.com>; Mike Leavitt <mleavitt@nantucketairport.com>; Scott Wilson <swilson@nantucketairport.com>
Subject: 06/30/26 Warrant

Hello Commissioners,

Attached please find 8 batches that we processed for your review and approval.

Please reply (not reply all, just me and Elizabeth) if you agree or do not agree to the payment of the batches attached for the 06/30/26 Warrant.

The breakdown is as follows:

Batch #8095	\$	21,617.66
Batch #8122	\$	166,167.70
Batch #8153	\$	808,545.19
Batch #8176	\$	61,997.34
Batch #8216	\$	19,937.56
Batch #8219	\$	404,064.51
Batch #8255	\$	57,720.46
Batch #8274	\$	53,631.55
		\$ 1,593,681.97

If you have any questions regarding any of the invoices, please let us know and we will send it over.

Re: 07/22/26 Warrant

From A Planzer <aplanzer@nantucketairport.com>

Date Wed 8/5/2026 9:30 AM

To Megan Perry <mperry@nantucketairport.com>; Elizabeth Reuss <ereuss@nantucketairport.com>

I approve the payment of the 6 attached batch reports.
Andrea Planzer

Get [Outlook for iOS](#)

From: Megan Perry <mperry@nantucketairport.com>

Sent: Wednesday, 05 August 2026 07:28:05

To: A Planzer <aplanzer@nantucketairport.com>; AG Bouscaren <agbouscaren@gmail.com>; Philip Marks III <phil@nantucketenergy.com>; Mike Leavitt <mleavitt@nantucketairport.com>; Scott Wilson <swilson@nantucketairport.com>

Cc: Elizabeth Reuss <ereuss@nantucketairport.com>

Subject: 07/22/26 Warrant

Hello Commissioners,

Attached please find 6 batches that we processed for your review and approval.

Please reply (not reply all, just me and Elizabeth) if you agree or do not agree to the payment of the batches attached for the 07/22/26 Warrant.

The breakdown is as follows:

Batch #8313	\$	18,294.09
Batch #8314	\$	3,671.16
Batch #8366	\$	768,331.49
Batch #8376	\$	371,857.22
Batch #8378	\$	29,424.78
Batch #8398	\$	43,063.59
	\$	1,234,642.33

If you have any questions regarding any of the invoices, please let us know and we will send it over.

Sincerely,

Megan Perry
Accounting Clerk
Nantucket Memorial Airport

Re: 07/22/26 Warrant

From Anthony Bouscaren <agbouscaren@gmail.com>

Date Wed 8/5/2026 10:46 AM

To Megan Perry <mperry@nantucketairport.com>

Cc Elizabeth Reuss <ereuss@nantucketairport.com>

Yes, I agree.

On Wed, Aug 5, 2026 at 8:28 AM Megan Perry <mperry@nantucketairport.com> wrote:

Hello Commissioners,

Attached please find 6 batches that we processed for your review and approval.

Please reply (not reply all, just me and Elizabeth) if you agree or do not agree to the payment of the batches attached for the 07/22/26 Warrant.

The breakdown is as follows:

Batch #8313	\$	18,294.09
Batch #8314	\$	3,671.16
Batch #8366	\$	768,331.49
Batch #8376	\$	371,857.22
Batch #8378	\$	29,424.78
Batch #8398	\$	43,063.59
	\$	1,234,642.33

If you have any questions regarding any of the invoices, please let us know and we will send it over.

Sincerely,

Megan Perry
Accounting Clerk
Nantucket Memorial Airport
14 Airport Road
Nantucket, MA 02554
(508) 325-5301

Fw: 07/22/26 Warrant

From Megan Perry <mperry@nantucketairport.com>
Date Mon 8/10/2026 3:37 PM
To Elizabeth Reuss <ereuss@nantucketairport.com>

From: Scott Wilson <swilson@nantucketairport.com>
Sent: Thursday, August 6, 2026 11:11 AM
To: Megan Perry <mperry@nantucketairport.com>
Subject: Re: 07/22/26 Warrant

I approve

Scott

Get [Outlook for Mac](#)

From: Megan Perry <mperry@nantucketairport.com>
Date: Wednesday, August 5, 2026 at 8:28 AM
To: A Planzer <aplanzer@nantucketairport.com>; AG Bouscaren <agbouscaren@gmail.com>; Philip Marks III <phil@nantucketenergy.com>; Mike Leavitt <mleavitt@nantucketairport.com>; Scott Wilson <swilson@nantucketairport.com>
Cc: Elizabeth Reuss <ereuss@nantucketairport.com>
Subject: 07/22/26 Warrant

Hello Commissioners,

Attached please find 6 batches that we processed for your review and approval.

Please reply (not reply all, just me and Elizabeth) if you agree or do not agree to the payment of the batches attached for the 07/22/26 Warrant.

The breakdown is as follows:

Batch #8313	\$	18,294.09
Batch #8314	\$	3,671.16
Batch #8366	\$	768,331.49
Batch #8376	\$	371,857.22
Batch #8378	\$	29,424.78
Batch #8398	\$	43,063.59
	\$	1,234,642.33

If you have any questions regarding any of the invoices, please let us know and we will send it over.

Re: 08/05/26 Warrant

From A Planzer <aplanzer@nantucketairport.com>

Date Tue 8/11/2026 10:11 AM

To Megan Perry <mperry@nantucketairport.com>; Elizabeth Reuss <ereuss@nantucketairport.com>

 7 attachments (2 MB)

AP080526 Batch 8435.pdf; AP080526 Batch 8443.pdf; AP080526 Batch 8479.pdf; AP080526 Batch 8484.pdf; AP080526 Batch 8492.pdf; AP080526 Batch 8510.pdf; AP080526 Batch 8512.pdf;

I approve the 7 batch reports for payment.

Andrea Planzer

Sent from my iPhone

On Aug 11, 2026, at 9:00 AM, Megan Perry <mperry@nantucketairport.com> wrote:

Hello Commissioners,

Attached please find 7 batches that we processed for your review and approval.

Please reply (not reply all, just me and Elizabeth) if you agree or do not agree to the payment of the batches attached for the 08/05/26 Warrant.

The breakdown is as follows:

Batch #8435	\$	794,240.30
Batch #8443	\$	11,472.04
Batch #8479	\$	7,931.41
Batch #8484	\$	198,618.58
Batch #8492	\$	868,322.85
Batch #8510	\$	323,258.01
Batch #8512	\$	49,087.00
	\$	2,252,930.19

If you have any questions regarding any of the invoices, please let us know and we will send it over.

Sincerely,

Megan Perry

Re: 08/05/26 Warrant

From Anthony Bouscaren <agbouscaren@gmail.com>

Date Wed 8/12/2026 8:40 AM

To Megan Perry <mperry@nantucketairport.com>

Cc Elizabeth Reuss <ereuss@nantucketairport.com>

Yes, I approve.

On Tue, Aug 11, 2026 at 10:00 AM Megan Perry <mperry@nantucketairport.com> wrote:

Hello Commissioners,

Attached please find 7 batches that we processed for your review and approval.

Please reply (not reply all, just me and Elizabeth) if you agree or do not agree to the payment of the batches attached for the 08/05/26 Warrant.

The breakdown is as follows:

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Batch #8443	\$	11,472.04
Batch #8479	\$	7,931.41
Batch #8484	\$	198,618.58
Batch #8492	\$	868,322.85
Batch #8510	\$	323,258.01
Batch #8512	\$	49,087.00
	\$	2,252,930.19

If you have any questions regarding any of the invoices, please let us know and we will send it over.

Sincerely,

Megan Perry
Accounting Clerk
Nantucket Memorial Airport
14 Airport Road
Nantucket, MA 02554
(508) 325-5301

Fw: 08/05/26 Warrant

From Megan Perry <mperry@nantucketairport.com>
Date Wed 8/12/2026 8:07 AM
To Elizabeth Reuss <ereuss@nantucketairport.com>

From: Scott Wilson <swilson@nantucketairport.com>
Sent: Tuesday, August 11, 2026 9:03 PM
To: Megan Perry <mperry@nantucketairport.com>
Subject: Re: 08/05/26 Warrant

Megan

I approve.

Scott

Get [Outlook for Mac](#)

From: Megan Perry <mperry@nantucketairport.com>
Date: Tuesday, August 11, 2026 at 10:00 AM
To: A Planzer <aplanzer@nantucketairport.com>; AG Bouscaren <agbouscaren@gmail.com>; Philip Marks III <phil@nantucketenergy.com>; Mike Leavitt <mleavitt@nantucketairport.com>; Scott Wilson <swilson@nantucketairport.com>
Cc: Elizabeth Reuss <ereuss@nantucketairport.com>
Subject: 08/05/26 Warrant

Hello Commissioners,

Attached please find 7 batches that we processed for your review and approval.

Please reply (not reply all, just me and Elizabeth) if you agree or do not agree to the payment of the batches attached for the 08/05/26 Warrant.

The breakdown is as follows:

Batch #8435	\$	794,240.30
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Batch #8479	\$	7,931.41
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Batch #8492	\$	868,322.85
Batch #8510	\$	323,258.01
Batch #8512	\$	49,087.00
	\$	2,252,930.19

Exhibit 1
Pending Leases/Contracts/Agreements
08/18/2026

8/14/2026
9:41 AM

Type	With	Amount	Other Information	Source of Funding
Catering License Agreement	One Sparks Ave, LLC dba Millie's Catering	\$1,500.00	License Agreement for Catering at the Airport	Income
			\$1,500 Annual Business Fee Applies	
			Plus 25% Airport Catering Fee	
Contract Amendment	McFarland-Johnson	-\$1,458,389.31	Amendment No. 4 to Task Order MJ-PN-22	Capital
			PFAS Phase III	
			To Decrease the Contract by \$9,645.59, for a New Total Cost of \$1,458,389.31	
Contract	Aero Specialties, Inc.	-\$225,201.81	Supply and Delivery of Two (2) GPUs, 409-E-CUP-28, and Supply of One (1) Generator Replacement for GPU JG900	Capital
			Expires August 30, 2027	
Contract	Code Red Consultants, LLC	-\$53,200.00	Full Scale Triennial Exercise	Operating
			Exercise Planning, Coordination, and Evaluation Services	
			FAA Part 139 Emergency Drill	
Pending				



CATERING LICENSE AGREEMENT

THIS LICENSE AGREEMENT dated this ____ day of **August 2026** by and between the **Nantucket Airport Commission**, with a principal place of business at 14 Airport Road, Nantucket MA 02554, (hereinafter "Licensor") and **Georgetown Events Hospitality Group / One Sparks Ave LLC dba Millie's Catering**, with its principal address at **326 Madaket Road Nantucket, MA 02554** (hereinafter "Licensee").

A. The Licensor is the owner of record of a certain parcel of land located at 14 Airport Road, Nantucket Massachusetts, hereafter referred to as the "FBO".

B. The Licensor desires to grant a license in accordance with the terms hereof;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and the payment of which is hereby acknowledged, the parties hereby enter into a license agreement upon the terms and conditions set forth herein.

1. Grant of License. The Licensor hereby grants to Licensee a license to enter upon the premises of the FBO for the purpose of providing catering services to the FBO subject to the following specified terms and conditions. The terms of this License are not to be construed as a grant of the exclusive use of the FBO to the Licensee.

2. Term. The term of this License shall commence on **September 9, 2026** and shall terminate on **September 8, 2027**, unless earlier terminated as set forth in Section 12, below. An extension or renewal of the term and conditions of this License, by an amendment to same, may be granted by the Licensor at its sole discretion.

3. Permitted Use. The rights of this License shall be exercised by the Licensee solely for the purpose of conducting catering through the FBO, including any additional activities as approved in writing by the Airport Commission.

4. License Fees. In consideration for the use of this License, the Licensee agrees to pay the Licensor the following annual business license fee of \$1,500 prior to exercising this license and, thereafter, before the first of December in each subsequent year.

5. Collection of Catering Charges and Airport Catering Fees. The Licensee shall be solely responsible for billing the customer for catering services provided at the Airport. Such charges shall consist of: (i) the Licensee's charges for its services (excluding applicable taxes), which may include but are not limited to, food costs, revision fees, delivery fees, and other related expenses (collectively, the "Catering Charges"); and (ii) an additional fee equal to 25% of the Catering Charges (the "Airport Catering Fee"), which shall be imposed by the Licensor. The Licensee shall submit to the Licensor, on the date of delivery of the catering services, a copy of each invoice issued to the customer reflecting both the Catering Charges and the Airport Catering Fee. The Licensee shall remit to the Licensor the total amount of collected Airport Catering Fees on a monthly basis, with payment due promptly following the end of each calendar month. The Licensor shall not be responsible for the failure of the Licensee to collect any Catering Charges or Airport Catering Fees from the customer.

6. Conduct.

- a. Entry and use under this License by the Licensee and its contractors, agents, representatives, employees, assignees and invitees, shall at all times, be subject to oversight by duly designated representatives of the Licensors who shall supervise Licensee's compliance with the terms hereof.
- b. During the exercise of rights hereby granted, Licensee shall at all times conduct itself so as not to interfere with operation of the Licensors within the FBO or Licensors's property adjacent to the land.
- c. Licensee shall observe and obey directives from the authorized representative of the Licensors, as well as all other applicable laws, statutes, ordinances, regulations and permitting or license requirements.
- d. The Licensee, its contractors, agents and/or representatives shall provide and maintain an emergency contact person and telephone number with the Licensors's representative during the term hereof.

7. Licensors Rights Reserved. Licensors reserves for itself the following rights, which Licensee agrees to observe and Licensee agrees that the same may be exercised by Licensors and that any such exercise of said rights shall not be deemed to effect an eviction or to render Licensors liable for damages by abatement of the license fee or otherwise to relieve Licensee from any of its obligations.

- a. To adopt from time to time rules and regulations not inconsistent with terms of this License for the use, protection and welfare of Nantucket Memorial Airport and its occupants, with whom Licensee agrees to comply.
- b. To enter upon any premises and facilities of the Licensee upon reasonable advance notice for that purpose of inspection or for any purpose incident to the performance of its obligations hereunder, in the exercise of any of its governmental functions or by others with the permission from the Licensors. Licensors in such case is to use its best efforts to avoid disruption of Licensee's operation.

8. Approvals and Permits. All local licenses and permits are the responsibility of the licensee. A copy is to be provided to the Airport Manager's office and kept on file. The obligations of the Licensee are conditional upon his obtaining and holding all said approvals, permits and licenses necessary for the operation of a restaurant/catering business, from all agencies, boards and officers having jurisdiction over the same.

9. **INSURANCE: THE LICENSEE SHALL DEPOSIT WITH THE LICENSORS CERTIFICATES FOR ALL INSURANCE REQUIREMENTS LISTED BELOW PRIOR TO THE COMMENCEMENT OF THEIR TERM, AND THEREAFTER WITHIN THIRTY (30) DAYS PRIOR TO THE EXPIRATION OF ANY SUCH POLICIES. ALL SUCH POLICIES SHALL NOT BE MATERIALLY CHANGED, ALTERED, OR CANCELED WITHOUT AT LEAST TEN (10) DAYS PRIOR WRITTEN NOTICE TO EACH ASSURED NAMED THEREIN.**

Additional insured: All certificates will indicate the "Town of Nantucket/Nantucket Memorial Airport (Licensors)" as an additional insured, under liability coverage, but only as respects operations of the Named Insured as their interests may appear.

Indemnification: Licensee shall indemnify and hold harmless the Licensors, its Commissioners, officers, agents, and employees, from all claims and demands of third persons, including employees and members of the Licensee but not limited to those for death, for bodily injuries, or for property damage arising out of the acts or omissions of the Licensee, its officers, members, employees, agents, representatives, contractors, customers, guests, invitees and other persons using Licensee's premises or otherwise arising out of any acts or omissions of the Licensee's employees, members, agents, and representatives, with the exception of Town of Nantucket/Nantucket Memorial Airport's gross negligence or willful misconduct.

Liability Insurance: The Licensee shall maintain, with respect to the Airport premises, comprehensive public liability insurance, in the amount of \$1,000,000, with property damage insurance in limits of \$500,000, in responsible companies qualified to do business in Massachusetts, and in good standing therein, insuring the Licensee as well as Licensor against injury to persons or damage to property as provided (unless different amounts specified on front page of contract).

Worker's Compensation Insurance: The Licensee shall maintain and keep in force Workers' Compensation Insurance, which is recognized by the Commonwealth of Massachusetts.

10. General Use of Airport and Facilities. Licensor shall have the right to operate in the manner authorized by proper governmental authority and agencies, and shall have the following specific rights and privileges:

- a. The Licensor reserves unto itself, its successors and assigns for the use and benefit of the public a right of flight for the passage of aircraft in the airspace above the surface of the real property as described in the License Agreement, together with the right to cause in said airspace such sound as may be inherent in the operation of aircraft, now known or hereafter used for the navigation of or flight in said airspace, together with the emission of fumes or particles incidental to aircraft navigation and for the use of said airspace for the landing or taking off from or operating on Nantucket Memorial Airport.
- b. The Licensee expressly agrees for itself, its successors and assigns to prevent the use of the premises for purposes which will create or result in hazards to flight such as, but not limited to, purposes which will (i) produce electrical interference with radio communications, (ii) make it difficult for pilots to distinguish between airport lights and others, (iii) project glare in the eyes of the pilots, (iv) impair visibility in the vicinity of the airport, or (v) otherwise endanger the landing, take-off or maneuvering of aircraft.
- c. The Licensor retains the continuing right in the subject property to prevent the erection or growth of any building, structure, tree, or other objects extending into the airspace (10 feet above ground level) and to remove from said airspace, at the Licensee's expense or at the sole option of the Licensee, as an alternative, to mark and light as obstructions to air navigation, any such building, structure, tree, or other object of ingress to, passage over, and egress from Licensee's property for the above purposes. Exceptions to the ten foot height limitation will be reviewed individually upon written submission by Licensee.
- d. The Licensee for themselves, their heirs, personal representatives, successors in interest and assigns do hereby agree that if any services or activities are to be offered, performed or conducted upon the Land that:

In the exercise of the rights and privileges granted for the furnishing of services to the public, Licensee will:

- (1) furnish said service on a fair, equal, and not unjustly discriminatory basis to all users thereof, and
- (2) charge fair, reasonable, and not unjustly discriminatory prices for each unit or service; provided that the Licensee may be allowed to make reasonable and nondiscriminatory discounts, rebates or other similar types of price reductions to volume purchasers.

e. It is mutually understood and agreed by the parties hereto that nothing contained in this Agreement shall be construed as granting or as authorizing the granting of an exclusive right within the meaning of Section 308 (a) of the Federal Aviation Act of 1958.

f. The Licensee for themselves, their heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, do hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the said property described in this License for a purpose for which a DOT program or activity is extended or for another purpose involving the provision of similar services or benefits, the Licensee

shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR, PART 21, Nondiscrimination in Federally assisted Programs of the Department of Transportation, and as said Regulations may be amended.

g. The Licensee for themselves, their personal representative, successors in interest, and assigns as a part of the consideration hereof, do hereby covenant and agree as a covenant running with the land that:

(1) no person on the grounds of race, color, handicap, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities,

(2) that in the construction of any improvements on, over, or under such land and in the furnishing of services thereon, no person on the grounds of race, color, handicap, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination,

(3) that the Licensee shall use the premises in compliance with all other requirements imposed by or pursuant to 49 CFR PART 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said Regulations may be amended.

11. Independent Contractor. It is agreed that Licensee is an independent contractor hereunder and not an agent or employee of Licensor with respect to its acts or omissions.

12. Breach of Covenants. In the event of breach of any of the above covenants, the Nantucket Memorial Airport shall have the right to terminate the License and to exclude the Licensee from the said premises and the facilities thereon as if said license had never been made or issued.

13. Assignment. This License is not transferrable and no privilege contained herein may be sublet or assigned to any other person or organization without express written consent of the Licensor.

IN WITNESS HEREOF, the parties hereto have caused this License Agreement to be executed as a sealed instrument the day and year first written above.

**Georgetown Events Hospitality Group /
One Sparks Ave LLC dba Millie's Catering**
(LICENSEE)

Nantucket Memorial Airport Commission
(LICENSOR)

By: 

By: _____

Print: Dunadel Daryoush

Date: 7/27/2026

Date: _____

Approval Date: _____
 MJ Project #: 19150.03
 Contract #: _____
 PO #: _____
 Vendor #: _____

**TASK ORDER
 AUTHORIZATION
 NO. MJ-PN-22 – Amendment 4**

PROJECT:	Phase 3 PFAS Services Nantucket Memorial Airport
DATE OF ISSUANCE:	August 11, 2026
PROJECT DESCRIPTION:	The items of work to be accomplished under this Task Order include the following and are further described on the attached Scope of Work (7 page(s)): The CONSULTANT will provide professional services for additional soil and ground water investigation services at the Nantucket Memorial Airport in Nantucket, Massachusetts, within the hours listed in the attached fee proposal. The CONSULTANT’S work shall be undertaken in accordance with the attached Scope of Work.

METHOD OF COMPENSATION:
Not to exceed fee based on Actual Cost Plus Fixed Fee. See attached detail contained in the Scope of Work and Fee Proposal.

AMOUNT OF COMPENSATION:
The maximum amount to be paid to the CONSULTANT by the SPONSOR under this Task Order shall be reduced by \$9,645.59 from the previous contract amount of \$1,468,034.90 for a total not to exceed a total of \$1,458,389.31 unless this Task Order is amended in writing and agreed to by the SPONSOR and CONSULTANT.

The Agreement Between the Town of Nantucket and McFarland-Johnson, Inc. for Airport On-Call Planning & Architectural Services for Multiple Projects dated July 11, 2023, shall govern all TASK ORDERS executed under this Assignment, unless modified in writing and agreed to by SPONSOR and CONSULTANT.

ACCEPTED:

By: _____

Thomas Kendrick, P.E.
Chief Executive Officer / Engineering
McFarland-Johnson, Inc.

APPROVED:

Town of Nantucket
Nantucket Memorial Airport Commission

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

APPROVED AS TO FUNDS AVAILABLE

By: _____

Town of Nantucket Municipal Finance Department

Funding Source: _____

Nantucket Memorial Airport Scope of Work

Task Order No.: MJ-PN-22 – Amendment 4

Phase 3 Source Area Investigation

Introduction

Nantucket Memorial Airport (ACK) has been issued a Notice of Responsibility (NOR)/ Request for Immediate Response Action Plan (IRA) from the Mass DEP dated April 28, 2020, regarding potential per- and polyfluoroalkyl substances (PFAS) releases and contamination of offsite drinking water wells (Release Tracking Number 4-28219). Nantucket Memorial Airport Commission (SPONSOR) is required by the Massachusetts Department of Environmental Protection (MassDEP) to assess and remediate soil and groundwater impacted by PFAS under the Massachusetts Contingency Plan (MCP). Further, a Phase II Comprehensive Site Assessment Report was completed in March 2024. SPONSOR has engaged Weston Solutions (Weston) as a Licensed Site Professional (LSP) to perform the sampling, assessment, and associated reporting. SPONSOR has also requested that McFarland-Johnson, Inc. (CONSULTANT) provide environmental consulting, project management, and public involvement services in these efforts.

This final Phase 3 task order amendment covers services and expenses through June 30, 2026. The work described in the scope has been completed.

SCOPE OF SERVICES

ARTICLE A – DATA COLLECTION

Environmental data collection tasks are included in Article G, Environmental.

ARTICLE B – DESIGN

No design services are included in this scope of services.

ARTICLE C – BIDDING

No bidding services are included in this scope of services.

ARTICLE D – GRANT ADMINISTRATION

No grant administration services are included in this scope of services.

ARTICLE E – CONSTRUCTION ADMINISTRATION

No construction administration services are included in this scope of services.

ARTICLE F – FIELD ENGINEERING

No field engineering services are included in this scope of services.

ARTICLE G - ENVIRONMENTAL

Section A. – Services

A1. The following services are included under this task within the hours included in the attached Task Order No. MJ-PN-22 AMENDMENT 3 Summary of Fees (Exhibit A).

1. Task G1 Point-of-Entry-Treatment (POET System) Operations and Maintenance (O&M) Management and Decommissioning

The work under this task has been completed.

2. Task G2 Emergency POET System Waiver Support

The work under this task has been completed.

3. TASK G3 Continued Drinking Water Testing and Reporting

Task G3.1 Bottled Water Deliveries

No additional work is included in this task order amendment.

Task G3.2 Quarterly Drinking Water Sampling

Quarterly drinking water sampling is being continued at MVR at the two homes that have not been connected to the municipal water line. These samples (2 per sampling round) are collected to monitor the water quality at each residence for potential changes in groundwater flow patterns following the cessation of pumping once the connected homes' wells were taken offline. Of the 16 Madequecham Valley Road drinking water samples originally scoped, 14 were sampled and analyzed. The scope of work for this task is explained further in Weston's scope in **Exhibit B**. *Costs have been removed due to fewer samples being collected than estimated.*

4. TASK G4 Public Involvement and Communication Protocol

The CONSULTANT will maintain and update the www.ack-pfas.com website and domain for the duration of the scope of services covered in this amendment. The CONSULTANT will also upload relevant project documents to the site as directed by the SPONSOR. *No additional costs for Task G4 are included in this amendment.*

5. TASK G5 Western Residential Drinking Water Sampling

Task G5.1 Bottled Water Deliveries

In accordance with ACK's PFAS Related Water Service Policy, bottled water deliveries will be continued for three homes in the West Side area until the water line extension in that area is complete. This task was for biweekly deliveries based on current costs for water being provided to these homes and assuming water line connections will be completed sometime this spring. The initial task order included 13 biweekly deliveries for six homes until the water line extension was completed. The total estimate for the task included 336

total deliveries. An estimated 230 deliveries occurred between June 1, 2024, and May 31, 2026, based upon the monthly PFAS Investigation Status tables provided to ACK. The scope of work for this task is explained further in Weston's scope in **Exhibit B**. *Costs have been removed due to fewer deliveries being required than estimated.*

Task G5.2 Drinking Water Sampling

Additional drinking water sampling will be completed at West Side homes that have not been connected to the municipal water line. These samples are being collected to monitor the water quality at each residence and within or directly abutting the new Disposal Site boundary; that has been previously sampled; or that is within 500 feet of another home with PFAS detected in its well. 18 drinking water samples were collected from 15 homes in September 2024; 8 samples were collected from 6 homes in December 2024; 6 samples were collected from 5 homes in May and August 2025, and 4 samples were collected from 3 homes in May 2026. The original TO and amendments assumed 46 samples; however, 42 samples were collected. The scope of work for this task is explained further in Weston's scope in **Exhibit B**. *Costs have been reduced due to fewer samples being required and less expenses incurred than estimated.*

6. TASK G6 MCP REPORTING

Subtask G6.1: IRA Status Reports

In accordance with 310 Code of Massachusetts Regulation (CMR) 40.0425, Immediate Response Action (IRA) status reports are required every six months until the IRA is completed, or a permanent remedial solution is implemented. The CONSULTANT will continue to provide document review, communication and coordination assistance during the extent of this work. The CONSULTANT will also post the report on the project website. It is expected that the IRA Status Report will be submitted within 60 days of the end of the applicable reporting period until an IRA Completion Report is submitted. An IRA Completion Report may be submitted when the water line is complete, residents are connected to the water line, and the recommendations made by the feasibility study are enacted. Routine IRA Status Reports are required to be submitted on a biannual basis until an IRA Completion Report is submitted. The scope of work for additional work for this task is explained further in Weston's scope in **Exhibit B**. *Costs have been removed due to less effort being required to complete the IRA Status Reports than estimated.*

Subtask G6.2: Interim Commission Update Reports

Commission updates will be submitted biannually at a minimum such that combined with the IRA Status Reports, updates are provided quarterly. The Commission updates will include the following:

- Updates on the status of assessment activities since the previous IRA Status Report.
- Significant new site information or data.
- Pertinent information needed by the Commission for planning and/or approval.

Direction was provided by ACK that the interim updates were no longer required prior to the May 2026 Commission meeting. The scope of work for this task is explained further in Weston's scope in **Exhibit B**. *Costs have been reduced due to one fewer Interim Commission update being required.*

Subtask G6.3: Comprehensive Site Assessment and Risk Assessment Report

In accordance with the MCP, letters were prepared to notify affected property owners of their inclusion in the Disposal Site boundary related to ACK. The report was uploaded to MassDEP's eDEP website on March 8, 2024. An addendum to the Comprehensive Site Assessment and Risk Assessment Report was uploaded to MassDEP's eDEP website on June 28, 2024. MassDEP performed an audit on the report and its addendum. An expanded addendum to the Comprehensive Site Assessment and Risk Assessment Report was uploaded to MassDEP's eDEP website on October 1, 2025. The scope of work for this task is explained further in Weston's scope in **Exhibit B**. *No additional costs for Task G6.3 are included in this amendment.*

Subtask G6.4: Downgradient Property Status

No planned activity at this time. No additional work is anticipated under Task G6.4 because in an August 22, 2023 call, MassDEP indicated that a Downgradient Property Status submittal from the SPONSOR would be unlikely to be approved.

Subtask G6.5: Expansion of Non-Potential Drinking Water Source Area

No planned activity at this time. This submittal was uploaded to MassDEP's eDEP website on 28 September 2023, and no additional work is anticipated under Task G6.5

Subtask Task G6.6 Phase III Comprehensive Response Action

No planned activity at this time. This submittal was uploaded to MassDEP's eDEP website on 20 March 2025, and no additional work is anticipated under Task G6.6

Subtask Task G6.7 Phase IV Comprehensive Response Action

In accordance with 310 CMR 40.0870, Weston will implement the selected Comprehensive Remedial Action Alternative(s) from those presented in the Phase III report. Phase IV activities shall include the following:

- Preparation of a Remedy Implementation Plan (RIP) as set forth in 310 CMR 40.0874, to include:
 - Engineering design
 - Construction plans and specifications
 - Operation, maintenance and/or monitoring (O&M) plan
 - A health and safety plan specific to these activities
- Documentation of the construction of the Comprehensive Remedial Alternative as described in 310 CMR 40.0875.
- Implementation and final inspection of the Comprehensive Remedial Alternative.

Per the Administrative Consent Order agreed upon by ACK and MassDEP, a Phase IV RIP is due by 30 June 2027, and a Phase IV Completion Statement is due by 30 June 2028. The work under this task has been ceased until the Commission approves the supplemental scoping for Conceptual Design and Permitting support.

The scope for this task is explained further in Weston's scope in **Exhibit B**. *Costs have been removed due to the hold work request from ACK. Costs for remaining effort to complete the Phase IV in accordance with the Administrative Consent Order will be included in future TOs.*

TASK G7 SOIL AND GROUNDWATER INVESTIGATION

PFAS are present in shallow and deep soils and groundwater at known historical aqueous film-forming foam (AFFF) usage or storage areas; therefore, additional delineation of PFAS in soil and water is required to satisfy the requirements of the MCP. The primary objectives of this phase of the ongoing delineation program are to obtain data to support delineation of the horizontal extent of the plume across the Airport and further evaluate the AFFF application areas. The scope of work for continuing the delineation program is explained further in Weston's scope in **Exhibit B**.

Subtask G7.1 Administration/Project Management

The labor costs associated with this task have been reduced due to less effort associated with the administration of this project due to less meetings, document review, and fieldwork coordination.

Subtask G7.2 Health and Safety Plan and Utilities

Field activities were performed in accordance with an updated Weston Health and Safety Plan (HASP), as required by the Occupational Safety and Health Administration (OSHA) in 29 Code of Federal Regulations 1910.120. Weston pre-marked the investigation areas for DigSafe utility mark outs. Prior to intrusive activities, a private utility locator was subcontracted to clear all boring locations of potential utilities and other subsurface obstructions under Weston oversight. The subcontractor utilized ground penetrating radar and electromagnetic induction to locate and mark sub-surface utilities and structures. The scope of work for continuing the delineation program is explained further in Weston's scope in **Exhibit B**. Additional effort for this task was required for the services under the following tasks.

Subtask G7.3 Sampling and Analysis

The labor costs and expenses associated with this task have been reduced due to less effort associated with coordination and providing escorts for field activities.

Subtask G7.3.1 Shallow Soil Sampling

There is no planned activity at this time.

Subtask G7.3.2 Monitoring Well Installation and Bench-Scale Testing

To replace a damaged temporary monitoring well and for future long-term monitoring, the damaged well TACK-10 located between the Runway 15 approach and Sun Island areas, was properly abandoned and a new permanent monitoring well was installed in its place. In addition, new monitoring well MW-30 has been converted from a stick-up completion to flush mount. The scope of work for this task is explained further in Weston's scope in **Exhibit B**. *No additional work is anticipated under Task G7.3.2.*

Task G7.3.3 Synoptic Water Level Round and Sampling of Monitoring Well Network

To assess static water levels and groundwater flow direction, a synoptic water level round was conducted for the monitoring wells. 41 monitoring locations were included in the synoptic water level round, including seven existing permanent wells in the ACK monitoring network (ACK-01, ACK-08, ACK-09, ACK-10, ACK-11, ACK-14, ACK-15, and ACK-16); five new monitoring wells installed inside the ACK fence line (ACK-28 through ACK-32); four wells located on the Leasehold Property (LB-1R, LB-3, LB-4, and LB-5); four wells in Statue Park (ACK-24 through ACK-27); seven wells in the neighborhood west of the airport (ACK-17 through ACK-23); and 13 temporary wells (TACK-01 through TACK-09 and TACK-11 through TACK-14). The scope of work for this task is explained further in Weston's scope in **Exhibit B**.

Subtask G7.4 Additional Sampling and Analysis

This task is intended to provide as-needed sampling, analysis, and related needs that may arise during routine Airport activities.

Additional items that have been or are in the process of being completed at the request of ACK and are included in this amendment are:

- Rental equipment from testing the Airport's new fire truck using fluorine-free foam (F3).
- Costs associated with equipment rental for treating the AFFF-impacted water in the fuel farm loading rack catch basin and the tank water from the fire truck F3 testing and associated sampling costs.

*Additional detail for this task is included in Weston's scope of work in **Exhibit B**.*

A.2. In conjunction with the performance of the foregoing SERVICES, the CONSULTANT shall provide the following submittals/deliverables (documents) to the SPONSOR:

- Detailed Task Order, Scope of Work and Fee Summary spreadsheet (in MS Word, MS Excel and PDF format – no hard copies will be provided).
- Copies of all submissions to the MassDEP.
- Technical reports and plans.
- Laboratory analytical results.
- Relevant communication records.
- Updates to the www.ack-pfas.com website.

Section B. – Schedule

- B.1. The CONSULTANT shall perform the SERVICES and deliver the related documents (if any) according to the following schedule:

The tasks included in this amendment and prior Phase 3 amendments will be completed June 30, 2026.

Section C. – SPONSOR's Responsibilities

The SPONSOR shall perform and/or provide the following in a timely manner. Unless otherwise provided in this Task Order, the SPONSOR shall bear all costs incident to compliance with the following:

1. Provide task order and document reviews.
2. Provide access and escorts for the site visits and field observation as necessary for the on-airport tasks.

Section D. – Assumptions

The services under this task order include only the tasks listed above. Weston's assumptions are included in **Exhibit B**.

EXHIBIT A
CONSULTANTS SUMMARY OF FEES

Appendix 'A' Summary of Fees
Task Order No. MJ-PN-22 Amendment 4

Nantucket Memorial Airport
Nantucket, MA
Professional Services For
Phase 3 PFAS Services

August 11, 2026

TASK	DESCRIPTION	TOTAL AMEND 1 THROUGH 3 FEE	AMEND 4 FEE	TOTAL FEE W/ AMEND 1 THROUGH 4
G1	POET System O&M	\$ -	\$ -	\$ -
G2	POET System Waiver Support	\$ -	\$ -	\$ -
G3	Continued Drinking Water Testing and	\$ 32,559.32	\$ (14,347.59)	\$ 18,211.73
G4	Public Involvement and Communications	\$ 14,653.05		\$ 14,653.05
G5	Western Residential Drinking Water	\$ 96,187.49	\$ (18,285.66)	\$ 77,901.83
G6	MCP Reporting	\$ 343,976.58	\$ (74,784.52)	\$ 269,192.06
G7	Soil and Groundwater Investigation	\$ 980,658.46	\$ 97,772.18	\$ 1,078,430.64
	Total	\$ 1,468,034.90	\$ (9,645.59)	\$ 1,458,389.31

FEE SCHEDULE
Task Order No. MJ-PN-22 Amendment 4

Professional Services For
Phase 3 PFAS Services
Nantucket Memorial Airport

August 11, 2026

Task G1 POET System O&M																																																																																																			
Sub Task	Description	Aviation Manager	Enviro. Manager	Sr. Env Scientist	Jr. Env Scientist	Sr Engineer	Jr. Technician	Admin. Profess.	Subtotals																																																																																										
G1.1	POET System O&M																																																																																																		
	Total Hours	0	0	0	0				0																																																																																										
	Hourly Rate	\$ 89.00	\$ 85.00	\$ 44.70	\$ 35.40	\$ 50.00	\$ 30.00	\$ 28.00																																																																																											
	Direct Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																																																																																										
<table> <tr> <td>Weston Solutions</td><td>\$ -</td><td colspan="3"></td><td colspan="2">TOTAL HOURS</td><td colspan="3">0</td></tr> <tr> <td>TOTAL SUBCONSULTANTS</td><td>\$ -</td><td colspan="3"></td><td colspan="2">TOTAL DIRECT LABOR COST</td><td colspan="3">\$ -</td></tr> <tr> <td>Travel/Mileage/Rental Car/Gasoline</td><td></td><td colspan="3"></td><td colspan="2">OVERHEAD @</td><td colspan="3">179.00% \$ -</td></tr> <tr> <td>Hotel/per diem</td><td>\$ -</td><td colspan="3"></td><td colspan="2">TOTAL LABOR COST</td><td colspan="3">\$ -</td></tr> <tr> <td>Printing/Postage/Miscellaneous</td><td></td><td colspan="3"></td><td colspan="2">FEE @</td><td colspan="3">10% \$ -</td></tr> <tr> <td>TOTAL EXPENSES</td><td>\$ -</td><td colspan="3"></td><td colspan="2">SUBTOTAL</td><td colspan="3">\$ -</td></tr> <tr> <td></td><td></td><td colspan="3"></td><td colspan="2">TOTAL EXPENSES</td><td colspan="3">\$ -</td></tr> <tr> <td></td><td></td><td colspan="3"></td><td colspan="2">TOTAL OUTSIDE SERVICES</td><td colspan="3">\$ -</td></tr> <tr> <td></td><td></td><td colspan="3"></td><td colspan="2">TOTAL TASK</td><td colspan="3">\$ -</td></tr> </table>										Weston Solutions	\$ -				TOTAL HOURS		0			TOTAL SUBCONSULTANTS	\$ -				TOTAL DIRECT LABOR COST		\$ -			Travel/Mileage/Rental Car/Gasoline					OVERHEAD @		179.00% \$ -			Hotel/per diem	\$ -				TOTAL LABOR COST		\$ -			Printing/Postage/Miscellaneous					FEE @		10% \$ -			TOTAL EXPENSES	\$ -				SUBTOTAL		\$ -								TOTAL EXPENSES		\$ -								TOTAL OUTSIDE SERVICES		\$ -								TOTAL TASK		\$ -		
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FEE SCHEDULE
Task Order No. MJ-PN-22 Amendment 4

Professional Services For
Phase 3 PFAS Services
Nantucket Memorial Airport

August 11, 2026

Task G2 POET System Waiver Support									
Sub Task	Description	Aviation Manager	Enviro. Manager	Sr. Env Scientist	Jr. Env Scientist	Sr Engineer	Jr. Technician	Admin. Profess.	Subtotals
G2.1	Review								0
G2.2	Meetings/Correspondence								0
Total Hours		0	0	0	0				0
Hourly Rate		\$ 89.00	\$ 85.00	\$ 44.70	\$ 35.40	\$ 50.00	\$ 30.00	\$ 28.00	
Direct Cost		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Weston Solutions			\$ -				TOTAL HOURS 0		
TOTAL SUBCONSULTANTS			\$ -				TOTAL DIRECT LABOR COST \$ -		
Travel/Mileage/Rental Car/Gas							OVERHEAD @ 179.00% \$ -		
Hotel/per diem							TOTAL LABOR COST \$ -		
Printing/Postage/Miscellaneous							FEE @ 10% \$ -		
TOTAL EXPENSES			\$ -				SUBTOTAL \$ -		
							TOTAL EXPENSES \$ -		
							TOTAL OUTSIDE SERVICES \$ -		
							TOTAL TASK \$ -		

FEE SCHEDULE
Task Order No. MJ-PN-22 Amendment 4

Professional Services For
Phase 3 PFAS Services
Nantucket Memorial Airport

August 11, 2026

Task G3 Continued Drinking Water Testing and Reporting									
Sub Task	Description	Aviation Manager	Enviro. Manager	Sr. Env Scientist	Jr. Env Scientist	Sr Engineer	Jr. Technician	Admin. Profess.	Subtotals
G3.1	Bottled Water Deliveries								0
G3.2	Quarterly DW Sampling								0
	Total Hours	0	0	0	0				0
	Hourly Rate	\$ 89.00	\$ 85.00	\$ 44.70	\$ 35.40	\$ 50.00	\$ 30.00	\$ 28.00	
	Direct Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					TOTAL HOURS				0
					TOTAL DIRECT LABOR COST				\$ -
					OVERHEAD @ 179.00%				\$ -
					TOTAL LABOR COST				\$ -
					FEE @ 10%				\$ -
					SUBTOTAL				\$ -
					TOTAL EXPENSES				\$ -
					TOTAL OUTSIDE SERVICES				#####
					TOTAL TASK				#####

FEE SCHEDULE

Task Order No. MJ-PN-22 Amendment 4

Professional Services For
Phase 3 PFAS Services
Nantucket Memorial Airport

August 11, 2026

Task G4 Public Involvement and Communications										
Sub Task	Description	Aviation Manager	Enviro. Manager	Sr. Env Scientist	Jr. Env Scientist	Sr Engineer	Jr. Technician	Admin. Profess.	Subtotals	
G4	Website/Electronic Media Support								0	
Total Hours		0	0	0	0				0	
Hourly Rate		\$ 89.00	\$ 85.00	\$ 44.70	\$ 35.40	\$ 50.00	\$ 30.00	\$ 28.00		
Direct Cost		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Weston Solutions			\$ -				TOTAL HOURS			0
TOTAL SUBCONSULTANTS			\$ -				TOTAL DIRECT LABOR COST			\$ -
							OVERHEAD @ 179.00%			\$ -
							TOTAL LABOR COST			\$ -
							FEE @ 10%			\$ -
TOTAL EXPENSES			\$ -				SUBTOTAL			\$ -
							TOTAL EXPENSES			\$ -
							TOTAL OUTSIDE SERVICES			\$ -
							TOTAL TASK			\$ -

FEE SCHEDULE
Task Order No. MJ-PN-22 Amendment 4

Professional Services For
Phase 3 PFAS Services
Nantucket Memorial Airport

August 11, 2026

Task G5 Western Residential Drinking Water Sampling										
Sub Task	Description	Aviation Manager	Enviro. Manager	Sr. Env Scientist	Jr. Env Scientist	Sr Engineer	Jr. Technician	Admin. Profess.	Subtotals	
G5.1	Bottled Water Deliveries								0	
G5.2	Drinking Water Sampling								0	
Total Hours		0	0	0	0	0	0	0	0	
Hourly Rate		\$ 89.00	\$ 85.00	\$ 44.70	\$ 35.40	\$ 50.00	\$ 30.00	\$ 28.00		
Direct Cost		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Weston Solutions \$ (18,285.66) TOTAL SUBCONSULTANTS \$ (18,285.66) TOTAL EXPENSES \$ -						TOTAL HOURS				0
						TOTAL DIRECT LABOR COST				\$ -
						OVERHEAD @ 179.00%				\$ -
						TOTAL LABOR COST				\$ -
						FEE @ 10%				\$ -
						SUBTOTAL				\$ -
						TOTAL EXPENSES				\$ -
						TOTAL OUTSIDE SERVICES				#####
						TOTAL TASK				#####

FEE SCHEDULE

Task Order No. MJ-PN-22 Amendment 4

Professional Services For

Phase 3 PFAS Services

Nantucket Memorial Airport

August 11, 2026

Task G6 MCP Reporting																																																																																																			
Sub Task	Description	Aviation Manager	Enviro. Manager	Sr. Env Scientist	Jr. Env Scientist	Sr Engineer	Jr. Technician	Admin. Profess.	Subtotals																																																																																										
G6.1	IRA Status Report								0																																																																																										
G6.2	Interim Commission Update								0																																																																																										
G6.3	Comprehensive Site Assessment & Risk Assessment								0																																																																																										
G6.4	Downgradient Property Status								0																																																																																										
G6.5	Expansion of Non-potential Drinking Water Source								0																																																																																										
G6.6	Phase III Comprehensive Response Action								0																																																																																										
G6.7	Phase IV Remedial Implementation Plan								0																																																																																										
Total Hours		0	0	0	0	0	0	0	0																																																																																										
Hourly Rate		\$ 89.00	\$ 85.00	\$ 44.70	\$ 35.40	\$ 50.00	\$ 30.00	\$ 28.00																																																																																											
Direct Cost		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																																																																																										
<table> <tr> <td colspan="2">Weston Solutions</td><td>\$ (74,784.52)</td><td colspan="2"></td><td colspan="2">TOTAL HOURS</td><td colspan="3">0</td></tr> <tr> <td colspan="2">TOTAL SUBCONSULTANTS</td><td>\$ (74,784.52)</td><td colspan="2"></td><td colspan="2">TOTAL DIRECT LABOR COST</td><td colspan="3">\$ -</td></tr> <tr> <td colspan="2"></td><td></td><td colspan="2"></td><td colspan="2">OVERHEAD @ 179.00%</td><td colspan="3">\$ -</td></tr> <tr> <td colspan="2"></td><td></td><td colspan="2"></td><td colspan="2">TOTAL LABOR COST</td><td colspan="3">\$ -</td></tr> <tr> <td colspan="2"></td><td></td><td colspan="2"></td><td colspan="2">FEE @ 10%</td><td colspan="3">\$ -</td></tr> <tr> <td colspan="2"></td><td></td><td colspan="2"></td><td colspan="2">SUBTOTAL</td><td colspan="3">\$ -</td></tr> <tr> <td colspan="2"></td><td></td><td colspan="2"></td><td colspan="2">TOTAL EXPENSES</td><td colspan="3">\$ -</td></tr> <tr> <td colspan="2">TOTAL EXPENSES</td><td>\$ -</td><td colspan="2"></td><td colspan="2">TOTAL OUTSIDE SERVICES</td><td colspan="3">\$ (74,784.52)</td></tr> <tr> <td colspan="2"></td><td></td><td colspan="2"></td><td colspan="2">TOTAL TASK</td><td colspan="3">\$ (74,784.52)</td></tr> </table>										Weston Solutions		\$ (74,784.52)			TOTAL HOURS		0			TOTAL SUBCONSULTANTS		\$ (74,784.52)			TOTAL DIRECT LABOR COST		\$ -								OVERHEAD @ 179.00%		\$ -								TOTAL LABOR COST		\$ -								FEE @ 10%		\$ -								SUBTOTAL		\$ -								TOTAL EXPENSES		\$ -			TOTAL EXPENSES		\$ -			TOTAL OUTSIDE SERVICES		\$ (74,784.52)								TOTAL TASK		\$ (74,784.52)		
Weston Solutions		\$ (74,784.52)			TOTAL HOURS		0																																																																																												
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FEE SCHEDULE

Task Order No. MJ-PN-22 Amendment 4

Professional Services For
Phase 3 PFAS Services
Nantucket Memorial Airport

August 11, 2026

Task G7 Soil and Groundwater Investigation								
Sub Task	Description	Aviation Manager	Enviro. Manager	Sr. Env Scientist	Jr. Env Scientist	Sr Engineer	Jr. Technician	Subtotals
G7.1	Admin, PM & Meetings							0
G7.2	HASP & Utilities							0
G7.3.1	Shallow Soils							0
G7.3.2	Lysimeters/Monitoring Wells/Deep Soil Sampling							0
G73.3	Monitoring Well Sampling							0
G7.4	Additional Sampling & Analysis							0
Total Hours		0	0	0	0	0	0	0
Hourly Rate		\$ 89.00	\$ 85.00	\$ 44.70	\$ 35.40	\$ 50.00	\$ 30.00	
Direct Cost		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Weston Solutions \$ 107,417.77 TOTAL SUBCONSULTANTS \$ 107,417.77 Travel/Mileage/Rental Car/Gasoline \$ (4,456.52) Hotel/per diem \$ - Printing/Postage/Miscellaneous \$ - TOTAL EXPENSES \$ (4,456.52)				TOTAL HOURS 0				
				TOTAL DIRECT LABOR COST \$ (1,690.80)				
				OVERHEAD @ 179.00% \$ (3,026.53)				
				TOTAL LABOR COST \$ (4,717.33)				
				FEE @ 10% \$ (471.73)				
				SUBTOTAL \$ (5,189.07)				
				TOTAL EXPENSES \$ (4,456.52)				
				TOTAL OUTSIDE SERVICES \$ 107,417.77				
				TOTAL TASK \$ 97,772.18				

EXHIBIT B

SUBCONSULTANTS SCOPE OF WORK AND FEES

Weston Solutions, Inc. (Weston®) has been providing Engineering and Licensed Site Professional (LSP) services in support of Massachusetts Contingency Plan (MCP) Phase III activities resulting from the detection of per- and polyfluoroalkyl substances (PFAS) in area groundwater and drinking water supply wells and soils located in the vicinity of and at the Nantucket Memorial Airport (ACK). This amendment provides a reconciliation for services not described in previous amendments and that were funded using the budget approved from previous amendments. These services were initiated upon receipt of a Notice to Proceed, specifically, the Notice to Proceed regarding Treatment of Water at ACK Fuel Farm from ACK dated 24 April 2026. Funding included in this amendment covers services performed through 31 May 2026 (the period of performance under the subcontractor agreement is through 31 May 2026).

TASK G1 POET SYSTEM O&M

No additional activity completed under Task G1.

TASK G2 EMERGENCY POET SYSTEMS WAIVER SUPPORT

No additional activity completed under Task G2.

TASK G3 CONTINUED DRINKING WATER TESTING AND REPORTING

Task G3.1 Bottled Water Deliveries

No additional activity completed under Task G3.1.

Task G3.2 Quarterly Drinking Water Sampling

Quarterly drinking water sampling was conducted at Madequecham Valley Road (MVR) at the homes that had not been connected to the municipal water line. These samples were collected to monitor the water quality at each residence for potential changes in groundwater flow patterns following the cessation of pumping once the connected homes' wells were taken offline. Of the 16 Madequecham Valley Road drinking water samples originally scoped, 14 were sampled and analyzed. *No additional costs for Task G3.2 are included in this amendment as the costs have been covered by funding from Amendment 3 to MJ-PN-22.*

TASK G4 PUBLIC INVOLVEMENT AND COMMUNICATION PROTOCOL

No additional activity completed under Task G4.

TASK G5 WESTERN RESIDENTIAL DRINKING WATER SAMPLING

Task G5.1 Bottled Water Deliveries

In accordance with ACK's PFAS Related Water Service Policy, bottled water deliveries continued for three homes in the West Side area that were awaiting connection to the municipal water line. This task was for biweekly deliveries based on current costs for water being provided to these homes and assuming water line connections will be completed sometime this spring. The initial task order included 13 biweekly deliveries for six homes until the water line extension was completed.

The task was expanded to include:

Amendment	Dates	# of homes	# of Biweekly Deliveries
Initial TO	Jun 1 – Nov 30, 2024	6	13
Amendment 1	Dec 1, 2024 – May 31, 2025	9	13
Amendment 2	Jun 1 – Nov 30, 2025	9	13
Amendment 3	Dec 1, 2025 – May 31, 2026	3	8

The total estimate for the task included 336 total deliveries. An estimated 230 deliveries occurred between June 1, 2024 and May 31, 2026 based upon the monthly PFAS Investigation Status tables provided to ACK.

Costs have been removed due to fewer deliveries being required than estimated. No additional costs for Task G3.2 are included in this amendment as the costs have been covered by funding from Amendment 3 to MJ-PN-22.

Task G5.2 Drinking Water Sampling

Additional drinking water sampling was completed at West Side homes that had not been connected to the municipal water line. These samples were collected to monitor the water quality at each residence within or directly abutting the new Disposal Site boundary; that has been previously sampled; or that is within 500 feet of another home with PFAS detected in its well. 18 drinking water samples were collected from 15 homes in September 2024; 8 samples were collected from 6 homes in December 2024; 6 samples were collected from 5 homes in May and August 2025, and 4 samples were collected from 3 homes in May 2026. The original TO and amendments assumed 46 samples; however, 42 samples were collected. *Costs have been reduced due to fewer samples being required and expenses incurred than estimated. No additional costs for Task G3.2 are included in this amendment as the costs have been covered by funding from Amendment 3 to MJ-PN-22.*

TASK G6 MCP REPORTING

Task G6.1 IRA Status Reports

In accordance with 310 Code of Massachusetts Regulation (CMR) 40.0425, Immediate Response Action (IRA) Status Reports have been submitted biannually to MassDEP on behalf of ACK for each reporting period for the TO and its amendments. Each IRA Status Report has included, at a minimum, the following:

- The status of assessment and/or remedial activities.
- Any significant new site information or data (i.e., reporting of the soil sampling program).
- Details of and/or plans for the management of remediation waste, remedial wastewater, or remedial additives, if applicable.
- Any other information required by MassDEP in its approval of the IRA Plan.
- An LSP opinion statement.

Each IRA Status Report was submitted within 60 days of the end of the applicable reporting period. A draft copy of the report was provided to MJJ and ACK for review two weeks prior to the submission deadline. Deliverables were prepared in accordance with MassDEP electronic data

submittal requirements and will be submitted by uploading them to MassDEP's eDEP website. Routine IRA Status Reports are required to be submitted on a biannual basis until an IRA Completion Report is submitted. *Costs have been removed due to less effort being required to complete the IRA Status Reports than estimated. No planned activity at this time.*

Task G6.2 Interim Commission Updates

Commission updates were submitted biannually at a minimum such that when combined with the IRA Status Reports, updates were provided quarterly. The Commission updates included the following:

- Updates on the status of assessment activities since the previous IRA Status Report.
- Any significant new site information or data.
- Any other pertinent information needed by the Commission for planning and/or approval.

Direction was provided by ACK that the interim updates were no longer required prior to the May 2026 Commission meeting. *Costs have been reduced due to one fewer Interim Commission update being required. No additional costs for Task G6.2 are included in this amendment as the costs have been covered by funding from the original task order and Amendment 1 to MJ-PN-22.*

Task G6.3 Comprehensive Site Assessment and Risk Assessment Report

In accordance with the MCP, letters will be prepared to notify any affected property owners of their inclusion in the Disposal Site boundary related to ACK. The submittal was uploaded to MassDEP's eDEP website on 8 March 2024. An addendum to the Comprehensive Site Assessment and Risk Assessment Report was uploaded to MassDEP's eDEP website on 28 June 2024. Costs for preparation of the addendum covered by funding from Amendment 1 to task order MJ-PN-22. MassDEP performed an audit on the report and its addendum. An expanded addendum to the Comprehensive Site Assessment and Risk Assessment Report was uploaded to MassDEP's eDEP website on 1 October 2025. Responses to MassDEP and additional effort to complete the expanded addendum were not included in Amendment 2 or Amendment 3 to task order MJ-PN-22. Amendment 1 estimated 90 hours to complete the addendum uploaded on 28 June 2024. Approximately 130 labor hours were required to respond to MassDEP comments and write an expanded addendum after funding from Amendment 1 to task order MJ-PN-22 was approved. *No planned activity at this time. Additional funding could be required in a future amendment if a significant number of new homes are added to the Disposal Site.*

Task G6.4 Downgradient Property Status

No planned activity. No additional work is anticipated under Task G6.4 because in a 22 August 2023 call, MassDEP indicated that a Downgradient Property Status submittal from ACK would be unlikely to be approved.

Task G6.5 Expansion of Non-potential Drinking Water Source Area

No planned activity. This submittal was submitted to MassDEP via eDEP on 28 September 2023, and no additional work is anticipated under Task G6.5 unless requested by MassDEP.

Task G6.6 Phase III Comprehensive Response Action

No planned activity. This submittal was submitted to MassDEP via eDEP on 20 March 2025, and no additional work is anticipated under Task G6.6 unless requested by MassDEP.

Task G6.7 Phase IV Implementation of the Remedial Alternative

In accordance with 310 CMR 40.0870, Weston will implement the selected Comprehensive Remedial Action Alternative(s) from those presented in the Phase III report. Phase IV activities shall include the following:

- Preparation of a Remedy Implementation Plan (RIP) as set forth in 310 CMR 40.0874, to include:
 - Engineering design.
 - The RIP shall document engineering concepts and design criteria to be used for the design and construction of the Comprehensive Remedial Alternative, including:
 - Goals of the remedial action.
 - Significant changes or new information related to Disposal Site conditions.
 - A description of the characteristics, quantity, and location of environmental media or materials to be treated or otherwise managed.
 - A description and conceptual plan of the activities, treatment units, facilities, and processes to be used to implement the selected remedial alternative.
 - Relevant design and operation parameters.
 - Construction plans and specifications.
 - As appropriate, plans, material specifications, and procedures related to the construction of the selected remedial alternative.
 - A schedule for its design and construction.
 - Operation, maintenance, and/or monitoring (O&M) plan.
 - A health and safety plan specific to these activities.
- Documentation of the construction of the Comprehensive Remedial Alternative as described in 310 CMR 40.0875.
- Implementation and final inspection of the Comprehensive Remedial Alternative.

Per the Administrative Consent Order agreed upon by ACK and MassDEP, a Phase IV RIP is due by 30 June 2027, and a Phase IV Completion Statement is due by 30 June 2028.

Direction was provided by ACK prior to issuance of Weston's May invoice to hold work on future Task G6.7 actions and hold billing to Task G6.7 until Commission approval of supplemental scoping for Conceptual Design and Permitting Support. Prior to the hold work direction, Weston's began preliminary design tasks including:

- Development and calibration of a three-dimensional groundwater flow model of the aquifer underlying the Airport and vicinity. The model was in the process of being updated based

on the borehole dilution tests (completed in early 2026 but will be included in future TO) and synoptic elevation measurements (Task G7.3.3, described below).

- PFAS Technical Lead coordination with Colorado School of Mines (CSM) for bench-scale testing. Field work and expenses for the collection of samples for the bench-scale testing are discussed in Task G7.3.2 below.
- Review of existing utilities and discussions with the licensed surveyor.
- Begin preliminary design technical approach.

No additional costs for Task G6.7 are included in this amendment. Costs have been removed due to the hold work request from ACK. Costs for remaining effort to complete the Phase IV in accordance with the Administrative Consent Order will be included in future TOs.

TASK G7 SOIL & GROUNDWATER INVESTIGATION

Task G7.1 Administration – PM & Meetings

Senior Weston personnel managed all field, analytical, and reporting activities involved in this project. All technical aspects of the project were performed in accordance with Weston's Standard Operating Procedures (SOPs), and each phase of the project was directed by the Weston Project Manager (PM). The PM was responsible for providing updates to ACK, MassDEP, MJI, and other stakeholders, as appropriate, regarding the status of the site, field activities, scheduling, and budget. This task also included preparation of this scope and fee and administration of subcontracts by Weston procurement professionals.

Biweekly meetings were held at the discretion of ACK. All meetings were attended by the LSP, PM, and/or Senior PFAS Lead. *The period of service for this TO and its amendments has been completed. Costs reflect actual costs incurred to date on the TO based on meetings, correspondence, and administration required to manage the TO.*

Task G7.2 Health and Safety Plan & Utilities

All field activities to be conducted were performed in accordance with an updated Weston Health and Safety Plan (HASP), as required by the Occupational Safety and Health Administration (OSHA) in 29 Code of Federal Regulations 1910.120. Weston pre-marked the investigation areas for DigSafe utility mark outs. Prior to intrusive activities, a private utility locator was subcontracted to clear all boring locations of potential utilities and other subsurface obstructions under Weston oversight. The subcontractor utilized ground penetrating radar and electromagnetic induction to locate and mark sub-surface utilities and structures.

Task G7.3 Sampling & Analysis

Task G7.3.1 Shallow Soil Sampling

No planned activity at this time.

Task G7.3.2 Monitoring Well Installation and Bench-Scale Testing

Installation and Maintenance of Monitoring Wells

To replace a damaged temporary monitoring well and for future long-term monitoring, the damaged well TACK-10 located between the Runway 15 approach and Sun Island areas, was properly abandoned and a new permanent monitoring well was installed in its place. Soil from the boring was logged by Weston personnel using the Unified Soil Classification System and documented in the field book. The well was installed 5-10 ft into the water table and constructed of Schedule 40, 2-inch diameter, flush-threaded polyvinyl chloride (PVC), with up to 5 ft of 10-slot screen and completed as a flush-mount well. This well was developed to remove fines from the screen and ensure connectivity to the aquifer. At the request of ACK, new monitoring well MW-30 has been converted from a stick-up completion to flush mount.

The five new monitoring wells (four installed under Amendment 2 and one installed under Amendment 1), three existing geothermal injection wells, and two temporary monitoring wells will be surveyed into the existing monitoring network by Blackwell and Associates (BA), Inc. of Nantucket, Massachusetts in a future TO. BA will survey the horizontal and vertical locations of the top of well casing and ground elevation at each monitoring well in NAD83, Mass Island Zone and in NAVD 88, respectively.

Decontamination

The drilling rig tooling and any non-dedicated, non-disposable sampling equipment will be decontaminated prior to the start of ample collection and between each discrete sampling interval. Gross decontamination will include physical removal of any mud and organic debris from the tooling by brushing or banging followed by a potable water rinse. The equipment will be scrubbed with a bristle brush using a non-phosphate detergent and potable water. The equipment will then be rinsed with PFAS-free deionized water. The equipment will be allowed to air dry between locations. Decontamination liquids will be collected into 55-gallon drums for treatment through the Fuel Farm modular granular activated carbon (GAC) unit.

Bench-Scale Testing of Groundwater Remedial Amendments

To support the remedial design of a groundwater extraction and treatment system (GETS) at ACK, a representative groundwater sample was collected from the geothermal system to support site-wide bench-scale treatability testing in early 2026. Prior groundwater sampling results collected by Weston indicated that groundwater from the geothermal wells shared similar geochemical characteristics as well as PFAS concentration/composition with other groundwater monitoring wells onsite. Therefore, a representative groundwater sample was collected from the geothermal system to support site-wide bench-scale treatability testing in early 2026. The groundwater was collected in a 250-gallon tote and shipped to the subcontractor to complete rapid, small-scale column tests (RSSCTs) ACK to assess the relative performance among several granular activated carbon, anion exchange resin, and novel sorbent products in removing PFAS from groundwater under controlled laboratory settings. Direction was provided by ACK prior to issuance of Weston's May invoice to hold work on future actions supporting Phase IV development. Given the delay in testing, a new groundwater sample must be collected to ensure that bench testing results are representative of site conditions. The new groundwater sample will be collected under a future

TO. The results of the RSSCTs be used for the conceptual designs for both the pretreatment system for the geothermal system and the future GETS.

Task G7.3.3 Synoptic Water Level Round

To assess static water levels and groundwater flow direction, a synoptic water level round was conducted for all monitoring wells. As part of a this mobilization, 41 monitoring locations was included in the synoptic water level round, including seven existing permanent wells in the ACK monitoring network (ACK-01, ACK-08, ACK-09, ACK-10, ACK-11, ACK-14, ACK-15, and ACK-16); five new monitoring wells installed inside the ACK fence line (ACK-28 through ACK-32); four wells located on the Leasehold Property (LB-1R, LB-3, LB-4, and LB-5); four wells in Statue Park (ACK-24 though ACK-27); seven wells in the neighborhood west of the airport (ACK-17 through ACK-23); and 13 temporary wells (TACK-01 through TACK-09 and TACK-11 through TACK-14).

Task G7.4 Additional Sampling & Analysis

This task is intended to provide as-needed sampling, and related needs that may arise during routine Airport activities.

Additional items that have been or are in the process of being completed at the request of ACK and are included in this amendment are:

- Rental equipment from testing the Airport's new fire truck using fluorine-free foam (F3).
- Costs associated with equipment rental for treating the AFFF-impacted water in the fuel farm loading rack catch basin and the tank water from the fire truck F3 testing.
 - Includes one Weston field team member on site for one day to collect a sample of the treated water for expedited lab analysis.

ADDITIONAL ASSUMPTIONS

Activity/Visit Type	Expected Labor (hours)	Assumptions
Field activities including monitoring well installation and synoptic water level round	Est. 136 person hours field time, not including prep, sample handling, etc.	Field efforts are expected to be completed in no more than five separate mobilizations.
		Each of the five mobilizations will include consecutive workdays up to 3 days each.
		Hotel costs will be at in-season rates.
General Assumptions	Not applicable	Samples will be shipped via courier or FedEx priority overnight.
		Quality control samples will include duplicates, field blanks, and equipment blanks. Duplicates will be collected at a frequency of 1:20, field blanks by each sampler per event, and equipment blanks per piece of non-dedicated equipment at least once per event.
		To account for Airport operations, field work may not be conducted on consecutive days, with work time/location restrictions and other factors. Standby time charges incurred by Weston from subcontractors may require additional amendments.
		Weekend work will not be required.

		Additional required work will be included as part of a future amendment, including, but not limited to, abandonment of temporary monitoring wells, installation of permanent monitoring wells, etc.
		Escalation of labor and subcontractor costs over the life of the contract may require amendment(s) to capture higher than expected fees. Current rates are used here for budgeting purposes.

CHANGES FROM PREVIOUSLY APPROVED AMENDMENTS

Below is a summary of work scope items from previous amendments that were delayed, changed, added, or cancelled.

Task G3

- Of the 16 Madequecham Valley Road drinking water samples originally scoped, 14 have been analyzed. (Savings of approximately \$14,000.)

Task G5

- Of the 46 West Side drinking water samples originally scoped, 42 have been analyzed.
- Bottled water deliveries were originally planned to end in winter 2025-2026 but are ongoing until the home connections to the water line extension west of ACK are completed. The contract (MJ-PN-22) and subsequent amendments (Amendments 1, 2, and 3 to MJ-PN-22) contained enough fee for an underrun on Task G5. (Savings of approximately \$18,000.)

Task G6

- Effort needed for the MCP-required Comprehensive Site Assessment report (Task G6.3). (Additional cost of approximately \$18,000.)
- Less effort was needed than expected for IRA Status Reports, Airport Commission Updates, the MCP-required Phase III Report. (Savings of approximately \$38,000.)
- Discontinuation of effort to develop MCP-required Phase IV Remedial Implementation Plan. The Conceptual Design for the MCP Phase IV will be completed under a separate work scope authorization. (Savings on MJ-PN-22 of approximately \$54,000.)

Task G7

- Costs associated with equipment rental for treating the AFFF-impacted water in the fuel farm loading rack catch basin and the tank water from the fire truck F3 testing. Weston included 1 day of labor to collect a sample of the treated water for laboratory analysis. (Additional cost of approximately \$70,000, approved by ACK under the title “RE: Treatment of Water at ACK Fuel Farm” dated 24 April 2026).
- Costs associated with equipment rental for testing of the Airport’s new fire truck using fluorine-free foam. (Additional cost of approximately \$5,000.)

- Costs associated with utility location, well installation, well abandonment, and sitewide synoptic water level round. (Additional cost of approximately \$33,000.)

WESTON SOLUTIONS INC. – FEE SCHEDULE**Phase III PFAS Services MJ-PN-22/MJ Project 19150.03.**

Professional Services for Soil and Groundwater Investigation and Assessment Services Nantucket Memorial Airport July 14, 2026.

Task	Description	Previously Approved Total Fee	Final Total Fee	Differences in Totals
G1	POET System O&M	\$ -	\$ -	\$ -
G2	Emergency POET Systems Waiver Support	\$ -	\$ -	\$ -
G3	Continued Drinking Water Testing & Reporting	\$ 29,379.84	\$ 15,032.25	\$ (14,347.59)
G4	Public Involvement & Communication Protocol	\$ -	\$ -	\$ -
G5	Western Residential Drinking Water	\$ 91,581.53	\$ 73,295.87	\$ (18,285.66)
G6	MCP Reporting	\$ 297,813.30	\$ 223,028.78	\$ (74,784.52)
G7	Soil & Groundwater Investigation	\$ 841,070.02	\$ 948,487.79	\$ 107,417.77
	TOTALS	\$ 1,259,844.69	\$ 1,259,844.69	\$ 0.00

WESTON SOLUTIONS INC. – FEE SCHEDULE

Phase III PFAS Services MJ-PN-22/MJ Project 19150.03.

Professional Services for Soil and Groundwater Investigation and Assessment Services Nantucket Memorial Airport July 14, 2026.

Task G1 POET System O&M

Task	Description	LSP	PFAS Lead	PM	Designer - Mid	Designer - Sr	Eng - Jr	Eng - Mid	Eng - Sr	Subcon. Admin.	Technical Editor	Totals
G1.1	POET System Decommissioning	0	0	0	0	0	0	0	0	0	0	0
	Total Hours	0	0	0	0	0	0	0	0	0	0	0
	Average raw rate	120.00	101.49	60.76	34.55	49.15	31.96	44.78	57.18	34.98	33.83	
	Direct Cost	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Lodging (est. 32 nights)	\$0.00
Per diem (M&I) day of travel (est. 16 days)	\$0.00
Per diem (M&I) (est. 24 days)	\$0.00
Mileage (est. 8 round trips @ 380 miles/round trip)	\$0.00
Ferry (est. 8 round trips)	\$0.00
Ferry Parking (est. 40 days)	\$0.00
Weston fleet vehicle (est. 4 weeks)	\$0.00
Gas	\$0.00
Cab	\$0.00
Internal supplies/equipment (est. for field supplies, various equipment [inc. drum vac to empty the vessels and hydraulic lift and drum dolly to move drums], municipal disposal fees, etc.)	\$0.00
Total Expenses =	\$0.00
Total Outside Services = \$	-
Subtotal = \$	-

Total Hours	0
Total Direct Labor Cost \$	-
Overhead @ 156.66% \$	-
Fixed Fee @ 15% \$	-
Labor Subtotal \$	-
Total Expenses \$	-
Total Outside Services \$	-
Total Task \$	-

WESTON SOLUTIONS INC. – FEE SCHEDULE

Phase III PFAS Services MJ-PN-22/MJ Project 19150.03.

Professional Services for Soil and Groundwater Investigation and Assessment Services Nantucket Memorial Airport July 14, 2026.

Task G2 Emergency POET Systems Waiver Support

Task	Description	LSP	PFAS Lead	PM	Designer - Mid	Designer - Sr	Eng - Jr	Eng - Mid	Eng - Sr	Subcon. Admin.	Technical Editor	Totals
G2	Waiver Support	0	0	0	0	0	0	0	0	0	0	
	Total Hours	0	0	0	0	0	0	0	0	0	0	0.00
	<i>Average raw rate</i>	<i>120.00</i>	<i>101.49</i>	<i>60.76</i>	<i>34.55</i>	<i>49.15</i>	<i>31.96</i>	<i>44.78</i>	<i>57.18</i>	<i>34.98</i>	<i>33.83</i>	
	Direct Cost	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total Expenses = \$	-
Total Outside Services = \$	-
Subtotal = \$	-

Total Hours	0
Total Direct Labor Cost \$	-
Overhead @ 156.66% \$	-
Fixed Fee @ 15% \$	-
Labor Subtotal \$	-
Total Expenses \$	-
Total Outside Services \$	-
Total Task \$	-

WESTON SOLUTIONS INC. – FEE SCHEDULE
Phase III PFAS Services MJ-PN-22/MJ Project 19150.03.
Professional Services for Soil and Groundwater Investigation and Assessment Services Nantucket Memorial Airport July 14, 2026.

Task G3 Continued Drinking Water Testing & Reporting

Task	Description	LSP	PFAS Lead	PM	Designer - Mid	Designer - Sr	Eng - Jr	Eng - Mid	Eng - Sr	Subcon. Admin.	Technical Editor	Totals
G3.1	Bottled Water Deliveries	0	0	0	0	0	0	0	0	0	0	0
G3.2	Quarterly DW Sampling	0	0	0	0	0	0	0	0	0	0	0
	Total Hours	0	0	0	0	0	0	0	0	0	0	0
	Average raw rate	120.00	101.49	60.76	34.55	49.15	31.96	44.78	57.18	34.98	33.83	
	Direct Cost	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Estimated Amendment 4 Scope of Work	\$	-
Approx. savings from from tasks G3.2	\$	(14,347.59)
Total Task for Amendment 4	\$	(14,347.59)

WESTON SOLUTIONS INC. – FEE SCHEDULE

Phase III PFAS Services MJ-PN-22/MJ Project 19150.03.

Professional Services for Soil and Groundwater Investigation and Assessment Services Nantucket Memorial Airport July 14, 2026.

Task G4 Public Involvement & Communication Protocol

Task	Description	LSP	PFAS Lead	PM	Designer - Mid	Designer - Sr	Eng - Jr	Eng - Mid	Eng - Sr	Subcon. Admin.	Technical Editor	Totals
G4	Public Involvement and	0	0	0	0	0	0	0	0	0	0	
	Total Hours	0	0	0	0	0	0	0	0	0	0	0.00
	<i>Average raw rate</i>	<i>120.00</i>	<i>101.49</i>	<i>60.76</i>	<i>34.55</i>	<i>49.15</i>	<i>31.96</i>	<i>44.78</i>	<i>57.18</i>	<i>34.98</i>	<i>33.83</i>	
	Direct Cost	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total Expenses = \$	-
Total Outside Services = \$	-
Subtotal = \$	-

Total Hours	0
Total Direct Labor Cost \$	-
Overhead @ 156.66% \$	-
Fixed Fee @ 15% \$	-
Labor Subtotal \$	-
Total Expenses \$	-
Total Outside Services \$	-
Total Task \$	-

WESTON SOLUTIONS INC. – FEE SCHEDULE
Phase III PFAS Services MJ-PN-22/MJ Project 19150.03.
Professional Services for Soil and Groundwater Investigation and Assessment Services Nantucket Memorial Airport July 14, 2026.

Task G5 Western Residential Drinking Water

Task	Description	LSP	PFAS Lead	PM	Designer - Mid	Designer - Sr	Eng - Jr	Eng - Mid	Eng - Sr	Subcon. Admin.	Technical Editor	Totals
G5.1	Bottled Water Deliveries	0	0	0	0	0	0	0	0	0	0	0
G5.2	DW Sampling	0	0	0	0	0	0	0	0	0	0	0
	Total Hours	0	0	0	0	0	0	0	0	0	0	0
	Average raw rate	120.00	101.49	60.76	34.55	49.15	31.96	44.78	57.18	34.98	33.83	
	Direct Cost	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Estimated Amendment 4 Scope of Work	\$	-
Approx. savings from from tasks G5.1 and G5.2	\$	(18,285.66)
Total Task for Amendment 4	\$	(18,285.66)

Phase III PFAS Services MJ-PN-22/MJ Project 19150.03.

Professional Services for Soil and Groundwater Investigation and Assessment Services Nantucket Memorial Airport July 14, 2026.

Task G6 MCP Reporting

[illegible]

Estimated Amendment 4 Scope of Work \$ -

Approx. savings from from tasks G6.1, G6.2, G6.3, G6.6, and G6.7	\$ (74,784.52)
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Total Task for Amendment 4	\$	(74,784.52)
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WESTON SOLUTIONS INC. – FEE SCHEDULE
Phase III PFAS Services MJ-PN-22/MJ Project 19150.03.
Professional Services for Soil and Groundwater Investigation and Assessment Services Nantucket Memorial Airport July 14, 2026.

Task G7 Soil & Groundwater Investigation

Task	Description	LSP	PFAS Lead	PM	Designer - Mid	Designer - Sr	Eng - Jr	Eng - Mid	Eng - Sr	Subcon. Admin.	Technical Editor	Totals
G7.1	PM & Meetings	0	0	0	0	0	0	0	0	0	0	-
G7.2	HASP & Utilities	0	0	0	0	0	0	20	0	0	0	20
	1 day utility locate oversight											
G7.3.1	Shallow Soils	0	0	0	0	0	0	0	0	0	0	-
G7.3.2	Monitoring Well Installation and Bench-Scale Testing	0	0	0	0	0	0	60	0	0	0	60
	1 new monitoring well, abandon 1 well, convert another well to flush											
	2 field days, 1 person											
	Collection and shipment of water for bench-scale testing											
	1 field day + mobilization, 2 people											
G7.3.3	Synoptic Water Level Round and Sampling of Monitoring Well	0	0	0	0	0	0	40	0	0	0	40
	Synoptic water level round											
	1 field day + mobilization, 2 personnel											
G7.4	Additional Sampling & Analysis	0	0	0	0	0	0	16	0	0	0	16
	Fuel Farm / F3 Pretreatment Water Sampling											
	1 field day + mobilization, 1 personnel											
	Total Hours	0	0	0	0	0	0	136	0	0	0	136
	Average raw rate	120.00	101.49	60.76	34.55	49.15	31.96	44.78	57.18	34.98	33.83	
	Direct Cost	0.00	0.00	0.00	0.00	0.00	0.00	6,073.83	0.00	0.00	0.00	6,073.83

Lodging (est. 3 days) \$640.00
Per diem (M&I) day of travel (est. 7 days) \$483.00
Per diem (M&I) (est. 0 days) \$0.00
Mileage (est. 5 round trips @ 380 miles/round trip) \$1,102.00
Ferry (est. 5 round trips) \$546.00
Ferry Parking (est. 5 days) \$140.00
Rental vehicle (est. 2 days) \$700.00
Gas \$120.00
Cab \$240.00
Internal \$2,400.00

Total Expenses = \$6,371.00
Outside service (United Rentals, frac tank rental [\$2,475.66/mo.]) = \$ 4,951.32
Outside service (OEC FF Water Treatment) = \$ 59,262.00
Outside service (Drilex, well installation) = \$ 10,712.00
Outside service (CorBuilt, Utility Location) = \$ 4,600.00
Outside service (analytical laboratory; est. 2aqueous [\$400 each]) = \$ 800.00
250 gallon Tote Shipment for Benchscale Study \$ 1,994.00
Outside service (analytical laboratory; expedited TAT [\$400 each]) = \$ 800.00
Total Outside Services = \$ 83,119.32
Subtotal = \$ 89,490.32

Total Hours 136
Total Direct Labor Cost \$ 6,073.83
Overhead @ 156.66% \$ 9,515.26
Fixed Fee @ 15% \$ 2,338.36
Labor Subtotal \$ 17,927.45
Total Expenses \$ 6,371.00
Total Outside Services \$ 83,119.32
Est Amendment 4 Scope of Work \$ 107,417.77

Total Task for Amendment 4 \$ 107,417.77



TOWN OF NANTUCKET
AGREEMENT BETWEEN
THE TOWN OF NANTUCKET AND
AERO SPECIALTIES, INC.

Contract No. _____
PO No. _____
Vendor No. 37



THIS AGREEMENT made effective _____, 2026, by and between the **TOWN OF NANTUCKET, MASSACHUSETTS**, a municipal corporation, acting by and through its **NANTUCKET AIRPORT COMMISSION**, with offices at 14 Airport Road, Nantucket, Massachusetts 02554 (hereinafter called the "**AIRPORT**"), and Aero Specialties, Inc., whose principal office address is 11175 W. Emerald St., Boise, ID 83713 and state of incorporation are as set forth on Exhibit A (hereinafter called the "**CONTRACTOR**").

A. Whereas, the AIRPORT desires to engage the CONTRACTOR as an independent contractor to perform the services set forth on **EXHIBIT A**, attached hereto (the "Services");

B. Whereas, the CONTRACTOR agrees to accept the engagement by the AIRPORT in accordance with the terms set forth herein;

C. Whereas, the CONTRACTOR has provided pricing information for the Services and, if CONTRACTOR's Quote is attached hereto, it is attached solely for the pricing information. Any terms and conditions embedded or referenced in such Quote shall be null and void.

NOW, THEREFORE, the parties, in consideration of the mutual covenants contained herein, agree as follows:Specialties

1. The AIRPORT hereby retains the CONTRACTOR to perform the Services and the CONTRACTOR agrees to perform the Services as provided herein. Any written or other materials or intellectual property produced by the CONTRACTOR for the AIRPORT hereunder shall be the property of the AIRPORT and, upon the expiration or termination of this Agreement the CONTRACTOR shall deliver copies of the originals of all such materials,

2. The term of this Agreement will commence on effective date above, and terminate on **August 30, 2027**, or when the performance of the Services has been completed in a manner reasonably satisfactory to the AIRPORT. The AIRPORT shall have the right to terminate this Agreement at any time and for any reason upon written notice given to the CONTRACTOR.

3. The CONTRACTOR will perform the Services in a first class, professional manner and in compliance with all applicable federal, state, and local laws, regulations, and ordinances. The CONTRACTOR shall be subject to the administrative supervision of the Nantucket Memorial Airport Commission, or its designee, who shall be responsible for scheduling the work

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NANTUCKET • MA • 02554

to be done by the CONTRACTOR on a daily or other basis. The CONTRACTOR shall perform the Services in cooperation with AIRPORT personnel as appropriate.

4. The AIRPORT will pay the CONTRACTOR compensation not to exceed the amount of **\$225,201.81** as payment in full for the Services. This agreement may be subject to budgetary limits, and, in such case, the AIRPORT shall not be obligated to pay the CONTRACTOR any amount of fees or expenses in excess of **\$225,201.81** without the express prior written approval of the Nantucket Memorial Airport Commission.

5. The parties acknowledge that the CONTRACTOR is an independent contractor and not an employee of the AIRPORT. The CONTRACTOR shall not be entitled to any employment fringe benefits to which AIRPORT employees are entitled.

6. To the extent permitted by the CONTRACTOR'S professional liabilities and/or liability insurance, the CONTRACTOR agrees to indemnify and hold harmless the AIRPORT and its agents, officers, and employees from any losses, claims or costs, of whatever kind or nature, suffered by the AIRPORT or any third party which result from, or are related to, the performance (or failure to perform) by the CONTRACTOR of Services pursuant to this Agreement. The CONTRACTOR shall obtain and maintain such policies of insurance, written by companies licensed to do business in Massachusetts, as may be set forth on Exhibit A and shall add the AIRPORT as an additional insured thereunder.

[Signatures to Follow]

NANTUCKET MEMORIAL AIRPORT • 14 AIRPORT ROAD •
NANTUCKET • MA • 02554

IN WITNESS THEREOF:

**NANTUCKET MEMORIAL AIRPORT
COMMISSION:**

**CONTRACTOR: AERO SPECIALTIES,
INC.**

Chair

Tony Cale

Print Name:

Area Sales Manager

Title:



FEIN:

Date:

7/21/2026

Date:

Purchase Order #:

Funding Org/Obj:

Approved as to Funds Available:

Municipal Finance Department

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CONTRACT EXHIBIT A
DESCRIPTION OF SERVICES

1. Supply and delivery of two (2) new Ground Power Units (GPU), 409-E-CUP-28, and Supply of one (1) Generator Replacement for GPU JG900.
2. Other Payment Terms: 100% payment upon completion of work, submission of CONTRACTOR'S Invoices by the Airport.
3. Insurance Required (if any)
 - (a) Workers' Compensation, covering the obligations of the CONTRACTOR in accordance with applicable Workers' Compensation or Benefits laws.
 - (b) Commercial General Liability Insurance on an occurrence basis with a combined single limit of not less than \$1 million. Coverage is to include premises and operations, coverage of liability of subcontractors. The policy shall contain an endorsement stating that the aggregate limits will apply separately to the work being performed under this Agreement.
 - (c) Automobile Liability Insurance of not less than \$1 million combined single limit covering owned, hired and non-hired vehicle use.
 - (d) Errors and Omissions Insurance of not less than \$1 million per claim.
 - (e) Such additional insurance as may be required to be carried by the CONTRACTOR by law.

NANTUCKET MEMORIAL AIRPORT• 14 AIRPORT ROAD•
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CONTRACT EXHIBIT B
TAX COMPLIANCE CERTIFICATION

Pursuant to M.G.L. 62C, §49A, I certify under the penalties of perjury that I am authorized to represent and sign agreements for AERO SPECIALTIES, INC., which is in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.



Federal Employer Identification Number

Tony Cale

Name:

7/21/2026

Date:

NANTUCKET MEMORIAL AIRPORT • 14 AIRPORT ROAD • NANTUCKET •
MA • 02554

CONTRACT EXHIBIT C
CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Tony Cale

Digitally signed by Tony Cale
DN: OU=Sales, O="AERO Specialties Inc. ",
CN=Tony Cale, E=tonyc@aerospecialties.com
Reason: I am the author of this document
Location:
Date: 2026.07.21 07:21:57-06'00'
Foxit PDF Editor Version: 13.2.5

Signature of person signing contract

AERO SPECIALTIES, INC.

Name of Business

NANTUCKET MEMORIAL AIRPORT • 14 AIRPORT ROAD • NANTUCKET •
MA • 02554



TOWN OF NANTUCKET
AGREEMENT BETWEEN
THE TOWN OF NANTUCKET
AND
CODE RED CONSULTANTS, LLC

Town of Nantucket Use Only

Contract No. _____

PO No. _____

Vendor No. **759**

THIS AGREEMENT made effective **September 1, 2026**, by and between the **TOWN OF NANTUCKET, MASSACHUSETTS**, a municipal corporation, acting by and through its Nantucket Memorial Airport Commission, with offices at 14 Airport Road, Unit, Nantucket, Massachusetts 02554 (hereinafter called the "**AIRPORT**"), and **Code Red Consultants, LLC** whose principal office address and state of incorporation are as set forth on **Exhibit A** (hereinafter called the "**CONTRACTOR**").

RECITALS:

WHEREAS, the AIRPORT desires to retain the CONTRACTOR to provide certain services for the AIRPORT, as described below, and the CONTRACTOR is willing to accept such engagement, all on the terms hereinafter set forth,

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE 1 - ENGAGEMENT OF THE CONTRACTOR

- 1.1 The AIRPORT hereby engages the CONTRACTOR, and the CONTRACTOR hereby accepts the engagement to perform certain services for the AIRPORT, as described in Article 2.
- 1.2 In the performance of any service under this Agreement, the CONTRACTOR acts at all times as an independent contractor. There is no relationship of employment or agency between the AIRPORT, on the one hand, and the CONTRACTOR, on the other, and the AIRPORT shall not have or exercise any control or direction over the method by which the CONTRACTOR performs its work or functions aside from such control or directions which are consistent with the independent contractor relationship contemplated in the Agreement.

ARTICLE 2 - SERVICES OF THE CONTRACTOR

- 2.1 The CONTRACTOR will perform the services described in the Scope of Services set forth on **Exhibit B** (the "Work").

NANTUCKET MEMORIAL AIRPORT • 14 AIRPORT ROAD • NANTUCKET • MA • 02554

LONG FORM CONTRACT

Page 1 | 14

- 2.2 The CONTRACTOR shall report, and be responsible, to the AIRPORT and its designee (if any) as set forth on **Exhibit A**.
- 2.3 There shall be no amendment to the Scope of Services or Work provided for in this Agreement without the written approval of the AIRPORT. The AIRPORT shall be under no obligation to pay for any services performed by the CONTRACTOR which are not explicitly agreed to by the AIRPORT in writing.
- 2.4 The CONTRACTOR represents and warrants to the AIRPORT that the CONTRACTOR (including all of its personnel, whether employees, agents or independent contractors) will be qualified and duly licensed (if necessary) to perform the services required by this Agreement and further agrees to perform its services in a professional manner, and in accordance with the reasonable standard of care implied by law and all applicable local, state or federal ordinances, laws, rules and regulations, all of which are incorporated herein by reference. The CONTRACTOR will obtain and pay for any and all permits, bonds and other items required for the proper and legal performance of the Work.
- 2.5 The CONTRACTOR represents and warrants to the AIRPORT that it is not a party to any agreement contract or understanding which would in any way restricts or prohibits it from undertaking or performing its obligations hereunder in accordance with the terms and conditions of this Agreement.
- 2.6 All written materials and any other documents (whether in the form of “hard” copies, graphics, magnetic media or otherwise) which are received and produced by the CONTRACTOR pursuant to this Agreement shall be deemed to be “work for hire” and shall be and become the property of the AIRPORT upon the receipt and production of such items by the CONTRACTOR. The AIRPORT acknowledges that such materials are being prepared with respect to the specific project contemplated hereby and that any reuse of such materials by the AIRPORT in connection with any other project shall be at the AIRPORT’s sole risk, unless otherwise agreed to by the CONTRACTOR in writing.
- 2.7 The CONTRACTOR shall not use any subcontractors or sub-consultants (not identified herein) for any work required under this Agreement unless such use has been approved in advance in writing by the AIRPORT.

ARTICLE 3 - PERIOD OF SERVICES

- 3.1 Unless otherwise provided on **Exhibit A**, the term of this Agreement shall commence on the date hereof and continue until the Work is completed to the AIRPORT's reasonable satisfaction.
- 3.2 The CONTRACTOR shall proceed with the Work promptly after receiving Notice to Proceed and will diligently and faithfully prosecute the Work to completion in

accordance with the provisions hereof. In any event, the Work shall be completed no later than the date set forth on **Exhibit A**. The CONTRACTOR acknowledges that time is of the essence of this Agreement.

- 3.3 If the CONTRACTOR is delayed in the performance of any of its obligations under this Agreement by the occurrence of an unforeseen event beyond its control such as fire or other casualty, abnormal adverse weather conditions, acts of God (collectively, "Unavoidable Events") which materially and adversely affect its ability to perform the Work, then the time for the CONTRACTOR to perform the Work shall be extended for such time as the AIRPORT shall reasonably determine is necessary to permit the CONTRACTOR to perform in light of the effects of the Unavoidable Event.

If an Unavoidable Event occurs which, in the AIRPORT's reasonable determination, makes the performance of the Agreement impossible without the expenditure of additional AIRPORT funds, the AIRPORT may, at its option, elect to terminate this Agreement upon thirty (30) days written notice.

ARTICLE 4 - PAYMENTS TO THE CONTRACTOR

- 4.1 The compensation due to the CONTRACTOR shall be paid in the amounts, and in the manner set forth on **Exhibit C**, attached hereto.
- 4.2 The CONTRACTOR will bill the AIRPORT at the completion of the work unless otherwise provided on **Exhibit C**, with one or more invoices broken down to show the quantity of work performed and the percentage of the entire project completed, categories and amount of reimbursable expenses (if any) and provide such supporting data as may be required by the AIRPORT.
- 4.3 The AIRPORT will pay the CONTRACTOR upon review and approval of such invoices by the AIRPORT or its designee.
- 4.4 This engagement may be subject to budgetary restrictions which may limit the total amount of funds available for the Work. Accordingly, unless otherwise stated on **Exhibit C**, the AIRPORT will not be obligated to pay any amount in excess of the maximum project amount without the express written approval of the AIRPORT.
- 4.5 The CONTRACTOR and its sub-contractors shall not be compensated for any services involved in preparing changes that are required for additional work that should have been anticipated by the CONTRACTOR in the preparation of the documents, as reasonably determined by the AIRPORT.

ARTICLE 5 – TERMINATION

- 5.1 This Agreement may be terminated, with cause, by either the AIRPORT or CONTRACTOR, upon written notice given by the non-defaulting party. For the

purposes of this provision, "cause" shall include the failure of a party to fulfill its material duties hereunder in a timely and proper manner.

- 5.2 The AIRPORT shall have the right to terminate this Agreement for its convenience and without cause upon ten (10) days written notice.
- 5.3 Following termination of this Agreement, the parties shall be relieved of all further obligations hereunder except:
- (a) unless the AIRPORT terminates for cause under paragraph 5.1, in which event the AIRPORT shall be under no obligation to make any payments to CONTRACTOR except for those services satisfactorily provided, the AIRPORT shall remain responsible for payments for the services satisfactorily performed and, unless this Agreement is for a lump-sum, expenses of CONTRACTOR reasonably accrued prior to the effective date of the notice of termination in compliance with this Agreement (less the value of any claims of the AIRPORT), all as determined by the AIRPORT in its sole discretion, but for no other amounts, including, without limitation, claims for lost profits on Work not performed; and
 - (b) The CONTRACTOR shall remain liable for any damages, expenses or liabilities arising under this Agreement (including its indemnity obligations) with respect to WORK performed pursuant to the Agreement.

ARTICLE 6 - INSURANCE AND INDEMNIFICATION

- 6.1 The CONTRACTOR agrees to indemnify and save the AIRPORT harmless from any and all manner of suits, claims, or demands arising out of any errors, omissions or negligence by CONTRACTOR (including all its employees, agents and independent contractors) in performing the Work, or any breach of the terms of this Agreement by such CONTRACTOR and shall reimburse the AIRPORT for any and all costs, damages and expenses, including reasonable attorney's fees, which the AIRPORT pays or becomes obligated to pay, by reason of such activities, or breach. The provisions of this Section 6.1 shall be in addition to, and shall not be construed as a limitation on, any other legal rights of the AIRPORT with respect to the CONTRACTOR, in connection with this Agreement, and shall survive termination or expiration of this Agreement.
- 6.2 Before commencing work the CONTRACTOR shall obtain and maintain at its expense and from insurance companies of a Best Rating of A or better, which are licensed to do business in the Commonwealth of Massachusetts, insurance as set forth below. If the CONTRACTOR is permitted to sub-contract a material portion of the Work or is otherwise identifying a third party to perform services for the Airport, the CONTRACTOR shall assure that such subcontractor or other third party also has such insurance.

- (a) Workers' Compensation, covering the obligations of the CONTRACTOR in accordance with applicable Workers' Compensation or Benefits laws.
- (b) Commercial General Liability Insurance on an occurrence basis with a combined single limit of not less than \$1 million. Coverage is to include premises and operations, coverage for liability of subcontractors. The policy shall contain an endorsement stating that the aggregate limits will apply separately to the work being performed under this Agreement.
- (c) Automobile Liability Insurance of not less than \$1 million combined single limit covering owned, hired, and non-hired vehicle use.
- (d) Errors and Omissions Insurance of not less than \$2 million per claim. The coverage shall be in force from the date of execution of the Agreement to the date when all design and construction work is completed and accepted by the AIRPORT, unless, however, the policy is a "claims made policy," in which event the policy shall remain effective and in full force for a period of six (6) years after completion of all design and construction work relating to the engagement.
- (e) Such additional insurance as may be required to be carried by the CONTRACTOR by law.
- (f) Such additional insurance as the AIRPORT may reasonably require, as set forth on **Exhibit A**.

CONTRACTOR shall maintain such insurance during the term of Agreement and give the AIRPORT twenty (20) days written notice of any change or cancellation of coverage. Each insurer providing policies hereunder shall waive its rights to subrogate claims against the AIRPORT. The AIRPORT will be added as an additional named insured with respect to each such policy and such endorsement shall be reflected on a Certificate of Insurance to be delivered to the AIRPORT upon the execution of this Agreement and at such times thereafter as the AIRPORT may reasonably request.

ARTICLE 7 - GENERAL PROVISIONS

- 7.1 Upon the expiration or the termination of this Agreement for any reason, all data, drawings, specifications, reports, estimates, summaries and other work product which have been accumulated, developed or prepared by the CONTRACTOR (whether completed or in process) shall become the property of the AIRPORT upon payment for such to the CONTRACTOR and the CONTRACTOR shall immediately deliver or otherwise make available all such material to the AIRPORT
- 7.2 Except as otherwise expressly provided in this Agreement, any decision or action made by the AIRPORT relating to this Agreement, its operation, amendment or termination, shall be made by the Board, Committee or Authority of the AIRPORT specified in the

NANTUCKET MEMORIAL AIRPORT • 14 AIRPORT ROAD • NANTUCKET • MA • 02554

LONG FORM CONTRACT

Page 5 | 14

initial paragraph of this Agreement, unless specifically authorized or delegated by a lawful vote of such body.

- 7.3 This Agreement, together with **Exhibit A** (Contractor, Term, Completion), **Exhibit B** (Scope of Work), **Exhibit C** (Payments), **Exhibit D** (Tax Compliance Certificate), and **E** (Certificate of Non-Collusion) and any additional exhibits referred to therein, constitute the entire agreement of AIRPORT and CONTRACTOR with respect to the matters set forth therein and may not be changed, amended, modified or terms waived except by a writing signed by AIRPORT and CONTRACTOR. If there is any conflict among the terms set forth in the body of this Agreement and the terms or provisions set forth in **Exhibit A, Exhibit B, or Exhibit C**, or in any other attachment hereto, or in any other document or law incorporated by reference herein, such conflict shall be resolved by giving precedence to the party's address above by certified mail, return receipt requested Terms or provisions contained in the following documents in accordance with the following hierarchy, with the topmost document of the highest priority:
- A. Applicable federal, state, and local laws, rules, and regulations.
 - B. Amendments to this Agreement, if any.
 - C. **Exhibits A, B, and C.**
 - D. This Agreement.
 - E. Any other attachments to this Agreement.

To the extent the conflict is not resolved by applying the above hierarchy, the conflict shall be resolved in a manner that results in the highest quantity and best quality of goods and services to the AIRPORT.

- 7.4 This Agreement is governed by the law of The Commonwealth of Massachusetts and shall be construed in accordance therewith. The parties agree that exclusive jurisdiction for any action arising out of or relating to this Agreement shall lie with the state and federal courts having jurisdiction over the county and state in which the Airport is located and the parties hereby irrevocably waive, to the fullest extent permitted by law, any objection which they may now or hereafter have to the venue of any proceeding brought in such location and further irrevocably waive any claims that any such proceeding has been brought in an inconvenient forum.
- 7.5 Any notices required or allowed shall be sent to the person's address above by certified mail, return receipt requested.
- 7.6 Notwithstanding anything to the contrary in this Agreement, this Agreement is subject to the appropriation and availability of funds.

[Signatures to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first written above.

CONTRACTOR:
CODE RED CONSULTANTS, LLC.

**NANTUCKET MEMORIAL AIRPORT
COMMISSION:**

Jeremy Souza
DATE: _____

Digitally signed by
Jeremy Souza
DN: C=US,
E=jsouza@crcfire.com,
O="Code Red
Consultants, LLC",
CN=Jeremy Souza
Date: 2026.08.12
13:48:57-04'00'

Chair

DATE: _____

Approved as to Funds Available:

Municipal Finance Department

DATE: _____

FOR TOWN OF NANTUCKET USE ONLY

Funding ORG/OBJ(s):

Purchase Order #:

CONTRACT EXHIBIT A
CONTRACTOR, TERM, COMPLETION

1. **Name of Contractor:** Code Red Consultants, LLC.
2. **State of Incorporation:** Massachusetts
3. **Principal Office Address:** 132 Turnpike Road, Suite 320, Southborough, MA 01772
4. **Person, Department, or Committee, if any, to whom CONTRACTOR reports (§ 2.2):** Preston Harimon
5. **Term of Agreement (§3.1):** 2 Years
6. **Completion Date (§3.2):** August 31, 2028
7. **Additional Insurance Coverage (§6.2(e)):** None

CONTRACT EXHIBIT B
CONTRACTOR'S RESPONSE TO PROJECT

BASE SCOPE OF SERVICES

Exercise Planning, Coordination, and Evaluation Services

1. Conduct an evaluation and assessment of needs with Airport Management. This evaluation and assessment is intended to identify the areas which an FSX would be most beneficial to the Client and responding stakeholders (Nantucket Fire, Nantucket Cottage Hospital, etc.). This evaluation would optimally take place in September, 2026. Provide a guidance document at the conclusion of the evaluation outlining potential exercise topics.
2. Conduct an Initial Planning Meeting with airport management and other responding agencies and stakeholders. This meeting would optimally take place in October 2026. This meeting will be an in-person meeting at Nantucket Airport.
3. Using the data gathered at the Initial Planning Meeting and from the initial evaluation and assessment, set the exercise goals and establish the core competencies and the scenario that are to be evaluated during the exercise. All goals and objectives of the exercise, as well as the means and extent of the exercise used to test those goals and objectives, will be in coordination with and under the approval of the Client.
4. Conduct up to three additional exercise planning meetings on-island with stakeholder agencies. These planning meetings would be held between December 2026 and March 2027.
5. Conduct a final planning meeting on-island approximately three weeks prior to the date of the FSX.
6. Develop an Exercise Plan in accordance with FEMA guidelines. This Exercise Plan is intended to give officials, observers, media, and players information needed to observe or participate in the exercise.
7. Create a Master Scenario Events List (MSEL), which will be utilized by Exercise Controllers to establish the incident criteria and any injects required as determined in the planning meetings.
8. Create Evaluator Guides to be utilized by Exercise Evaluators to measure response actions against the stated goals and objectives for the exercise.
9. Provide evaluators and controllers for the day of the FSX. Evaluators will have experience in the areas for which they are responsible (fire suppression, EMS/Triage,

NANTUCKET MEMORIAL AIRPORT • 14 AIRPORT ROAD • NANTUCKET • MA • 02554

LONG FORM CONTRACT

Page 10 | 14

extrication, incident management, etc.). Evaluators will be selected from off-island agencies to provide an outside-the-box perspective of the response.

10. Facilitate a Controller & Evaluator Meeting approximately one week prior to the exercise. This meeting will outline the scenario and events and delegate responsibilities for controllers and evaluators. It is anticipated that this meeting will be conducted virtually.

11. Execute the FSX. The Consultant will provide coordination services on the day of the exercise.

12. The Consultant will not engage with the media relative to the FSX. All media communications will be the responsibility of the Client.

13. Coordinate evaluations immediately after the close of the FSX. Evaluators will be debriefed immediately at the conclusion of the FSX for first-thought assessments. Completed Evaluator Guides will be collected after the FSX with a follow-up Evaluator Closeout Meeting approximately one week after the FSX. This meeting will be conducted virtually.

14. Provide an After-Action Report in accordance with FEMA exercise planning guidelines.

15. Planning, coordination, or execution of 12-month tabletop exercises required under 14 CFR 139.325(g)(4) is not included.

16. Provide up to 8 hours of general consulting services to perform miscellaneous tasks such as:

- Attend meetings
- Participate in conference calls
- Conduct reviews
- Respond to questions
- Perform other related services at the request of the Client within the budgeted amount

COMPENSATION

This Base Scope of Services will be performed for a firm-fixed fee of **\$48,500**.

Expenses (travel, airfare/ferry, lodging, etc.) will be billed directly at cost. Mileage will be billed at the current IRS Standard Mileage Rate. Expenses are estimated at **\$4,700**.

Reimbursement of any expenditures for the exercise through State or Federal agencies (MEMA, FEMA, etc.) is the responsibility of the Client.

CONTRACT EXHIBIT C
PAYMENTS

1. Lump Sum Method
 - a. **Maximum Project Amount:** \$53,200
 - b. **Payment Increments:** CONTRACTOR shall submit monthly invoices based on a percentage of work complete work as delineated in a progress report accompanying each invoice for approval and processing by the AIRPORT.
 - c. **Reimbursable Expenses** (if any): None.

CONTRACT EXHIBIT D
TAX COMPLIANCE CERTIFICATION

Pursuant to M.G.L. 62C, §49A, I certify under the penalties of perjury that I am authorized to represent and sign agreements for **CODE RED CONSULTANTS, LLC**, which is in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

[REDACTED]

Federal Employer Identification Number

Signature of person
Jeremy Souza

Digitally signed by
Jeremy Souza
DN: C=US,
E=jsouza@creml.com,
O="Code Red
Consultants, LLC",
CN=Jeremy Souza
Date: 2026.08.12
13:50:34 -0400

Date

CONTRACT EXHIBIT E
CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Jeremy Souza

Signature of person signing contract

Digitally signed by
Jeremy Souza
DN: C=US,
E=jsouza@crctfire.com,
O="Code Red
Consultants, LLC",
CN=Jeremy Souza
Date: 2026.08.42
13:50:57-04'00'

CODE RED CONSULTANTS, LLC

Name of Business

Town of Nantucket
NANTUCKET MEMORIAL AIRPORT
14 Airport Road
Nantucket Island, Massachusetts 02554

Preston Harimon, Airport Manager
Phone: (508) 325-5300
Fax: (508) 325-5306



Commissioners
Andrea Planzer, Chair
Anthony G. Bouscaren
Philip Marks III
Michael Leavitt
F. Scott Wilson

**Nantucket Memorial Airport Commission
Letter of Authorization**

August 18, 2026

The undersigned Nantucket Memorial Airport Commissioners authorize _____,
Chairman, or in his/her absence, _____, Vice Chair, to sign on behalf of the
entire Commission on Federal or State contracts, grants and other agreements totaling \$50,000 or more,
pertaining to projects previously approved by the entire Commission.



COMMONWEALTH OF MASSACHUSETTS CONTRACTOR AUTHORIZED SIGNATORY LISTING

CONTRACTOR LEGAL NAME: Town of Nantucket dba Nantucket Memorial Airport

CONTRACTOR VENDOR/CUSTOMER CODE: VC6000191899

INSTRUCTIONS: Any Contractor (other than a sole-proprietor or an individual contractor) must provide a listing of individuals who are authorized as legal representatives of the Contractor who can sign contracts and other legally binding documents related to the contract on the Contractor's behalf. In addition to this listing, any state department may require additional proof of authority to sign contracts on behalf of the Contractor, or proof of authenticity of signature (a notarized signature that the Department can use to verify that the signature and date that appear on the Contract or other legal document was actually made by the Contractor's authorized signatory, and not by a representative, designee or other individual.)

NOTICE: *Acceptance of any payment under a Contract or Grant shall operate as a waiver of any defense by the Contractor challenging the existence of a valid Contract due to an alleged lack of actual authority to execute the document by the signatory.*

For privacy purposes **DO NOT ATTACH** any documentation containing personal information, such as bank account numbers, social security numbers, driver's licenses, home addresses, social security cards or any other personally identifiable information that you do not want released as part of a public record. The Commonwealth reserves the right to publish the names and titles of authorized signatories of contractors.

AUTHORIZED SIGNATORY NAME	TITLE
Andrea N. Planzer	
Anthony G. Bouscaren	
Philip Marks III	
Michael Leavitt	
Scott Wilson	

I certify that I am the President, Chief Executive Officer, Chief Fiscal Officer, Corporate Clerk or Legal Counsel for the Contractor and as an authorized officer of the Contractor I certify that the names of the individuals identified on this listing are current as of the date of execution below and that these individuals are authorized to sign contracts and other legally binding documents related to contracts with the Commonwealth of Massachusetts on behalf of the Contractor. I understand and agree that the Contractor has a duty to ensure that this listing is immediately updated and communicated to any state department with which the Contractor does business whenever the authorized signatories above retire, are otherwise terminated from the Contractor's employ, have their responsibilities changed resulting in their no longer being authorized to sign contracts with the Commonwealth or whenever new signatories are designated.

Signature

Date:

Title: Chair

Telephone:

Email:



COMMONWEALTH OF MASSACHUSETTS CONTRACTOR AUTHORIZED SIGNATORY LISTING

[Listing can not be accepted without all of this information completed.]

A copy of this listing must be attached to the "record copy" of a contract filed with the department.

PROOF OF AUTHENTICATION OF SIGNATURE

**This page is optional and is available for a department to authenticate contract signatures.
It is recommended that Departments obtain authentication of signature for the signatory
who submits the Contractor Authorized Listing.**

This Section MUST be completed by the Contractor Authorized Signatory in presence of notary.

Signatory's full legal name (print or type):

Title:Chairman

X _____

Signature as it will appear on contract or other document (**Complete only in presence of notary**):

AUTHENTICATED BY NOTARY OR CORPORATE CLERK (PICK ONLY ONE) AS FOLLOWS:

I, _____ (NOTARY) as a notary public certify that I witnessed
the signature of the aforementioned signatory above and I verified the individual's identity on this date:

_____, 20 ____.

My commission expires on:

AFFIX NOTARY SEAL

I, _____ (CORPORATE CLERK) certify that I witnessed the
signature of the aforementioned signatory above, that I verified the individual's identity and confirm the individual's
authority as an authorized signatory for the Contractor on this date:

_____, 20 ____.

AFFIX CORPORATE SEAL

**PFAS Investigation Status
Nantucket Memorial Airport
14 Airport Road, Nantucket, MA
RTN 4-28219**

Report Date: 8/4/2026
Reporting Period: 7/1/2026 - 7/31/2026

	MVR		Monohansett		Nobadeer Way		Sun Island Area		Total	
	This Period	To Date	This Period	To Date	This Period	To Date	This Period	To Date	This Period	To Date
Access Agreements										
Sent	0	24	0	33	0	23	0	8	0	88
Executed	0	23	0	33	0	21	0	1	0	76
Sampling Status										
Number of Private Wells Sampled	0	22	0	36	0	22	0	0	0	80
Number of Samples Collected ¹	0	404	0	165	0	34	0	0	0	603
PFAS6 Results²										
ND	0	21	0	30	0	2	0	0	0	53
< 20ppt	0	87	0	26	0	18	0	0	0	131
>20 & <200 ppt	0	50	0	36	0	15	0	0	0	101
> 200ppt	0	73	0	0	0	0	0	0	0	73
POET Systems Installed	0	15	0	4	0	0	0	0	0	19
POET Systems Decommissioned	0	15	0	4	0	0	0	0	0	19
Residences with bottled water	0	22	0	17	1	26	0	1	1	66
Connect to Town Water	0	19	0	6	0	8	0	0	0	33

NOTES

¹Sample count is a cumulative total of all samples collected excluding quality control samples.

²Analytical results reported this period are from the samples collected in the prior month/prior reporting period; therefore, the totals may not match between sampling status and results reported. Additionally, some residences previously required multiple POET systems and may have had more than one influent sample collected.

	Apr-Jun 24	Jul-Sep 24	Oct-Dec 24	Jan-Mar 25	2024 Season	Apr-Jun 25	Jul-Sep 25	Oct-Dec 25	Jan-Mar 26	2025 Season	24->25	Apr-Jun 26	25->26
Sales													
Airline / Terminal	\$1,120,327	\$4,732,677	\$1,161,470	\$402,755	\$7,417,229	\$1,623,655	\$5,877,884	\$1,144,632	\$397,825	\$9,043,997	22%	\$2,549,654	57%
General Aviation	\$2,554,240	\$9,928,913	\$2,090,393	\$468,105	\$15,041,651	\$4,266,701	\$11,869,676	\$2,643,916	\$517,658	\$19,297,952	28%	\$5,537,135	30%
Rental Cars	\$42,584	\$719,086	\$196,327	\$51,637	\$1,009,633	\$37,656	\$709,665	\$163,605	\$15,370	\$926,297	-8%	\$38,802	3%
Rent (non-Terminal)	\$644,733	\$702,090	\$693,081	\$718,595	\$2,758,499	\$627,496	\$721,012	\$701,455	\$789,274	\$2,839,237	3%	\$729,545	16%
Employee Housing Income	\$6,800	\$8,700	\$4,300	\$12,050	\$31,850	\$13,243	\$10,800	\$20,422	\$14,400	\$58,865	85%	\$21,350	61%
Misc	<u>\$43,789</u>	<u>\$49,234</u>	<u>\$37,902</u>	<u>\$51,990</u>	<u>\$182,915</u>	<u>\$48,332</u>	<u>\$106,494</u>	<u>\$63,316</u>	<u>\$82,878</u>	<u>\$301,020</u>	<u>65%</u>	<u>\$59,678</u>	<u>23%</u>
	\$4,412,472	\$16,140,700	\$4,183,473	\$1,705,132	\$26,441,777	\$6,617,084	\$19,295,531	\$4,737,347	\$1,817,405	\$32,467,367	23%	\$8,936,164	35%
Cost of Goods Sold	<u>\$1,782,061</u>	<u>\$4,759,427</u>	<u>\$1,114,093</u>	<u>\$429,458</u>	<u>\$8,085,039</u>	<u>\$2,056,436</u>	<u>\$5,308,321</u>	<u>\$1,153,690</u>	<u>\$610,179</u>	<u>\$9,128,627</u>	<u>13%</u>	<u>\$3,250,944</u>	<u>58%</u>
Gross Margin	\$2,630,411	\$11,381,273	\$3,069,381	\$1,275,674	\$18,356,739	\$4,560,648	\$13,987,211	\$3,583,656	\$1,207,226	\$23,338,740	27%	\$5,685,220	25%
Operating Expenses													
Payroll & Benefits	\$1,339,453	\$1,843,641	\$1,349,062	\$1,105,341	\$5,637,497	\$1,677,454	\$2,021,524	\$1,465,337	\$1,144,360	\$6,308,675	12%	\$1,670,207	0%
Employee Housing	\$1,801	\$3,219	\$360	\$23,473	\$28,853	\$23,419	\$13,447	\$18,994	\$6,130	\$61,990	115%	\$20,658	-12%
Professional Services	\$121,027	\$47,288	\$58,492	\$42,275	\$269,082	\$88,445	\$98,064	\$65,360	\$63,745	\$315,616	17%	\$78,504	-11%
IT & Software	\$69,728	\$111,642	\$62,394	\$46,972	\$290,735	\$87,232	\$111,308	\$37,187	\$41,745	\$277,473	-5%	\$58,095	-33%
Police Protection Services	\$102,925	\$129,030	\$73,680	\$0	\$305,635	\$85,780	\$134,281	\$76,125	\$0	\$296,186	-3%	\$15,701	-82%
Legal & Audit	\$82,919	\$65,976	\$74,199	\$53,718	\$276,812	\$103,736	\$58,718	\$44,223	\$49,643	\$256,320	-7%	\$140,836	36%
Repairs & Maintenance	\$332,349	\$91,920	\$335,317	\$122,348	\$881,934	\$365,669	\$127,147	\$139,613	\$280,356	\$912,785	3%	\$415,993	14%
Utilities	\$180,585	\$152,856	\$150,516	\$203,364	\$687,322	\$216,628	\$155,057	\$154,065	\$231,027	\$756,776	10%	\$248,036	14%
Insurance	\$61,872	\$81,932	\$79,190	\$79,190	\$302,182	\$79,190	\$87,060	\$87,060	\$87,060	\$340,368	13%	\$87,060	10%
Supplies	\$52,976	\$31,784	\$25,771	\$54,043	\$164,574	\$42,014	\$15,610	\$65,498	\$23,431	\$146,553	-11%	\$68,774	64%
Town Services	\$50,000	\$50,000	\$50,000	\$50,000	\$200,000	\$50,000	\$50,000	\$50,000	\$50,000	\$200,000	0%	\$50,000	0%
Admin & Other Expenses	\$22,644	\$20,178	\$34,483	\$24,670	\$101,976	\$60,617	\$12,526	\$19,818	\$25,556	\$118,518	16%	\$62,153	3%
Contingency	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>--</u>	<u>\$0</u>	<u>--</u>
	\$2,418,278	\$2,629,466	\$2,293,465	\$1,805,394	\$9,146,602	\$2,880,184	\$2,884,741	\$2,223,280	\$2,003,054	\$9,991,259	9%	\$2,916,017	1%
EBITDA	\$212,133	\$8,751,808	\$775,916	(\$529,720)	\$9,210,137	\$1,680,464	\$11,102,470	\$1,360,377	(\$795,828)	\$13,347,481	45%	\$2,769,203	65%
Other Income & Expense	<u>\$717,930</u>	<u>\$413,840</u>	<u>\$493,590</u>	<u>\$749,854</u>	<u>\$2,375,215</u>	<u>\$566,202</u>	<u>\$542,321</u>	<u>\$476,552</u>	<u>\$487,024</u>	<u>\$2,072,100</u>	<u>-13%</u>	<u>\$689,142</u>	<u>22%</u>
Net Income	(\$505,797)	\$8,337,968	\$282,326	(\$1,279,574)	\$6,834,922	\$1,114,262	\$10,560,149	\$883,824	(\$1,282,852)	\$11,275,382	65%	\$2,080,061	87%
Cash for CapEx & Debt Service	\$309,845	\$9,128,044	\$1,072,403	(\$489,498)	\$10,020,794	\$1,904,338	\$11,328,767	\$1,652,443	(\$514,234)	\$14,371,314	43%	\$4,242,665	123%

	Apr-Jun 24	Jul-Sep 24	Oct-Dec 24	Jan-Mar 25	2024 Season	Apr-Jun 25	Jul-Sep 25	Oct-Dec 25	Jan-Mar 26	2025 Season	24->25	Apr-Jun 26	25->26
Sales													
Airline / Terminal													
Airline Landing Fees	\$36,629	\$287,045	\$428,566	\$51,318	\$803,558	\$35,455	\$386,276	\$375,958	\$69,284	\$866,973	8%	\$51,344	45%
Commercial Ramp Fees	\$4,030	\$111,415	\$44,697	\$0	\$160,142	\$4,800	\$149,894	\$65,074	\$160	\$219,928	37%	\$8,904	86%
Passenger Facility Charges	\$128,055	\$333,106	\$137,323	\$70,747	\$669,231	\$103,551	\$414,647	\$64,695	\$47,930	\$630,824	-6%	\$236,635	129%
Airline Fuel Sales	\$514,815	\$3,434,362	\$142,412	\$56,979	\$4,148,568	\$1,017,960	\$4,260,015	\$189,594	\$50,839	\$5,518,407	33%	\$1,669,347	64%
Rental Income-Terminal	\$295,835	\$266,237	\$268,328	\$111,773	\$942,174	\$275,395	\$320,851	\$280,476	\$140,407	\$1,017,128	8%	\$337,809	23%
Concession Fees	\$16,437	\$28,426	\$23,907	\$10,649	\$79,417	\$14,116	\$33,050	\$36,907	\$12,288	\$96,361	21%	\$21,970	56%
Advertising Revenue	\$22,655	\$18,158	\$7,925	\$5,200	\$53,938	\$26,632	\$11,136	\$5,761	\$6,051	\$49,579	-8%	\$28,322	6%
Parking Lot Fees & Uber/Lyft	\$78,908	\$237,647	\$104,060	\$56,192	\$476,807	\$101,577	\$263,506	\$117,554	\$62,586	\$545,223	14%	\$115,272	13%
Charging Station Revenue	\$279	\$919	\$192	\$94	\$1,484	\$537	\$596	\$214	\$175	\$1,522	3%	\$226	-58%
Federal/Airline Revenue - LEO	\$1,782	\$0	\$0	\$34,797	\$36,579	\$19,398	\$0	\$0	\$0	\$19,398	-47%	\$46,186	138%
Police Parking Fines	\$6,602	\$14,162	\$3,660	\$2,606	\$27,030	\$7,534	\$35,215	\$8,400	\$4,505	\$55,654	106%	\$9,340	24%
Taxi Permits	<u>\$14,300</u>	<u>\$1,200</u>	<u>\$400</u>	<u>\$2,400</u>	<u>\$18,300</u>	<u>\$16,700</u>	<u>\$2,700</u>	<u>\$0</u>	<u>\$3,600</u>	<u>\$23,000</u>	<u>26%</u>	<u>\$24,300</u>	<u>46%</u>
	\$1,120,327	\$4,732,677	\$1,161,470	\$402,755	\$7,417,229	\$1,623,655	\$5,877,884	\$1,144,632	\$397,825	\$9,043,997	22%	\$2,549,654	57%
General Aviation													
G.A. Ramp Fees	\$544,168	\$1,651,876	\$316,991	\$65,556	\$2,578,592	\$631,353	\$1,758,422	\$346,501	\$69,077	\$2,805,353	9%	\$771,852	22%
G.A. Landing Fees	\$264,290	\$765,602	\$168,718	\$36,306	\$1,234,917	\$302,648	\$854,351	\$187,953	\$39,752	\$1,384,704	12%	\$349,080	15%
G.A. Fuel Sales	\$1,630,247	\$7,298,020	\$1,533,022	\$338,710	\$10,799,999	\$3,223,539	\$9,052,531	\$2,040,921	\$383,685	\$14,700,676	36%	\$4,292,607	33%
Catering Income	\$33,594	\$92,942	\$27,608	\$5,730	\$159,874	\$13,764	\$80,841	\$33,000	\$6,030	\$133,634	-16%	\$11,557	-16%
Advertising Revenue	\$45,310	\$36,316	\$15,850	\$10,400	\$107,876	\$53,264	\$22,271	\$11,521	\$12,101	\$99,157	-8%	\$56,644	6%
FBO Supplies and Services	<u>\$36,630</u>	<u>\$84,156</u>	<u>\$28,205</u>	<u>\$11,403</u>	<u>\$160,394</u>	<u>\$42,134</u>	<u>\$101,260</u>	<u>\$24,021</u>	<u>\$7,013</u>	<u>\$174,428</u>	<u>9%</u>	<u>\$55,395</u>	<u>31%</u>
	\$2,554,240	\$9,928,913	\$2,090,393	\$468,105	\$15,041,651	\$4,266,701	\$11,869,676	\$2,643,916	\$517,658	\$19,297,952	28%	\$5,537,135	30%
Rental Cars													
Auto Rental Commissions	\$30,356	\$616,674	\$154,635	\$43,585	\$845,249	\$27,588	\$610,369	\$125,281	\$10,370	\$773,609	-8%	\$28,050	2%
Customer Facility Charges	<u>\$12,228</u>	<u>\$102,412</u>	<u>\$41,692</u>	<u>\$8,052</u>	<u>\$164,384</u>	<u>\$10,068</u>	<u>\$99,296</u>	<u>\$38,324</u>	<u>\$5,000</u>	<u>\$152,688</u>	<u>-7%</u>	<u>\$10,752</u>	<u>7%</u>
	\$42,584	\$719,086	\$196,327	\$51,637	\$1,009,633	\$37,656	\$709,665	\$163,605	\$15,370	\$926,297	-8%	\$38,802	3%
Rent (non-Terminal)													
Rental Income-Tower	\$38,789	\$38,789	\$38,789	\$38,789	\$155,155	\$38,789	\$38,789	\$38,789	\$38,789	\$155,155	0%	\$38,789	0%
Rental Income-Hangar	\$34,647	\$33,173	\$48,875	\$40,154	\$156,849	\$41,659	\$39,854	\$46,657	\$54,033	\$182,203	16%	\$44,899	8%
Reserved Tie Down Fees	\$5,920	\$0	\$0	\$57,947	\$63,867	\$5,360	\$0	\$328	\$54,500	\$60,188	-6%	\$3,530	-34%
Rental Income-Land	<u>\$565,377</u>	<u>\$630,128</u>	<u>\$605,417</u>	<u>\$581,706</u>	<u>\$2,382,629</u>	<u>\$541,689</u>	<u>\$642,369</u>	<u>\$615,681</u>	<u>\$641,952</u>	<u>\$2,441,690</u>	<u>2%</u>	<u>\$642,327</u>	<u>19%</u>
	\$644,733	\$702,090	\$693,081	\$718,595	\$2,758,499	\$627,496	\$721,012	\$701,455	\$789,274	\$2,839,237	3%	\$729,545	16%
Employee Housing Income													
Employee Housing Income	<u>\$6,800</u>	<u>\$8,700</u>	<u>\$4,300</u>	<u>\$12,050</u>	<u>\$31,850</u>	<u>\$13,243</u>	<u>\$10,800</u>	<u>\$20,422</u>	<u>\$14,400</u>	<u>\$58,865</u>	<u>85%</u>	<u>\$21,350</u>	<u>61%</u>
	\$6,800	\$8,700	\$4,300	\$12,050	\$31,850	\$13,243	\$10,800	\$20,422	\$14,400	\$58,865	85%	\$21,350	61%
Misc													
Freight Handling Fees	\$17,883	\$36,779	\$16,696	\$24,185	\$95,542	\$16,226	\$68,639	\$33,470	\$19,830	\$138,165	45%	\$25,372	56%
Annual Business Activity Fees	\$22,500	\$10,500	\$19,500	\$15,000	\$67,500	\$24,000	\$18,000	\$13,500	\$16,500	\$72,000	7%	\$28,500	19%
Art Sales Commissions	\$0	\$0	\$100	\$0	\$100	\$0	\$0	\$0	\$0	\$0	-100%	\$0	--
Misc Income	\$1,256	\$1,556	\$1,256	\$12,055	\$16,123	\$5,156	\$14,421	\$15,896	\$45,897	\$81,371	405%	\$2,356	-54%
Finger Printing Fees	<u>\$2,150</u>	<u>\$400</u>	<u>\$350</u>	<u>\$750</u>	<u>\$3,650</u>	<u>\$2,950</u>	<u>\$5,434</u>	<u>\$450</u>	<u>\$650</u>	<u>\$9,484</u>	<u>160%</u>	<u>\$3,450</u>	<u>17%</u>
	\$43,789	\$49,234	\$37,902	\$51,990	\$182,915	\$48,332	\$106,494	\$63,316	\$82,878	\$301,020	65%	\$59,678	23%
Total Sales	\$4,412,472	\$16,140,700	\$4,183,473	\$1,705,132	\$26,441,777	\$6,617,084	\$19,295,531	\$4,737,347	\$1,817,405	\$32,467,367	23%	\$8,936,164	35%
Cost of Goods Sold													
Fuel	\$1,620,399	\$4,368,763	\$1,023,946	\$382,554	\$7,395,662	\$1,921,997	\$4,956,790	\$1,036,010	\$559,418	\$8,474,215	15%	\$3,024,148	57%
Fuel Truck Rental	\$23,355	\$23,355	\$33,095	\$26,800	\$106,605	\$32,105	\$34,905	\$34,905	\$28,455	\$130,370	22%	\$72,939	127%
Catering	\$20,718	\$30,088	\$556	\$0	\$51,363	\$3,558	\$4,117	\$0	\$0	\$7,675	-85%	\$0	-100%
Credit Card Fees	<u>\$117,589</u>	<u>\$337,221</u>	<u>\$56,495</u>	<u>\$20,104</u>	<u>\$531,409</u>	<u>\$98,776</u>	<u>\$312,508</u>	<u>\$82,775</u>	<u>\$22,306</u>	<u>\$516,366</u>	<u>-3%</u>	<u>\$153,857</u>	<u>56%</u>
	\$1,782,061	\$4,759,427	\$1,114,093	\$429,458	\$8,085,039	\$2,056,436	\$5,308,321	\$1,153,690	\$610,179	\$9,128,627	13%	\$3,250,944	58%
Gross Margin	\$2,630,411	\$11,381,273	\$3,069,381	\$1,275,674	\$18,356,739	\$4,560,648	\$13,987,211	\$3,583,656	\$1,207,226	\$23,338,740	27%	\$5,685,220	25%

	Apr-Jun 24	Jul-Sep 24	Oct-Dec 24	Jan-Mar 25	2024 Season	Apr-Jun 25	Jul-Sep 25	Oct-Dec 25	Jan-Mar 26	2025 Season	24->25	Apr-Jun 26	25->26
Operating Expenses													
Payroll & Benefits													
Admin	\$315,017	\$422,922	\$313,491	\$274,927	\$1,326,358	\$466,696	\$469,819	\$352,812	\$289,150	\$1,578,476	19%	\$363,548	-22%
FBO	\$188,734	\$257,574	\$183,257	\$149,811	\$779,376	\$273,652	\$283,202	\$203,646	\$156,450	\$916,950	18%	\$219,772	-20%
Maint	\$324,099	\$449,735	\$365,334	\$324,874	\$1,464,043	\$380,875	\$526,279	\$396,598	\$335,211	\$1,638,963	12%	\$445,257	17%
Ops	\$429,412	\$590,251	\$403,565	\$290,878	\$1,714,106	\$466,561	\$609,819	\$423,358	\$295,980	\$1,795,719	5%	\$547,401	17%
Terminal Ops / Security	\$82,190	\$123,159	\$83,415	\$64,850	\$353,614	\$89,669	\$132,405	\$88,924	\$67,569	\$378,567	7%	\$94,230	5%
	\$1,339,453	\$1,843,641	\$1,349,062	\$1,105,341	\$5,637,497	\$1,677,454	\$2,021,524	\$1,465,337	\$1,144,360	\$6,308,675	12%	\$1,670,207	0%
Professional Services													
Prof Services - Misc	\$16,961	\$13,495	\$15,177	\$10,988	\$56,621	\$21,219	\$12,011	\$9,046	\$10,154	\$52,429	-7%	\$14,131	-33%
Prof Services - IT	\$35,806	\$28,489	\$32,040	\$23,196	\$119,532	\$44,795	\$25,356	\$19,096	\$21,437	\$110,684	-7%	\$29,832	-33%
Prof Services - Consultants	\$18,845	\$14,994	\$16,863	\$12,209	\$62,912	\$23,576	\$13,345	\$10,051	\$11,283	\$58,255	-7%	\$15,701	-33%
Police Protection Services	\$102,925	\$129,030	\$73,680	\$0	\$305,635	\$85,780	\$134,281	\$76,125	\$0	\$296,186	-3%	\$71,750	-16%
Trans:Security	\$26,224	\$15,798	\$15,927	\$19,078	\$77,027	\$23,936	\$69,711	\$32,272	\$35,816	\$161,734	110%	\$26,026	9%
Training ARFF & Operations	\$13,630	\$3,000	\$10,525	\$0	\$27,155	\$19,715	\$2,998	\$13,992	\$3,570	\$40,274	48%	\$15,383	-22%
Environmental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,923	\$2,923	--	\$7,263	--
Triennial Drill & Spec Events	\$35,913	\$0	\$0	\$0	\$35,913	\$0	\$0	\$0	\$0	\$0	-100%	\$0	--
AIP Projects	\$9,454	\$0	\$0	\$0	\$9,454	\$0	\$0	\$0	\$0	\$0	-100%	\$0	--
	\$259,758	\$204,807	\$164,212	\$65,471	\$694,249	\$219,020	\$257,701	\$160,582	\$85,182	\$722,485	4%	\$180,086	-18%
Software													
Prof Services - Software	\$33,922	\$26,990	\$30,354	\$21,976	\$113,241	\$42,437	\$24,021	\$18,091	\$20,309	\$104,858	-7%	\$28,262	-33%
Flight Planning	\$0	\$56,162	\$0	\$1,800	\$57,962	\$0	\$61,931	\$0	\$0	\$61,931	7%	\$0	--
Noise Flight Tracking Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	--	\$0	--
	\$33,922	\$83,152	\$30,354	\$23,776	\$171,203	\$42,437	\$85,952	\$18,091	\$20,309	\$166,789	-3%	\$28,262	-33%
Legal & Audit													
Prof Services - Legal & Audit	\$82,919	\$65,976	\$74,199	\$53,718	\$276,812	\$103,736	\$58,718	\$44,223	\$49,643	\$256,320	-7%	\$69,086	-33%
	\$82,919	\$65,976	\$74,199	\$53,718	\$276,812	\$103,736	\$58,718	\$44,223	\$49,643	\$256,320	-7%	\$69,086	-33%
Repair & Maintenance													
Vehicle Maintenance	\$34,509	\$8,647	\$6,981	\$5,967	\$56,104	\$17,531	\$11,773	\$0	\$6,243	\$35,547	-37%	\$32,111	83%
Building Maintenance	\$113,356	\$47,202	\$93,923	\$51,905	\$306,386	\$85,960	\$50,411	\$68,394	\$110,272	\$315,038	3%	\$98,976	15%
Equipment Maintenance	\$17,128	\$7,096	\$9,819	\$23,212	\$57,255	\$19,264	\$11,900	\$24,548	\$27,911	\$83,624	46%	\$28,681	49%
Airfield Maintenance	\$6,445	\$6,294	\$3,997	\$6,755	\$23,490	\$24,922	\$17,428	\$2,687	\$11,216	\$56,253	139%	\$36,032	45%
Grounds Maintenance	\$8,781	\$1,812	\$3,401	\$8,159	\$22,153	\$6,305	\$3,749	\$3,366	\$6,016	\$19,437	-12%	\$172,254	2632%
Parking Lot Maintenance	\$4,559	\$8,123	\$9,826	\$5,338	\$27,845	\$4,350	\$5,766	\$9,726	\$6,922	\$26,764	-4%	\$18,719	330%
New Tools & Equip	\$128,404	\$0	\$8,970	\$3,421	\$140,795	\$1,764	\$14,870	\$1,904	\$8,830	\$27,368	-81%	\$7,868	346%
Fuel Storage Facility Maint	\$6,070	\$3,027	\$181,710	\$9,600	\$200,407	\$197,110	\$1,200	\$1,992	\$92,483	\$292,785	46%	\$1,415	-99%
Snow Removal & Maintenance	\$0	\$0	\$0	\$538	\$538	\$0	\$0	\$8,728	\$700	\$9,428	999%+	\$0	--
Bldg&Eq: Maint & Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$452	\$2,216	\$2,247	\$4,916	--	\$4,504	--
Custodial: Cleaning Supplies	\$13,096	\$9,721	\$16,691	\$7,453	\$46,960	\$8,462	\$9,597	\$16,051	\$7,515	\$41,624	-11%	\$15,434	82%
	\$332,349	\$91,920	\$335,317	\$122,348	\$881,934	\$365,669	\$127,147	\$139,613	\$280,356	\$912,785	3%	\$415,993	14%
Utilities													
Electricity	\$103,807	\$95,612	\$96,764	\$124,426	\$420,609	\$133,423	\$97,437	\$79,830	\$132,446	\$443,135	5%	\$137,494	3%
Fuel Oil	\$22,986	\$1,084	\$9,899	\$36,802	\$70,771	\$21,400	\$3,307	\$7,387	\$34,350	\$66,444	-6%	\$41,202	93%
Gas & Diesel	\$15,468	\$16,470	\$11,613	\$15,900	\$59,451	\$15,536	\$19,832	\$11,657	\$22,027	\$69,051	16%	\$25,566	65%
Propane	\$361	\$0	\$1,737	\$3,664	\$5,763	\$1,977	\$0	\$1,835	\$10,289	\$14,101	145%	\$3,582	81%
Water	\$9,597	\$12,746	\$7,160	\$7,134	\$36,636	\$11,056	\$16,791	\$12,811	\$10,196	\$50,855	39%	\$16,827	52%
Rubbish Pickup	\$16,822	\$9,860	\$11,300	\$4,136	\$42,117	\$18,849	\$6,611	\$30,309	\$7,077	\$62,845	49%	\$8,705	-54%
Telephone	\$5,876	\$10,497	\$6,872	\$4,889	\$28,134	\$6,772	\$4,096	\$4,147	\$6,977	\$21,992	-22%	\$6,025	-11%
Internet	\$5,668	\$6,588	\$5,171	\$6,414	\$23,841	\$7,614	\$6,983	\$6,090	\$7,666	\$28,353	19%	\$8,635	13%
	\$180,585	\$152,856	\$150,516	\$203,364	\$687,322	\$216,628	\$155,057	\$154,065	\$231,027	\$756,776	10%	\$248,036	14%
Insurance													
Auto & Liability	\$61,872	\$81,932	\$79,190	\$79,190	\$302,182	\$79,190	\$87,060	\$87,060	\$87,060	\$340,368	13%	\$87,060	10%
	\$61,872	\$81,932	\$79,190	\$79,190	\$302,182	\$79,190	\$87,060	\$87,060	\$87,060	\$340,368	13%	\$87,060	10%

	Apr-Jun 24	Jul-Sep 24	Oct-Dec 24	Jan-Mar 25	2024 Season	Apr-Jun 25	Jul-Sep 25	Oct-Dec 25	Jan-Mar 26	2025 Season	24->25	Apr-Jun 26	25->26
Employee Housing													
Rent Employee Housing	\$0	\$0	\$0	\$22,400	\$22,400	\$19,600	\$0	\$0	\$0	\$19,600	-13%	\$0	-100%
16 Kittiwake: Rep & Maint	\$0	\$0	\$0	\$0	\$0	\$0	\$2,511	\$238	\$495	\$3,245	--	\$0	--
16 Kittiwake: Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$1,334	\$359	(\$1,334)	\$359	--		--
Nobadeer Dorm: Rep & Maint	\$0	\$0	\$0	\$0	\$0	\$583	\$2,069	\$10,200	\$0	\$12,852	--	\$10,935	1777%
Nobadeer Dorm: Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$5,859	\$7,421	\$6,731	\$20,011	--	\$5,387	--
Thompson House: Rep & Maint	\$1,801	\$3,219	\$360	\$1,073	\$6,453	\$3,237	\$97	\$649	\$0	\$3,983	-38%	\$3,212	-1%
Thompson House: Utilities	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$1,576</u>	<u>\$126</u>	<u>\$239</u>	<u>\$1,940</u>	--	<u>\$1,125</u>	--
	\$1,801	\$3,219	\$360	\$23,473	\$28,853	\$23,419	\$13,447	\$18,994	\$6,130	\$61,990	115%	\$20,658	-12%
Supplies													
Misc Purch FBO/Pilot Services	\$12,924	\$12,349	\$14,693	\$7,619	\$47,585	\$14,263	\$9,446	\$49,040	\$9,414	\$82,163	73%	\$18,081	27%
Misc Purchases: Operations	\$34,066	\$10,787	\$6,215	\$41,474	\$92,542	\$20,098	\$1,500	\$10,432	\$9,719	\$41,749	-55%	\$36,449	81%
Personnel Uniforms	\$5,986	\$4,949	\$4,864	\$2,632	\$18,432	\$7,604	\$4,663	\$6,026	\$4,298	\$22,591	23%	\$13,597	79%
Safety: Uniforms	<u>\$0</u>	<u>\$3,698</u>	<u>\$0</u>	<u>\$2,317</u>	<u>\$6,015</u>	<u>\$49</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$49</u>	-99%	<u>\$647</u>	1221%
	\$52,976	\$31,784	\$25,771	\$54,043	\$164,574	\$42,014	\$15,610	\$65,498	\$23,431	\$146,553	-11%	\$68,774	64%
Town Services													
Town Services	<u>\$50,000</u>	<u>\$50,000</u>	<u>\$50,000</u>	<u>\$50,000</u>	<u>\$200,000</u>	<u>\$50,000</u>	<u>\$50,000</u>	<u>\$50,000</u>	<u>\$50,000</u>	<u>\$200,000</u>	0%	<u>\$50,000</u>	0%
	\$50,000	\$50,000	\$50,000	\$50,000	\$200,000	\$50,000	\$50,000	\$50,000	\$50,000	\$200,000	0%	\$50,000	0%
Admin & Other Expenses													
Office Equipment Leases	\$3,918	\$3,918	\$3,918	\$3,252	\$15,005	\$3,952	\$3,952	\$3,952	\$3,952	\$15,808	5%	\$4,022	2%
Office Equipment	\$0	\$590	\$814	\$333	\$1,737	\$1,163	\$0	\$3,411	\$10,508	\$15,082	768%	\$135	-88%
Postage Meter Rent	\$207	\$207	\$207	\$207	\$828	\$207	\$207	\$207	\$0	\$621	-25%	\$414	100%
Advertising	\$3,687	\$0	\$5,453	\$4,509	\$13,650	\$1,656	\$2,051	\$201	\$1,342	\$5,251	-62%	\$2,081	26%
Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	--	\$0	--
Freight	\$3,865	\$528	\$0	\$601	\$4,994	\$2,482	\$0	\$2,470	\$229	\$5,181	4%	\$1,361	-45%
Postage/Fedex	\$265	\$2,000	\$16	\$157	\$2,438	\$359	\$45	\$72	\$0	\$475	-80%	\$391	9%
Licenses & Taxes	\$0	\$0	\$154	\$30	\$184	\$451	\$100	\$369	\$1,153	\$2,073	999%+	\$435	-4%
Office Supplies	\$3,409	\$3,898	\$3,313	\$3,024	\$13,644	\$1,816	\$1,442	\$1,663	\$2,103	\$7,025	-49%	\$2,995	65%
In State-Mileage/Car Allow	\$2,458	\$1,027	\$5,336	\$5,399	\$14,220	\$7,129	\$349	\$1,157	\$764	\$9,399	-34%	\$13,967	96%
In-State Misc Travel	\$2,096	\$2,002	\$4,569	\$2,491	\$11,157	\$6,170	\$629	\$1,869	\$654	\$9,323	-16%	\$16,324	165%
Out-State General	\$829	\$2,057	\$2,103	\$1,632	\$6,621	\$3,902	\$0	\$998	\$325	\$5,225	-21%	\$2,912	-25%
In-State Seminars, Prof Ga	\$900	\$1,270	\$0	\$0	\$2,170	\$0	\$0	\$1,765	\$1,900	\$3,665	69%	\$1,770	--
Professional Development	\$0	\$612	\$0	\$679	\$1,291	\$30,269	\$980	\$710	\$610	\$32,569	999%+	\$14,284	-53%
Memberships & Dues	\$683	\$275	\$8,600	\$2,356	\$11,914	\$733	\$975	\$975	\$2,015	\$4,698	-61%	\$795	8%
Books/Subscriptions	<u>\$327</u>	<u>\$1,795</u>	<u>\$0</u>	<u>\$0</u>	<u>\$2,122</u>	<u>\$327</u>	<u>\$1,795</u>	<u>\$0</u>	<u>\$0</u>	<u>\$2,122</u>	0%	<u>\$267</u>	-18%
	\$22,644	\$20,178	\$34,483	\$24,670	\$101,976	\$60,617	\$12,526	\$19,818	\$25,556	\$118,518	16%	\$62,153	3%
Contingency													
Contingency	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	--	<u>\$0</u>	--
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	--	\$0	--
Total Expenses	<u>\$2,418,278</u>	<u>\$2,629,466</u>	<u>\$2,293,465</u>	<u>\$1,805,394</u>	<u>\$9,146,602</u>	<u>\$2,880,184</u>	<u>\$2,884,741</u>	<u>\$2,223,280</u>	<u>\$2,003,054</u>	<u>\$9,991,259</u>	9%	<u>\$2,900,316</u>	1%
EBITDA	\$212,133	\$8,751,808	\$775,916	(\$529,720)	\$9,210,137	\$1,680,464	\$11,102,470	\$1,360,377	(\$795,828)	\$13,347,481	45%	\$2,784,904	66%
Other (Income) and Expense													
Interest on Investments	(\$279,941)	(\$441,598)	(\$458,114)	(\$445,919)	(\$1,625,573)	(\$272,424)	(\$326,712)	(\$363,366)	(\$336,586)	(\$1,299,089)	-20%	(\$284,100)	4%
Depreciation (non-cash)	\$729,302	\$729,302	\$729,302	\$729,302	\$2,917,208	\$729,302	\$729,302	\$729,302	\$729,302	\$2,917,208	0%	\$729,302	0%
OPEB Liability (non-cash)	\$86,340	\$60,775	\$60,775	\$60,775	\$268,664	\$60,775	\$39,317	\$39,317	\$39,317	\$178,724	-33%	\$39,317	-35%
Settlements	\$0	\$0	\$612	\$0	\$612	\$25,000	\$0	\$50,000	\$0	\$75,000	999%+	\$23,319	-7%
Debt Service BAN Interest	\$156,305	\$0	\$137,340	\$343,080	\$636,725	\$0	\$42,672	\$0	\$0	\$42,672	-93%	\$160,004	--
Debt Service Interest	<u>\$25,925</u>	<u>\$65,362</u>	<u>\$23,675</u>	<u>\$62,617</u>	<u>\$177,579</u>	<u>\$23,550</u>	<u>\$57,742</u>	<u>\$21,300</u>	<u>\$54,992</u>	<u>\$157,584</u>	-11%	<u>\$21,300</u>	-10%
	\$717,930	\$413,840	\$493,590	\$749,854	\$2,375,215	\$566,202	\$542,321	\$476,552	\$487,024	\$2,072,100	-13%	\$689,142	22%
Net Income	<u>(\$505,797)</u>	<u>\$8,337,968</u>	<u>\$282,326</u>	<u>(\$1,279,574)</u>	<u>\$6,834,922</u>	<u>\$1,114,262</u>	<u>\$10,560,149</u>	<u>\$883,824</u>	<u>(\$1,282,852)</u>	<u>\$11,275,382</u>	65%	<u>\$3,474,046</u>	212%
Cash for CapEx & Debt Service	<u>\$309,845</u>	<u>\$9,128,044</u>	<u>\$1,072,403</u>	<u>(\$489,498)</u>	<u>\$10,020,794</u>	<u>\$1,904,338</u>	<u>\$11,328,767</u>	<u>\$1,652,443</u>	<u>(\$514,234)</u>	<u>\$14,371,314</u>	43%	<u>\$4,242,665</u>	123%

Title	Year	Total Project Cost	Funding Source (ASMP funding is not guaranteed)		
			MassDOT	FAA	ACK
AIP: Replacement: Snow Removal Equipment (Snow Blower with Broom Attachment)	2028	\$ 1,100,000.00	\$ 55,000.00	\$ 990,000.00	\$ 55,000.00
ARFF Building Rehab – Roof Repair and Gutters	2028	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00
ASMP: Replacement Airport 11 Airfield Operations Pickup Truck	2028	\$ 80,000.00	\$ 64,000.00	\$ -	\$ 16,000.00
ASMP: Replacement Airport Administration Vehicle Mobile 1	2028	\$ 60,000.00	\$ 48,000.00	\$ -	\$ 12,000.00
Employee Housing Phase III	2028	\$ 3,400,000.00	\$ -	\$ -	\$ 3,400,000.00
Fuel Farm Expansion	2028	\$ 10,000,000.00	\$ -	\$ -	\$ 10,000,000.00
Perimeter Road Security Fence Replacement	2028	\$ 300,000.00	\$ -	\$ -	\$ 300,000.00
PFAS Remediation Phase IV	2028	\$ 10,000,000.00	\$ -	\$ -	\$ 10,000,000.00
Replacement: Airfield Grounds & Equipment Tractor 2 with Mower Deck	2028	\$ 120,000.00	\$ -	\$ -	\$ 120,000.00
Solar	2028	\$ 2,000,000.00	\$ -	\$ -	\$ 2,000,000.00
Terminal Auto Parking Lot Rehabilitation and Lights	2028	\$ 2,200,000.00	\$ -	\$ -	\$ 2,200,000.00
Terminal Improvements (Supplemental Funding)	2028	\$ 26,000,000.00	\$ -	\$ -	\$ 26,000,000.00
T-Hangar Site Development	2028	\$ 2,500,000.00	\$ -	\$ -	\$ 2,500,000.00
		\$ 58,260,000.00	\$ 167,000.00	\$ 990,000.00	\$ 57,103,000.00

Title	Year	Total Project Cost	MassDOT	FAA	ACK
Aircraft Charging Station	2029	\$ 1,000,000.00	\$ -	\$ -	\$ 1,000,000.00
ASMP: Replacement Aircraft Tug	2029	\$ 150,000.00	\$ 120,000.00	\$ -	\$ 30,000.00
ASMP: Replacement Airport 18 Terminal & Landside Janitorial Vehicle	2029	\$ 100,000.00	\$ 80,000.00	\$ -	\$ 20,000.00
ASMP: Replacement Airport 19 Security Vehicle	2029	\$ 90,000.00	\$ 72,000.00	\$ -	\$ 18,000.00
ASMP: Replacement Airport 6 Airfield Maintenance Vehicle	2029	\$ 100,000.00	\$ 80,000.00	\$ -	\$ 20,000.00
Employee Housing - Replacement of Thompson House	2029	\$ 4,500,000.00	\$ -	\$ -	\$ 4,500,000.00
Replacement: Two Golf Carts	2029	\$ 80,000.00	\$ -	\$ -	\$ 80,000.00
SRE Expansion - direct access to airfield, SIDA control, pave between fence and building	2029	\$ 5,000,000.00	\$ -	\$ -	\$ 5,000,000.00
		\$ 11,020,000.00	\$ 352,000.00	\$ -	\$ 10,668,000.00

Title	Year	Total Project Cost	MassDOT	FAA	ACK
AIP: Reconstruct Runway 6-24, Reconstruct Stub Taxiways and Airfield Lighting Project	2030	\$ 136,000,000.00	\$ 6,800,000.00	\$ 122,400,000.00	\$ 6,800,000.00
ASMP: ARFF Building Expansion	2030	\$ 1,600,000.00	\$ 1,280,000.00	\$ -	\$ 320,000.00
ASMP: Replacement Airport 8 Airfield Maintenance Vehicle	2030	\$ 100,000.00	\$ 80,000.00	\$ -	\$ 20,000.00
ASMP: Replacement Deice Truck 1	2030	\$ 500,000.00	\$ 400,000.00	\$ -	\$ 100,000.00
FBO/Administration Building Expansion	2030	\$ 4,200,000.00	\$ -	\$ -	\$ 4,200,000.00
Replacement: Boom Lift Maintenance Equipment	2030	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00
Replacement: Bus 3 Crew and Passenger Transportation	2030	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00
		\$ 142,750,000.00	\$ 8,560,000.00	\$ 122,400,000.00	\$ 11,790,000.00

Title	Year	Total Project Cost	MassDOT	FAA	ACK
AIP: Taxiway B Offset and Airfield Signs	2031	\$ 4,300,000.00	\$ 215,000.00	\$ 3,870,000.00	\$ 215,000.00
AIP: Taxiway C Offset	2031	\$ 4,300,000.00	\$ 215,000.00	\$ 3,870,000.00	\$ 215,000.00
ASMP: Hangar 5 & 6 Removal	2031	\$ 710,000.00	\$ 568,000.00	\$ -	\$ 142,000.00
ASMP: Replacement Aircraft Tug	2031	\$ 150,000.00	\$ 120,000.00	\$ -	\$ 30,000.00
ASMP: Replacement Airport 17 Airfield Maintenance Vehicle	2031	\$ 60,000.00	\$ 48,000.00	\$ -	\$ 12,000.00

ASMP: Replacement Airport 9 Airfield Maintenance Vehicle
ASMP: Replacement Loader 2 Airfield Maintenance Equipment
ASMP: Replacement Sweeper 1 Maintenance Equipment
Replacement: GPU 2

2031	\$	120,000.00	\$	96,000.00	\$	-	\$	24,000.00
2031	\$	400,000.00	\$	320,000.00	\$	-	\$	80,000.00
2031	\$	500,000.00	\$	400,000.00	\$	-	\$	100,000.00
2031	\$	175,000.00	\$	-	\$	-	\$	175,000.00
		\$ 10,715,000.00	\$	1,982,000.00	\$	7,740,000.00	\$	993,000.00

Title
AIP: Rehabilitate (Mill and Overlay) and Strengthen Runway 15-33
AIP: Replacement Blower 2 Airfield Snow Removal Equipment
AIP: Taxiway C Reconfiguration
ASMP: Replacement Two Baggage Tugs

Year	Total Project Cost		MassDOT		FAA		ACK	
2032	\$	26,200,000.00	\$	1,310,000.00	\$	23,580,000.00	\$	1,310,000.00
2032	\$	1,200,000.00	\$	60,000.00	\$	1,080,000.00	\$	60,000.00
2032	\$	12,200,000.00	\$	610,000.00	\$	10,980,000.00	\$	610,000.00
2032	\$	160,000.00	\$	128,000.00	\$	-	\$	32,000.00
	\$	39,760,000.00	\$	2,108,000.00	\$	35,640,000.00	\$	2,012,000.00

Title
AIP: North Ramp Paving & T-hangar development - Permitting & environmental Phase I (41,300SF)
AIP: Taxiway F Relocation
AIP: Runway 33 - Taxiway C Intersection Reconstruction

Year	Total Project Cost		MassDOT	FAA	ACK
2033	\$	5,800,000.00	\$ 290,000.00	\$ 5,220,000.00	\$ 290,000.00
2033	\$	13,000,000.00	\$ 650,000.00	\$ 11,700,000.00	\$ 650,000.00
2033	\$	12,800,000.00	\$ 640,000.00	\$ 11,520,000.00	\$ 640,000.00
	\$	31,600,000.00	\$ 1,580,000.00	\$ 28,440,000.00	\$ 1,580,000.00

GRAND TOTAL **\$ 294,105,000.00** **\$ 14,749,000.00** **\$ 195,210,000.00** **\$ 84,146,000.00**



Airport Enterprise Fund

Quarterly Financial Report

Fourth Fiscal Quarter

Ended June 30, 2026



Table of Contents

Financial Highlights.....	1
Airport Summary.....	2
Airport Fuel Sales Revenue.....	3
Airport Revenue Charts.....	4
Airport Revenue Detail.....	5,6
Airport Expense Detail.....	7,8
Outstanding Long-term Debt.....	9

Airport Financial Highlights

Airport Revenues

Total airport revenue collected in FY2026 was \$36,045,943, representing an increase of \$5,839,413 (+19%) compared to the previous fiscal year's total of \$30,206,530. The primary driver of this year-over-year growth was fuel sales revenue.

Total fuel sales, including both the fuel revolver and operating revenue, increased by \$4,894,534, or 29%, compared to FY2025. The fuel revolver spending limit increased from \$8,500,000 in FY2025 to \$11,000,000 in FY2026, supporting the increase in fuel activity and general fuel cost.

FBO services and Rental income were up \$451,113 (+11%) and \$391,461 (+11%), respectively. Fee Income, which includes airline landing & ramp fees grew by \$137,387 (+6%) compared to FY2025. Vehicle revenue which includes parking lot fees, parking tickets and taxi permits increased as well by \$98,839 (+18%).

The only revenue category to decline was interest on investments, which decreased by \$307,291, or 19%. This decline was primarily attributable to lower market interest rates compared to the prior fiscal year.

Overall, total revenue, including other financing sources, reached 140% of the annual budget for the twelve-month reporting period. This strong performance reflects significant growth across the Airport's key revenue categories.

Airport Expenses

Operating expenses, excluding debt service, totaled \$20,371,598 for FY2026, a decrease of \$327,278 (-2%) compared to FY2025. The primary driver of the year-over-year decrease was the acquisition of employee housing in FY2025. Excluding the \$2.4 million employee housing purchase, FY2025 operating expenses totaled \$17,967,982. On this adjusted basis, FY2026 operating expenses increased by approximately \$2.4 million, primarily due to higher fuel costs.

Fuel was the largest expense and the primary driver of the year-over-year increase. Fuel purchases totaled nearly \$1.9 million more than in FY2025, an increase of 24%.

Fixed Base Operations (FBO) and Services & Maintenance expenses increased by \$121,669 (+17%) and \$199,861 (+18%), respectively, largely due to several unexpected repairs and maintenance expenses that were required during the year. Administrative expenses, which include utilities and professional services, decreased by \$158,639 (-9%) compared to the prior year.

Payroll, Medicare, health insurance, and retirement expenses all increased year over year, which is normal and expected due to contractual increases, staffing, and benefit costs.

General insurance expenses also increased by \$92,421 (+27%).

Debt service interest expense decreased by \$297,614, primarily due to lower short-term Bond Anticipation Note (BAN) borrowing and the related debt service schedule.

Overall, operating expenses, including debt service, finished the twelve-month period at 85% of the annual budget allocation.

Airport Summary

TOWN OF NANTUCKET AIRPORT - ENTERPRISE FUND

Operating Revenues and Expenses for the Twelve Months Ended June 30, 2026

	Budget	Twelve Months Ended June 30	
	FY2026	FY2026	FY2025
Revenue - Includes Airport Revolving Fund	\$ 24,664,250	\$ 36,045,943	\$ 30,206,530
Expenses - Includes Airport Revolving Fund	25,087,181	21,204,609	21,814,300
Net Earnings	(422,931)	14,841,334	8,392,230
Transfer from Retained Earnings	-	-	-
Net Earnings after Retained Earnings Transfer	\$ (422,931)	\$ 14,841,334	\$ 8,392,230
Net Sources / (Uses):			
Article #- GF Subsidy	\$ -	\$ -	\$ -
Encumbrance Carryforwards	22,931	20,431	22,536
Fuel Revolver Fund Balance Unavailable for Retained Earnings Calculation	-	(1,423,633)	(802,740)
Transfer from Special Revenue Funds (Fuel Revolver)	-	-	-
Transfer from Passenger Facility Charge Reserve (Retained Earnings)	400,000	400,000	400,000
ATM Budget Transfer from Retained Earnings		-	-
Surplus(Deficit)	0	\$ 13,838,132	\$ 8,012,026

Certified Retained Earnings As of July 01, 2025	\$ 11,724,111
Less: Passenger Facility Charge - Actual FY26 Revenue	(763,907)
Less: Amount allocated at 2026 ATM, A2	(540)
Less: Amount allocated at 2026 ATM, A3	(10,017,773)
Less: Amount allocated at 2026 ATM, A19	(650,000)
Less: Amount allocated at 2026 ATM, A30	(100,000)
Plus: Current Surplus as of June 30, 2026	\$ 13,838,132
Projected Balance as of June 30, 2026 ⁽¹⁾⁽²⁾	\$ 14,030,022

(1) Revenues remain a projection, until certified by the Department of Revenue, therefore this is only a projection as of this point in time, until Retained Earnings go through the Certification process.

(2) Actual balance will be lower due to encumbrances that are carried forward

Airport Revenues

Where does the money come from?

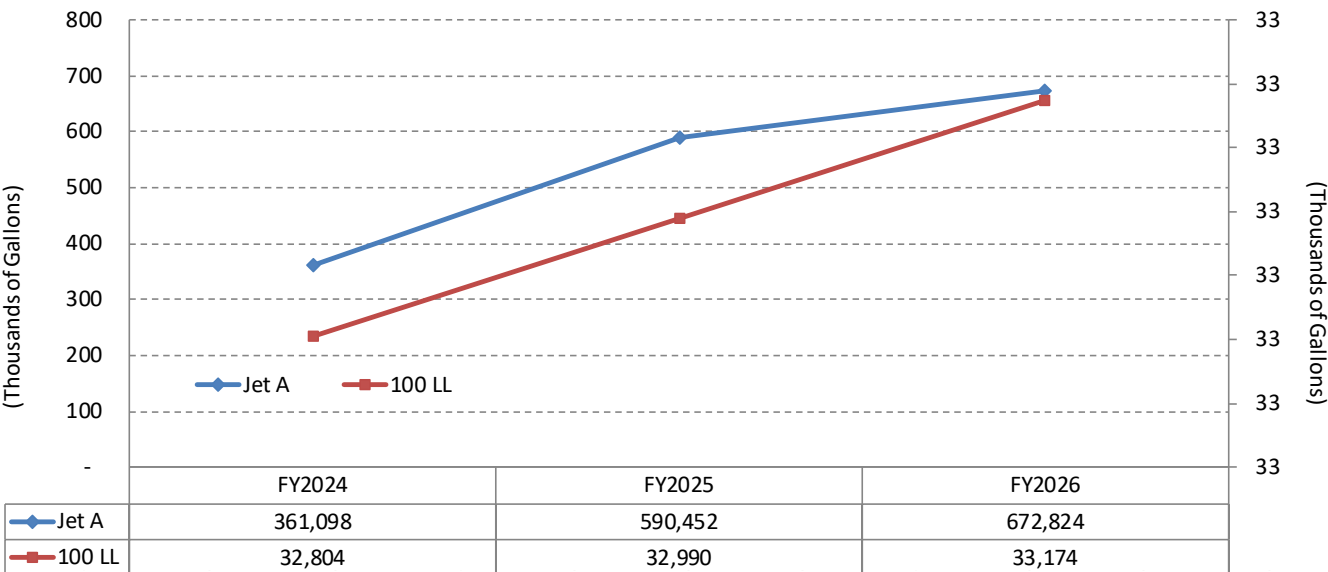
Aviation Fuel Revolving Fund - FY2026 vs. FY2025

	FY2026	FY2025
Total Fuel Sales (Revolver & Operating)	\$ 21,939,538	\$ 17,045,004
Less: Fuel Purchases*	(9,576,367)	(7,697,260)
Less: Non Fuel Purchases	-	-
Gross Profit	12,363,172	9,347,744
Revolver Revenue Only	11,000,000	8,500,000
Less: Fuel Purchases*	(9,576,367)	(7,697,260)
Less: Non Fuel Purchases	-	-
Unallocable Portion of Gross Profit	1,423,633	802,740
Profit to be Applied to Op Budget	\$ 10,939,538	\$ 8,545,004

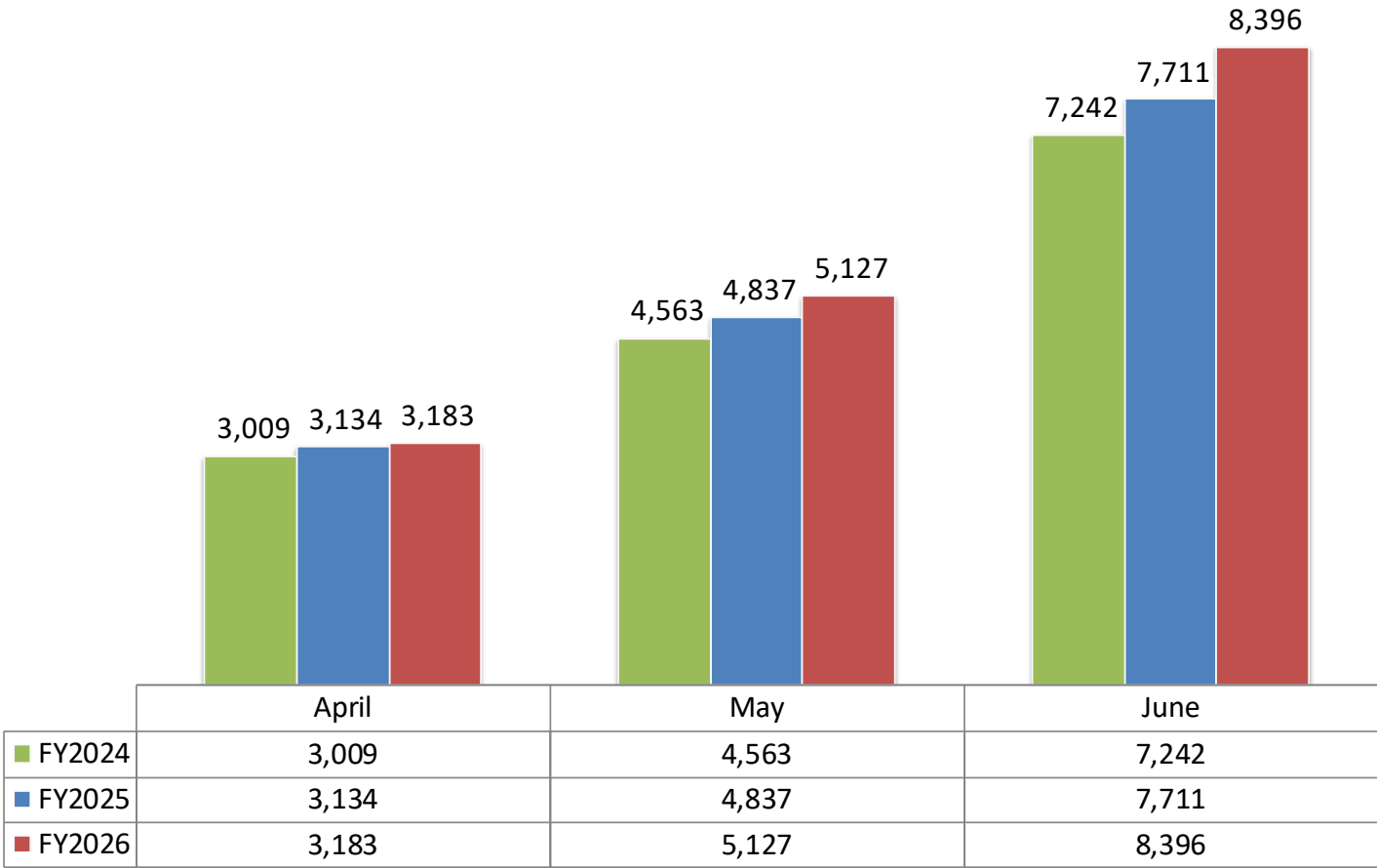
Airport Revenues

Where does the money come from?

4TH QUARTER FUEL SALES BY GALLON



Fourth Quarter Airport Operations Count - FY2024 to FY2026





Airport Revenues

Most Recent Quarter

Operating Revenue for the Quarter Ended June 30, 2026

REVENUE	Quarter Ended June 30		QTR/QTR		FY2026 Budget Quarter
	FY2026	FY2025	\$ Change	% Change	
Fixed Base Operations (FBO) \$	1,187,884	\$ 989,898	\$ 197,985	20%	\$ 992,124
Revolver: Fuel Sales	11,000,000	8,500,000	2,500,000	29%	2,750,000
Jet Fuel Sales in Excess of Revolving Fund	3,461,954	1,741,499	1,720,455	99%	612,500
Passenger Facility Charge	236,635	103,551	133,083	129%	137,500
Rental Income	1,085,174	910,774	174,400	19%	872,689
Fee Income	195,814	156,810	39,004	25%	494,250
Vehicle Income	148,912	125,811	23,101	18%	84,250
Interest on Investments	284,100	272,424	11,676	4%	162,500
Other Income	91,470	62,108	29,362	47%	60,250
Total Revenue*	\$ 17,691,942	\$ 12,862,876	\$ 4,829,066	38%	\$ 6,166,063
OTHER FINANCING SOURCES	FY2026	FY2025	\$ Change	% Change	Quarter
General Fund Subsidy \$	-	\$ -	\$ -	na	\$ -
ATM Budget Transfer from Retained Earnings	-	-	-	na	-
Transfer from Special Revenue Funds (Fuel Revolver)	-	-	-	na	-
Transfer from Passenger Facility Charge Reserve (Retained Earnings)	400,000	400,000	-	0%	-
Transfer from Stabilization Fund	-	-	-	na	-
Encumbrance Carryforward	19,500	-	19,500	na	-
Fuel Revolver Fund Balance Unavailable for R/E Calculation (YTD Only)	(1,423,633)	(802,740)	(620,893)	77%	-
Voted Use of Certified Retained Earnings - Operations	-	-	-	na	-
Total Other Financing Sources	\$ (1,004,133)	\$ (402,740)	\$ (601,393)	149%	\$ -
TOTAL REVENUE AND OTHER FINANCING SOURCES	\$ 16,687,809	\$ 12,460,136	\$ 4,227,673	34%	\$ 6,166,063



Airport Revenues

Results for 12 Months Ended June 30, 2026

Operating Revenue for the Twelve Months Ended June 30, 2026

REVENUE	Twelve Months Ended June 30		YTD/YTD		FY2026 Budget Annual w/ Carryfwd	% of Budget
	FY2026	FY2025	\$ Change	% Change		
Fixed Base Operations (FBO)	\$ 4,696,104	\$ 4,244,992	\$ 451,113	11%	\$ 3,968,495	118%
Revolver: Fuel Sales	11,000,000	8,500,000	2,500,000	29%	11,000,000	100%
Jet Fuel Sales in Excess of Revolving Fund	10,939,538	8,545,004	2,394,534	28%	2,450,000	447%
Passenger Facility Charge	763,907	644,727	119,180	18%	550,000	139%
Rental Income	4,029,442	3,637,981	391,461	11%	3,490,755	115%
Fee Income	2,293,385	2,155,998	137,387	6%	1,977,000	116%
Vehicle Income	646,977	548,138	98,839	18%	337,000	192%
Interest on Investments	1,310,765	1,618,056	(307,291)	(19%)	650,000	202%
Other Income	365,824	311,634	54,190	17%	241,000	152%
Total Revenue*	\$ 36,045,943	\$ 30,206,530	\$ 5,839,413	19%	\$ 24,664,250	146%

OTHER FINANCING SOURCES	FY2026	FY2025	\$ Change	% Change	FY2026 Budget	Budget Used
General Fund Subsidy	\$ -	\$ -	\$ -	na	\$ -	na
ATM Budget Transfer from Retained Earnings	-	-	-	na	-	na
Transfer from Special Revenue Funds (Fuel Revolver)	-	-	-	na	-	na
Transfer from Passenger Facility Charge Reserve (Retained Earnings)	400,000	400,000	-	0%	400,000	100%
Transfer from Stabilization Fund	-	-	-	na	-	na
Encumbrance Carryforward	20,431	22,536	(2,106)	(9%)	22,931	89%
Fuel Revolver Fund Balance Unavailable for R/E Calculation (YTD Only)	(1,423,633)	(802,740)	(620,893)	77%	-	na
Voted Use of Certified Retained Earnings - Operations	-	-	-	na	-	na
Total Other Financing Sources	\$ (1,003,202)	\$ (380,204)	\$ (622,999)	164%	422,931	(237%)

TOTAL REVENUE AND OTHER FINANCING SOURCES	\$ 35,042,740	\$ 29,826,326	\$ 5,216,414	17%	\$ 25,087,181	140%
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Airport Expenses

Most Recent Quarter

Operating Expenses for the Quarter Ended June 30, 2026

OPERATING EXPENSES WITHOUT DEBT	Quarter Ended June 30		QTR/QTR		FY2026 Budget
	FY2026	FY2025	\$ Change	% Change	Quarter
Payroll - Salary	\$ 1,315,832	\$ 1,338,369	\$ (22,537)	(2%)	\$ 1,184,836
Medicare P/R Tax Expense	18,580	18,977	(397)	(2%)	14,896
Medical Insurance	327,790	312,656	15,133	5%	346,775
Barnstable County Retirement	-	-	-	na	216,458
Fixed Based Operations	244,877	148,703	96,174	65%	217,480
Revolver: Cost of Fuel	3,024,148	1,921,997	1,102,151	57%	2,750,000
Revolver: Fuel Storage Facility Maintenance	-	-	-	na	-
Jet Fuel Expense in Excess of Revolving Fund	-	-	-	na	-
Operations	66,075	67,066	(990)	(1%)	57,564
Services & Maintenance	501,292	430,291	71,001	17%	498,853
Administration	503,320	561,921	(58,601)	(10%)	526,650
General Insurance	286,553	237,841	48,712	20%	100,700
Indirect Costs	50,000	50,000	-	0%	50,000
Other	-	2,307,063	(2,307,063)	(100%)	25,000
Total Expenditures - Excluding Debt Service	\$ 6,338,467	\$ 7,394,883	\$ (1,056,416)	(14%)	\$ 5,989,212
DEBT SERVICE					
	FY2026	FY2025	\$ Change	% Change	Quarter
Principal	\$ 150,000	\$ 150,000	\$ -	0%	\$ 118,750
Interest	21,300	23,550	(2,250)	(10%)	38,834
Issuance Costs	-	-	-	na	-
BAN Costs, Principal, Interest	160,004	-	160,004	na	125,000
Other	-	-	-	na	-
Total Debt Service	\$ 331,304	\$ 173,550	\$ 157,754	91%	\$ 282,584
TOTAL OPERATING EXPENSES AND DEBT SERVICE	\$ 6,669,771	\$ 7,568,433	\$ (898,662)	(12%)	\$ 6,271,795



Airport Expenses

Results for 12 Months Ended June 30, 2026

Operating Expenses for the Twelve Months Ended June 30, 2026

OPERATING EXPENSES WITHOUT DEBT	Twelve Months Ended June 30		YTD/YTD		FY2026 Budget		% of Budget Used
	FY2026	FY2025	\$ Change	% Change	Annual w/ Carryfwd		
Payroll - Salary	\$ 4,322,493	\$ 4,205,969	\$ 116,524	3%	\$ 4,739,343		91%
Medicare P/R Tax Expense	61,001	59,421	1,580	3%	59,586		102%
Medical Insurance	1,103,387	979,994	123,392	13%	1,387,100		80%
Barnstable County Retirement	791,660	707,305	84,355	12%	865,830		91%
Fixed Based Operations	832,748	711,079	121,669	17%	869,920		96%
Revolver: Cost of Fuel	9,576,367	7,697,260	1,879,107	24%	11,000,000		87%
Revolver: Fuel Storage Facility Maintenance	-	-	-	na	-		na
Jet Fuel Expense in Excess of Revolving Fund	-	-	-	na	-		na
Operations	123,273	179,928	(56,655)	(31%)	230,255		54%
Services & Maintenance	1,305,600	1,105,739	199,861	18%	1,995,413		65%
Administration	1,620,278	1,778,917	(158,639)	(9%)	2,106,600		77%
General Insurance	434,791	342,370	92,421	27%	402,800		108%
Indirect Costs	200,000	200,000	-	0%	200,000		100%
Other	-	2,730,894	(2,730,894)	(100%)	100,000		0%
Total Expenditures - Excluding Debt Service	\$ 20,371,598	\$ 20,698,876	\$ (327,278)	(2%)	\$ 23,956,847		85%
DEBT SERVICE	FY2026	FY2025	\$ Change	% Change	Annual w/ Carryfwd		% of Budget Used
Principal	\$ 475,000	\$ 459,800	\$ 15,200	3%	\$ 475,000		100%
Interest	155,334	175,204	(19,870)	(11%)	155,334		100%
Issuance Costs	-	-	-	na	-		na
BAN Costs, Principal, Interest	202,677	480,420	(277,744)	(58%)	500,000		41%
Other	-	-	-	na	-		na
Total Debt Service	\$ 833,010	\$ 1,115,424	\$ (282,414)	(25%)	\$ 1,130,334		74%
TOTAL OPERATING EXPENSES AND DEBT SERVICE	\$ 21,204,609	\$ 21,814,300	\$ (609,691)	(27%)	\$ 25,087,181		85%



Outstanding Long-Term Debt

As of June 30, 2026

AIRPORT ENTERPRISE	DEBT ISSUE DATE	TOTAL PRINCIPAL PAYMENTS*	RETIREMENT FISCAL YEAR
REFI TERMINAL	11/18/2020	2,135,000.00	FY2036
ADMINISTRATION BUILDING	6/5/2014	1,200,000.00	FY2034
Cur Ref of June 7 2012- Airport Remodeling Hangars (OSS)	10/14/2021	25,725.00	FY2032
Cur Ref of June 7 2012- Airport Raze & Remove Annex (OSS)	10/14/2021	50,400.00	FY2032
Cur Ref of June 7 2012- Airport Landscape Fence (OSS)	10/14/2021	67,500.00	FY2032
Cur Ref of June 7 2012- Airport Admin Building (OSS)	10/14/2021	380,000.00	FY2032
Cur Ref of June 7 2012- Airport Ramp Lights (OSS)	10/14/2021	101,300.00	FY2032
Cur Ref of June 7 2012 Airport Ramp Electrification (OSS)	10/14/2021	24,400.00	FY2032
TOTAL AIRPORT LONG-TERM DEBT		3,984,325.00	

**This is total princip payments until retirement of the debt*

AIRPORT ENTERPRISE	DEBT ISSUE DATE	TOTAL INTEREST PAYMENTS*	RETIREMENT FISCAL YEAR
REFI TERMINAL	11/18/2020	321,400.00	FY2036
ADMINISTRATION BUILDING	6/5/2014	175,650.00	FY2034
Cur Ref of June 7 2012- Airport Remodeling Hangars (OSS)	10/14/2021	3,763.42	FY2032
Cur Ref of June 7 2012- Airport Raze & Remove Annex (OSS)	10/14/2021	7,182.00	FY2032
Cur Ref of June 7 2012- Airport Landscape Fence (OSS)	10/14/2021	8,801.50	FY2032
Cur Ref of June 7 2012- Airport Admin Building (OSS)	10/14/2021	54,075.00	FY2032
Cur Ref of June 7 2012- Airport Ramp Lights (OSS)	10/14/2021	14,406.00	FY2032
Cur Ref of June 7 2012 Airport Ramp Electrification (OSS)	10/14/2021	3,464.00	FY2032
TOTAL AIRPORT LONG-TERM DEBT INTEREST		588,741.92	

**This is total interest until retirement of the debt*



Nantucket Memorial Airport

Monthly Statistical Report

(June 2026)



Operations FY2025 - FY2026

	CY 2025						CY 2026						
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
Air Carrier	1,092	1,100	451	136	0	0	0	0	0	0	160	823	3,762
Air Taxi	6,364	6,452	4,687	2,727	1,834	1,880	1,071	919	1,261	1,883	3,177	4,759	37,014
General Aviation	3,456	3,744	2,596	1,598	1,034	908	698	626	867	1,174	1,702	2,685	21,088
Military	53	52	26	25	39	3	46	26	34	41	49	38	432
Total Itinerant	10,965	11,348	7,760	4,486	2,907	2,791	1,815	1,571	2,162	3,098	5,088	8,305	62,296
Civil	46	72	62	135	104	60	24	56	76	64	26	64	789
Military	10	23	8	13	2	4	22	8	3	21	13	27	154
Local	56	95	70	148	106	64	46	64	79	85	39	91	943
Total Operations	11,021	11,443	7,830	4,634	3,013	2,855	1,861	1,635	2,241	3,183	5,127	8,396	63,239
% Change	7%	35%	11%	1%	11%	-13%	2%	6%	17%	2%	6%	9%	

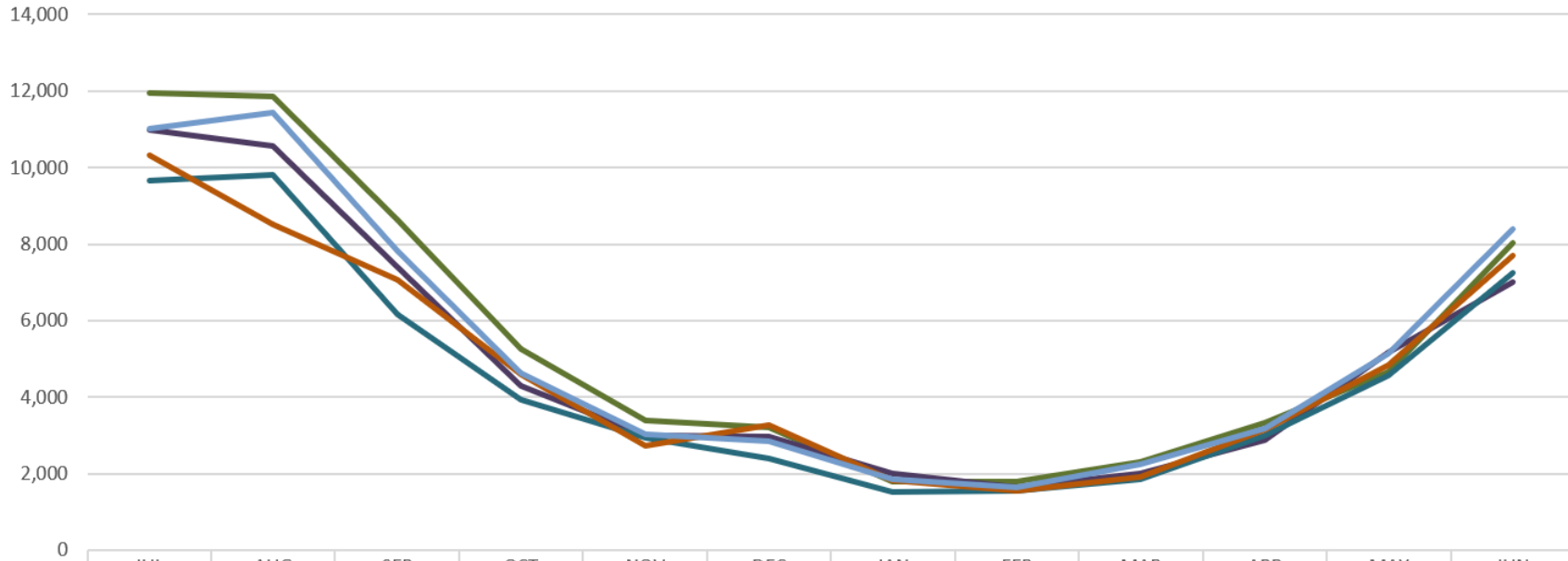
JUNE 2025 – JUNE 2026 Up 9%
YTD Up 10%

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	TOTAL	YTD %Change
Operations FY2022	11,938	11,873	8,636	5,255	3395	3,219	1,783	1,781	2,295	3,329	4,666	8,026	66,196	
Operations FY2023	10,998	10,568	7,389	4,281	2993	2,951	1,997	1,644	2,003	2,871	5,176	6,991	59,862	
Operations FY2024	9,661	9,811	6,155	3,927	2948	2,391	1,513	1,536	1,844	3,009	4,563	7,242	54,600	
Operations FY2025	10,312	8,506	7,077	4,583	2720	3,263	1,825	1,548	1,909	3,134	4,837	7,711	57,425	5%
Operations FY2026	11,021	11,443	7,830	4,634	3,013	2,855	1,861	1,635	2,241	3,183	5,127	8,396	63,239	10%



Operations FY2022 - FY2026

Operations FY2022 - FY2026



	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Operations FY2022	11,938	11,873	8,636	5,255	3,395	3,219	1,783	1,781	2,295	3,329	4,666	8,026
Operations FY2023	10,998	10,568	7,389	4,281	2,993	2,951	1,997	1,644	2,003	2,871	5,176	6,991
Operations FY2024	9,661	9,811	6,155	3,927	2,948	2,391	1,513	1,536	1,844	3,009	4,563	7,242
Operations FY2025	10,312	8,506	7,077	4,583	2,720	3,263	1,825	1,548	1,909	3,134	4,837	7,711
Operations FY2026	11,021	11,443	7,830	4,634	3,013	2,855	1,861	1,635	2,241	3,183	5,127	8,396

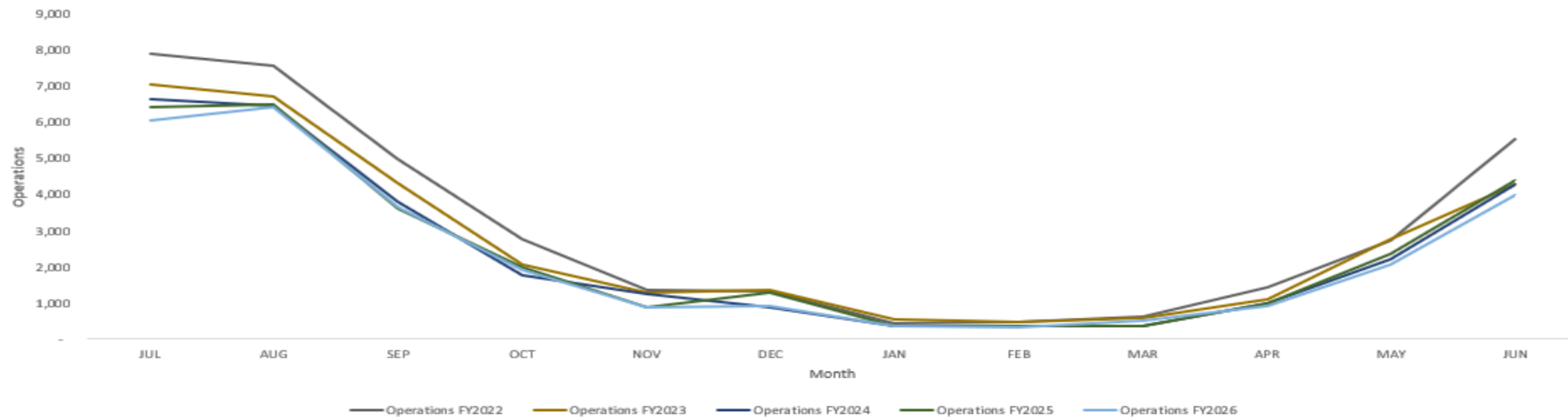


Nantucket Memorial Airport

JUNE 2026 SW Ramp Operations

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Total	% Change
Operations FY2014	4,710	4,974	2,518	1,082	544	678	212	218	310	726	1,598	3,090	20,660	
Operations FY2015	5,112	5,120	2,558	1,358	606	654	178	146	242	868	2,004	3,070	21,916	5.7%
Operations FY2016	5,988	5,680	3,344	1,414	800	868	312	344	462	794	2,120	3,536	25,662	14.6%
Operations FY2017	6,334	6,026	3,570	1,858	1,180	1,214	430	410	362	916	2,064	3,600	27,964	8.2%
Operations FY2018	6,096	6,262	3,146	1,834	1,208	1,082	336	418	468	940	1,962	3,702	27,454	-1.9%
Operations FY2019	5,780	6,500	3,370	1,664	1,116	824	462	342	426	832	2,038	3,452	26,806	-2.4%
Operations FY2020	5,884	6,222	3,398	1,314	808	980	320	360	184	292	1,032	3,336	24,130	-11.1%
Operations FY2021	6,270	6,562	4,738	2,724	1,514	724	562	536	830	1,102	2,682	5,480	33,724	39.8%
Operations FY2022	7,878	7,556	4,982	2,752	1,362	1,318	448	484	624	1,448	2,734	5,542	37,128	10.1%
Operations FY2023	7,060	6,726	4,314	2,068	1,294	1,374	548	470	584	1,102	2,774	4,290	32,604	-12.2%
Operations FY2024	6,634	6,448	3,804	1,750	1,254	868	356	366	350	1,000	2,198	4,262	29,290	-10.2%
Operations FY2025	6,406	6,474	3,620	1,990	882	1,292	362	354	362	998	2,352	4,372	29,464	0.6%
Operations FY2026	6,036	6,420	3,646	1,896	880	926	342	306	508	896	2,060	3,984	27,900	-5.3%
Operations FY2027														
Operations (Avg FY 2022-2026)	6,803	6,725	4,073	2,091	1,134	1,156	411	396	486	1,089	2,424	4,490		
% Change per month	-6%	-1%	0.7%	-5%	-0.2%	-28%	-6%	-14%	40%	-10.2%	-12.4%	-8.9%		

Southwest Ramp General Aviation Operations FY2022-2026





Passenger Enplanements FY2025 - FY2026

FY2026	AIRLINE	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
	Cape Air / Nantucket Air	3,843	3,942	4,340	2,695	1,616	1,939	1,106	989	1,307	1,992	2,700	2,997	29,466
	United Airlines	2,768	3,070	2,082	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	633	2,816	11,369
	Delta Airlines	5,153	5,153	1,256	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	2,076	4,902	18,540
	JetBlue Airways	16,342	19,184	12,969	5,498	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	1,561	9,267	64,821
	Tradewind Aviation	2,288	2,338	1,352	611	451	531	78	50	120	385	970	1,385	10,559
	AMERICAN	8,118	9,082	583	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	4,359	22,142
	Monthly Total	38,512	42,769	22,582	8,804	2,067	2,470	1,184	1,039	1,427	2,377	7,940	25,726	156,897
	% Change Prior Year	3%	13%	2%	-1%	1%	-18%	-10%	-1%	-6%	1%	13%	5%	

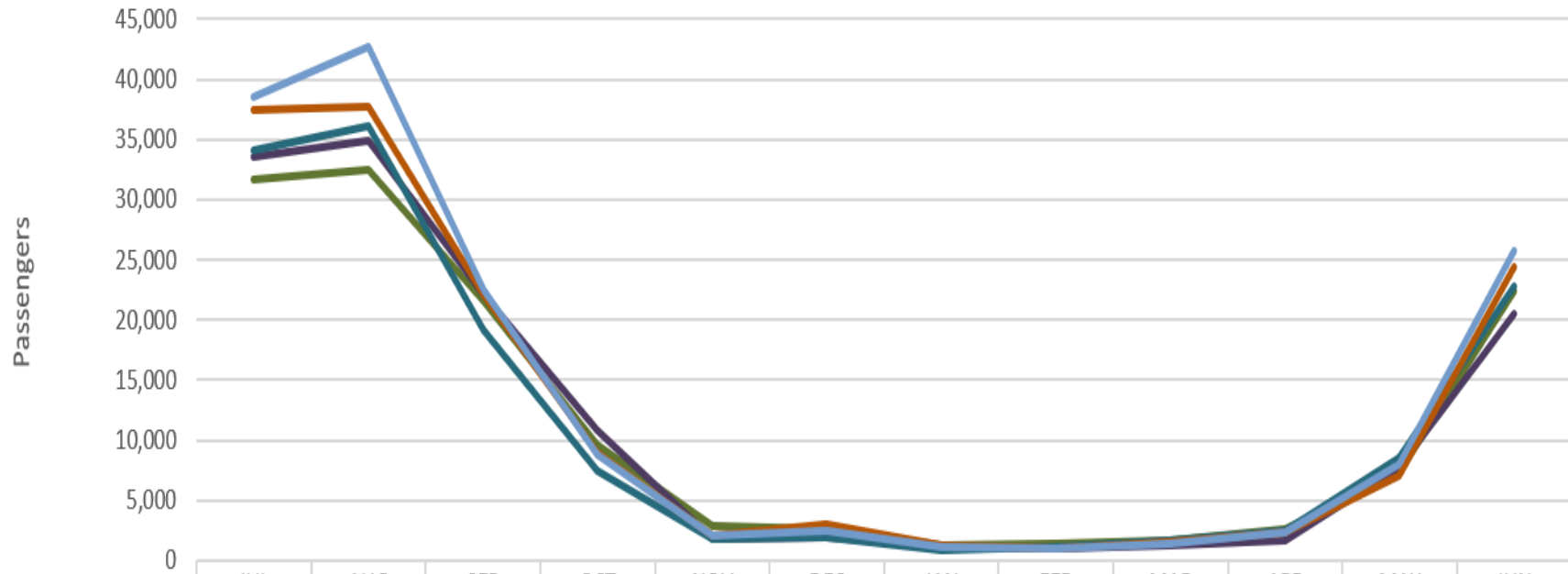
JUNE 2025 – JUNE 2026 UP 5%
YTD UP 5%

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	TOTAL	FYTD% Change
Enplanements FY 2022	31,729	33,997	21,614	9,654	2,874	2,603	1,324	1,402	1,723	2,558	7,305	22,360	139,143	
Enplanements FY 2023	33,511	34,956	22,178	10,872	1,841	1,894	1,181	1,058	1,250	1,670	7,759	20,443	138,613	-0.38%
Enplanements FY 2024	34,103	36,121	19,172	7,450	1,775	1,913	924	1,124	1,674	2,415	8,533	22,739	137,943	-0.5%
Enplanements FY 2025	37,488	37,704	22,080	8,915	2,043	3,000	1,309	1,046	1,520	2,365	7,001	24,459	148,930	8%
Enplanements FY 2026	38,512	42,769	22,582	8,804	2,067	2,470	1,184	1,039	1,427	2,377	7,940	25,726	156,897	5%



Nantucket Memorial Airport

Passenger Enplanements 2022 - 2026



	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Enplanements FY 2022	31,729	32,432	21,614	9,654	2,874	2,603	1,324	1,402	1,723	2,558	7,305	22,360
Enplanements FY 2023	33,511	34,956	22,178	10,872	1,841	1,894	1,181	1,058	1,250	1,670	7,759	20,443
Enplanements FY 2024	34,103	36,121	19,172	7,450	1,775	1,913	924	1,124	1,674	2,415	8,533	22,739
Enplanements FY 2025	37,488	37,704	22,080	8,915	2,043	3,000	1,309	1,046	1,520	2,365	7,001	24,459
Enplanements FY 2026	38,512	42,769	22,582	8,804	2,067	2,470	1,184	1,039	1,427	2,377	7,940	25,726



Nantucket Memorial Airport

Operations /Enplanements

	OPERATIONS			ENPLANEMENTS		
AIRLINE	FY JUNE 2025	FY JUNE 2026	% Diff.	FY 2025	FY 2026	% Diff.
Cape Air (KAP)	774	795	3%	3,472	2,997	-14%
United Airlines	11	65	491%	344	2,816	719%
Delta Airlines	84	89	6%	5,806	4,902	-16%
JetBlue Airways	141	159	13%	10,728	9,276	-14%
Tradewind Aviation	415	474	14%	1,106	1,385	25%
AMERICAN	58	99	71%	3,003	4,359	45%
Monthly Total	1,483	1,681	13%	24,459	25,735	5%



Nantucket Memorial Airport

Cape Air/JET BLUE/American Average Load Factor ACK-BOS

Nantucket Memorial Airport Total Passenger Enplanements Cape Air/ACK Air 9 seats (BOSTON)

		2026					2025	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	698	174	4.01	9	45%	-7%	748	741
February	633	136	4.65	9	52%	3%	612	557
March	825	183	4.51	9	50%	-3%	848	983
April	1340	262	5.11	9	57%	-2%	1366	1474
May	1987	387	5.13	9	57%	-4%	2070	2206
June	1972	386	5.11	9	57%	-21%	2494	2486

Nantucket Memorial Airport Total Passenger Enplanements JET BLUE (BOSTON)

		2026					2025	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
May	821	13	63.15	100	63%	-7%	887	1121
June	2859	52	54.98	100	55%	10%	2610	1968

Nantucket Memorial Airport Total Passenger Enplanements AMERICAN (BOSTON)

		2026					2025	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
June	506	13	38.92	76	51%	N/A	N/A	N/A



Nantucket Memorial Airport

Boston Market

Boston				
	JUNE	JUNE	Change	% Change
	2025	2026		
Cape Air	2494	1972	-522	-21%
Ameican	n/a	506		
JetBlue	2610	2859	249	10%
Total	5104	5337	233	5%



Nantucket Memorial Airport

American Average Load Factor ACK-CLT

Nantucket Memorial Airport Total Passenger Enplanements American 78 SEATS (CLT)								
		2026					2025	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
June	330	6	55.00	78	71%	143%	136	142



Nantucket Memorial Airport

JET BLUE and American Average Load Factor ACK-DCA

Nantucket Memorial Airport Total Passenger Enplanements JET BLUE SEATS (DCA)

	2026						2025	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
June	1277	20	63.85	100	64%	-34%	1930	1050

Nantucket Memorial Airport Total Passenger Enplanements American 78 SEATS (DCA)

	2026						2025	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
June	1376	27	50.96	78	65%	8%	1272	1523



DCA Market

DCA				
	JUNE	JUNE	Change	% Change
	2025	2026		
JetBlue	1244	1277	33	3%
American	1272	1376	104	8%
Total	2516	2653	137	5%



Nantucket Memorial Airport

Cape Air Load Factor ACK-EWB

Nantucket Memorial Airport Total Passenger Enplanements CAPE AIR 9 Seats (EWB)

		2026					2025	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	121	22	5.50	9	61%	38%	88	90
February	73	20	3.65	9	41%	12%	65	93
March	113	23	4.91	9	55%	30%	87	105
April	137	22	6.23	9	69%	49%	92	125
May	122	22	5.55	9	62%	14%	107	144
June	213	49	4.35	9	48%	16%	183	191



Nantucket Memorial Airport

United Average Load Factor ACK-EWR

Nantucket Memorial Airport Total Passenger Enplanements UNITED 50 SEATS (EWR)

	2026				2025			
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
May	633	20	31.65	50	63.30%	17%	543	441
June	2414	59	40.92	50	82%	828%	260	501



Nantucket Memorial Airport

JET BLUE Load Factor ACK-HPN

Nantucket Memorial Airport Total Passenger Enplanements JET BLUE (HPN)

		2026						2025	
		Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
May		593	11	53.91	140	39%	70%	348	485
June		2582	47	54.94	140	39%	-12%	2933	2338



Nantucket Memorial Airport

Cape Air / ACK Air Average Load Factor ACK-HYA

Nantucket Memorial Airport Total Passenger Enplanements Cape Air 9 Seats (HYA)

		2026					2025	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	253	124	2.04	9	23%	-38%	405	392
February	264	118	2.24	9	25%	-17%	319	330
March	316	146	2.16	9	24%	-36%	494	559
April	401	160	2.51	9	28%	-21%	510	623
May	431	210	2.05	9	23%	-32%	635	625
June	618	241	2.56	9	28%	-9%	680	694



Nantucket Memorial Airport

JETBLUE/DELTA Average Load Factor ACK-JFK

Nantucket Memorial Airport Total Passenger Enplanements JET BLUE (JFK)

	2026				2025			
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
May	147	2	73.50	140	53%	-87%	1173	1382
June	2202	34	64.76	140	46%	-39%	3622	2769

Nantucket Memorial Airport Total Passenger Enplanements DELTA (JFK)

	2026				2025			
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
May	694	11	63.09	69	91%	12%	622	484
June	1299	28	46.39	76	61%	-27%	1782	1395



JFK Market

JFK				
	JUNE	JUNE	Change	% Change
	2025	2026		
JetBlue	3622	2202	-1420	-39%
Delta	1782	1299	-483	-27%
Total	5404	3501	-1903	-35%



Nantucket Memorial Airport

Delta/JetBlue/American Average Load Factor ACK-LGA

Nantucket Memorial Airport Total Passenger Enplanements DELTA (LGA)

	2026						2025	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
May	1382	22	62.82	76	83%	4%	1332	1127
June	3603	60	60.05	76	79%	-7%	3879	3609

Nantucket Memorial Airport Total Passenger Enplanements JETBLUE (LGA)

	2026						2025	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
June	347	6	57.83	140	41%	9%	319	231

Nantucket Memorial Airport Total Passenger Enplanements American 69 SEATS (LGA)

	2026						2025	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
June	818	24	34.08	69	49%	11%	735	934



LGA Market

LGA				
	JUNE	JUNE	Change	% Change
	2025	2026		
Delta	3879	3603	-276	-7%
American	735	818	83	11%
JetBlue	319	347	28	9%
Total	4933	4768	-165	-3%



Nantucket Memorial Airport

Cape Air Average Load Factor ACK-MVY

Nantucket Memorial Airport Total Passenger Enplanements CAPE AIR 9 Seats (MVY)

		2026					2025	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
January	34	22	1.55	9	17%	-8%	37	16
February	19	17	1.12	9	12%	-62%	50	16
March	53	44	1.20	9	13%	-32%	78	53
April	109	53	2.06	9	23%	-31%	157	132
May	126	45	2.80	9	31%	-20%	158	139
June	96	70	1.37	9	15%	-17%	115	117



Nantucket Memorial Airport

Cape Air Average Load Factor ACK-OWD

Nantucket Memorial Airport Total Passenger Enplanements Cape Air 9 seats (OWD)

		2026					2025	
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
May	34	7	4.86	9	54%	N/A	N/A	N/A
June	98	47	2.09	9	23%	N/A	N/A	N/A



Nantucket Memorial Airport

American Average Load Factor ACK-PHL

Nantucket Memorial Airport Total Passenger Enplanements American 78 SEATS (PHL)

	2026				2025			
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
June	1213	26	46.65	78	60%	69%	716	836



Nantucket Memorial Airport

American/United Average Load Factor ACK-ORD

Nantucket Memorial Airport Total Passenger Enplanement American 76 SEATS (ORD)

	2026				2025			
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
June	116	3	38.67	76	51%	-19%	144	152

Nantucket Memorial Airport Total Passenger Enplanements UNITED 76 SEATS (ORD)

	2026				2025			
	Enplanements	# of flights	Average # of Pax per flight	Capacity	Average Load Factor %	Enplanement Change %	Enplaned	Deplaned
June	402	6	67.00	76	88%	379%	84	102



ORD Market

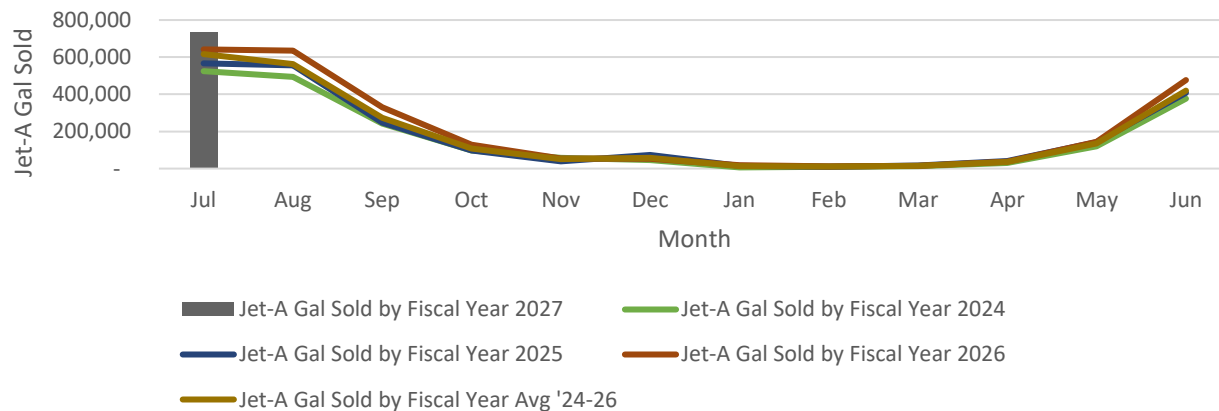
ORD				
	JUNE	JUNE	Change	% Change
	2025	2026		
American	144	116	-28	-19%
United	84	402	318	379%
Total	228	518	290	127%



JET A Gallons Sold by FY

Jet-A Gal Sold by Fiscal Year										
Month	2019	2020	2021	2022	2023	2024	2025	2026	2027	Avg '24-26
Jul					570,542	524,595	566,748	641,774	732,850	616,492
Aug					491,783	494,152	556,191	635,922		562,088
Sep					283,388	241,721	247,658	329,400		272,926
Oct					109,860	96,856	97,270	128,644		107,590
Nov					44,907	57,783	38,637	55,041		50,487
Dec					45,273	45,407	73,772	52,621		57,267
Jan					10,021	6,307	14,919	17,740		12,989
Feb					8,334	10,397	9,847	12,179		10,808
Mar					19,548	13,526	16,015	14,799		14,780
Apr					24,838	30,815	40,512	37,072		36,133
May					106,259	120,688	142,965	143,567		135,740
Jun					389,919	377,373	406,975	476,346		420,231
Total	-	-	-	-	2,104,672	2,019,620	2,211,509	2,545,105	732,850	2,258,745

Jet-A Gal Sold by Fiscal Year and Month



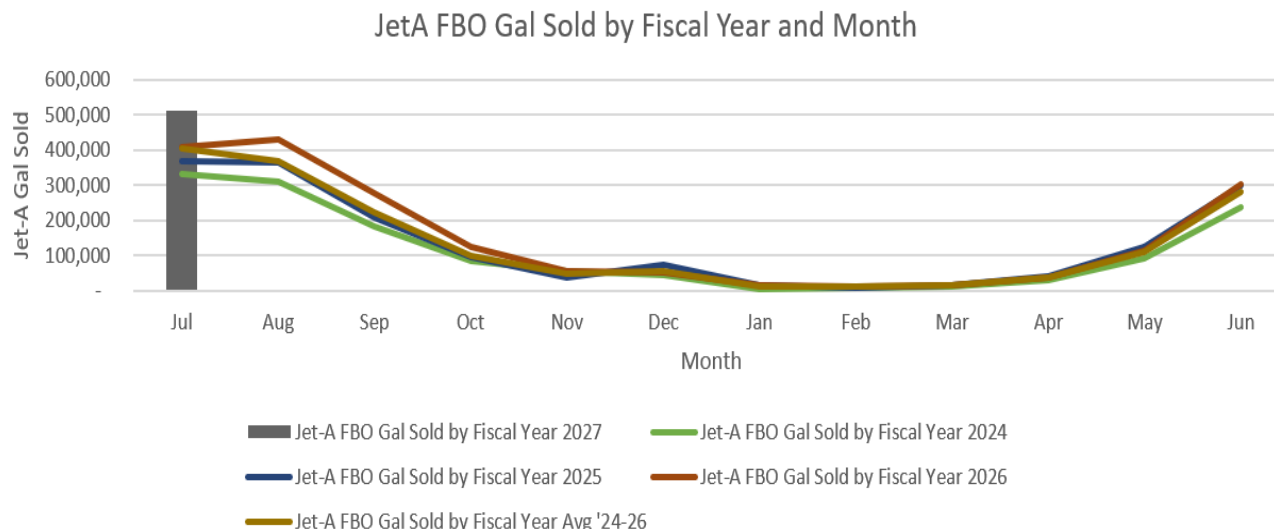
Jet-A Performance Trends, as of July 31st

	Gal Sold	% Change
FYTD	732,850	26.9%
Avg '24-26	577,706	
Previous 3 months	1,352,763	19.3%
Avg '24-26	1,133,677	
Previous month	732,850	26.9%
Avg '24-26	577,706	



JET A Gallons Sold by (FY) FBO

Jet-A FBO Gal Sold by Fiscal Year										
Month	2019	2020	2021	2022	2023	2024	2025	2026	2027	Avg '24-26
Jul					369,142	330,274	369,603	409,110	511,846	405,208
Aug					300,728	308,819	363,765	429,113		367,232
Sep					203,637	182,985	210,146	276,333		223,155
Oct					98,142	84,389	94,136	125,064		101,196
Nov					44,907	57,783	38,637	55,041		50,487
Dec					45,273	45,407	73,772	52,621		57,267
Jan					10,021	6,307	14,919	17,740		12,989
Feb					8,334	10,397	9,847	12,179		10,808
Mar					19,548	13,526	16,015	14,799		14,780
Apr					24,838	30,815	40,512	37,072		36,133
May					85,819	92,378	124,548	114,606		110,511
Jun					267,567	237,905	297,313	303,477		279,565
Total	-	-	-	-	1,477,956	1,400,985	1,653,213	1,847,155	511,846	1,633,784



Jet-A Performance Trends, as of July 31st

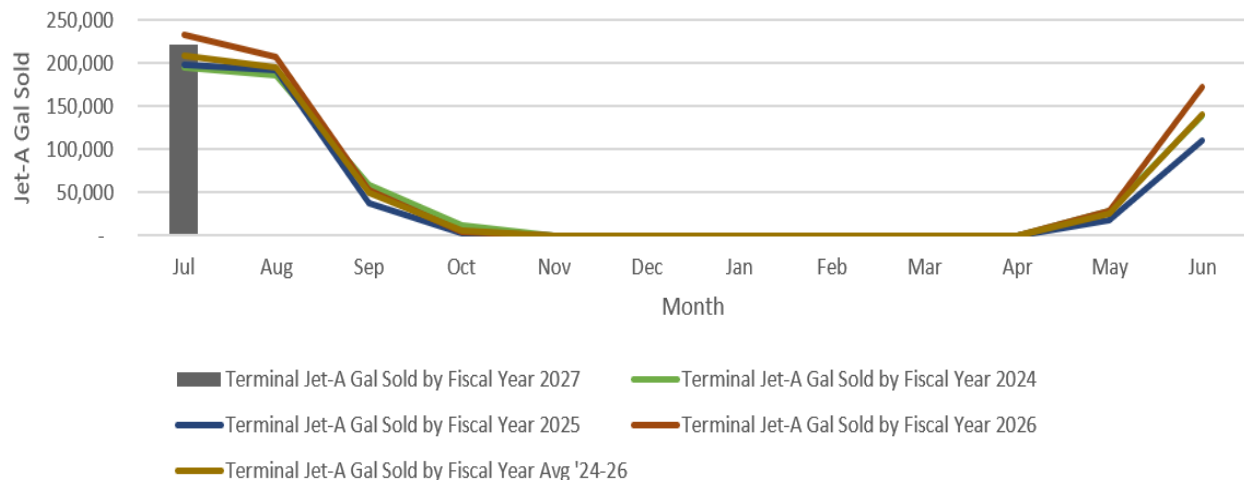
	Gal Sold	% Change
FYTD	511,846	38.5%
Avg '24-26	369,662	
Previous 3 months	929,929	22.4%
Avg '24-26	759,738	
Previous month	511,846	38.5%
Avg '24-26	369,662	



JET A Gallons Sold by (FY) Terminal

Terminal Jet-A Gal Sold by Fiscal Year										
Month	2019	2020	2021	2022	2023	2024	2025	2026	2027	Avg '24-26
Jul	90,405	106,271	43,925	203,406	196,890	194,321	197,145	232,664	221,004	208,043
Aug	103,528	121,288	49,637	176,988	187,444	185,333	192,426	206,809		194,856
Sep	23,914	16,184	9,827	82,810	76,539	58,736	37,512	53,067		49,772
Oct	3,586	-	202	22,080	10,888	12,467	3,134	3,580		6,394
Nov	-	-	302	-	-	-	-	-	-	-
Dec	-	-	197	-	-	-	-	-	-	-
Jan	-	-	-	-	-	-	-	-	-	-
Feb	-	-	-	-	-	-	-	-	-	-
Mar	-	-	-	-	-	-	-	-	-	-
Apr	-	-	-	-	-	-	-	-	-	-
May	2,453	-	16,165	29,113	19,834	28,310	18,417	28,961		25,229
Jun	49,755	11,742	153,004	146,047	122,352	139,468	109,662	172,869		140,666
Total	273,641	255,485	273,259	660,444	613,947	618,635	558,296	697,950	221,004	624,960

Terminal Jet-A Gal Sold by Fiscal Year and Month



Jet-A Performance Trends, as of July 31st

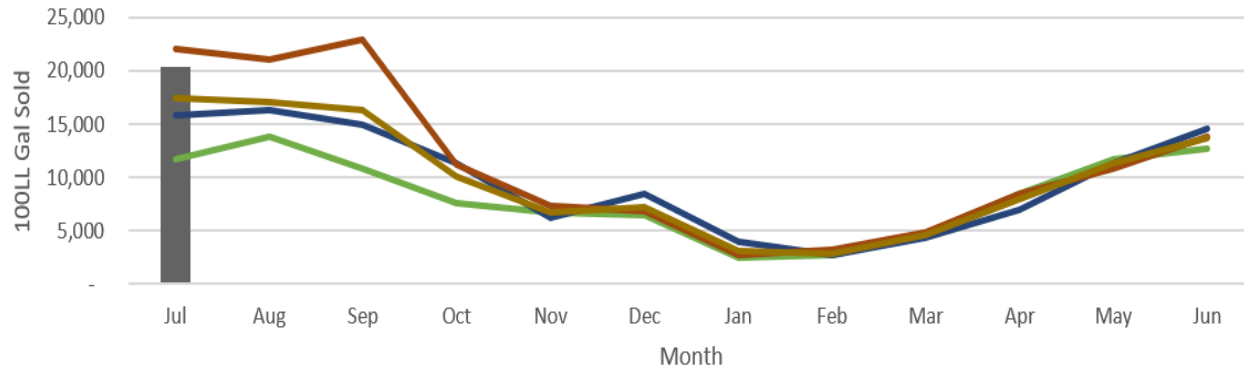
	Gal Sold	% Change
FYTD	221,004	6.2%
Avg '24-26	208,043	
Previous 3 months	422,834	13.1%
Avg '24-26	373,939	
Previous month	221,004	6.2%
Avg '24-26	208,043	



100 LL Gallons Sold by FY

100LL Gal Sold by Fiscal Year										
Month	2019	2020	2021	2022	2023	2024	2025	2026	2027	Avg '24-26
Jul						11,686	15,803	22,103	20,387	17,495
Aug						13,863	16,332	21,063		17,086
Sep						10,895	14,973	22,946		16,271
Oct						7,578	11,279	11,262		10,040
Nov						6,673	6,218	7,390		6,760
Dec						6,410	8,523	6,805		7,246
Jan						2,534	3,992	2,748		3,091
Feb						2,719	2,728	3,273		2,907
Mar						4,672	4,393	4,790		4,618
Apr						8,425	7,024	8,510		7,986
May						11,689	11,351	10,804		11,281
Jun						12,690	14,615	13,860		13,722
Total	-	-	-	-	-	114,104	128,917	135,554	20,387	126,192

100LL Gal Sold by Fiscal Year and Month



100LL Gal Sold by Fiscal Year 2027
100LL Gal Sold by Fiscal Year 2026
100LL Gal Sold by Fiscal Year 2024
100LL Gal Sold by Fiscal Year 2025
100LL Gal Sold by Fiscal Year Avg '24-26

100 LL Performance Trends, as of July 31st

	Gal Sold	% Change
FYTD	20,387	23.3%
Avg '24-26	16,531	
Previous 3 months	45,051	8.5%
Avg '24-26	41,534	
Previous month	20,387	23.3%
Avg '24-26	16,531	



Nantucket Memorial Airport

- CY 2026 monthly freight -

2026	FY 27						FY 26						
AIRLINE	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
Cape Air / ACK Air							99,241	74,431	94,294	115,823	88,078	77,443	549,310
Wiggins-FedEx	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0
Wiggins-UPS (Ameriflight)	0	0	0	0	0	0	0	0	0	0	0	0	0
Mountain Air-FedEX							20,883	21,533	28,170	47,923	77,644	105,175	301,328
Monthly Total	0	0	0	0	0	0	120,124	95,964	122,464	163,746	165,722	182,618	850,638
% Change Prior Year	-100%	-100%	-100%	-100%	-100%	-100%	33%	16%	40%	20%	-2%	-28%	

June 2025 – June 2026 Down 28%
YTD Up 14%

<u>Freight</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>Apr</u>	<u>May</u>	<u>June</u>	<u>YTD Total</u>	<u>%Change</u>
<u>FY 2022</u>	333,702	263,158	197,754	139,320	145,345	158,989	88,764	91,361	113,951	148,122	172,102	265,019	2,117,587	
<u>FY 2023</u>	272,440	295,124	195,649	149,467	113,466	145,264	94,470	86,910	99,185	118,759	178,718	197,132	1,946,584	-8%
<u>FY 2024</u>	283,770	271,154	157,952	142,526	142,843	131,347	90,768	84,172	106,879	121,573	135,940	223,038	1,891,962	-3%
<u>FY2025</u>	205,662	235,792	152,007	103,347	129,258	130,448	90,386	82,646	87,512	136,477	169,218	252,644	1,775,397	-6%
<u>FY2026</u>	292,779	272,306	172,302	161,694	139,160	138,686	120,124	95,964	122,464	163,746	165,722	182,618	2,027,565	14%



June 2026 Monthly Freight

	Jun-25	Jun-26	Lbs Inc/(Dec) over PY	% Inc/(Dec) over PY
Cape Air Freight	96,624	28,694	(67,930)	-70%
USPS (Cape Air)	66,342	48,749	(17,593)	-27%
Fed Ex (Wiggins)	N/A	N/A	N/A	N/A
fed Ex (Moutain Air)	89,678	105,175	15,497	17%
UPS (Wiggins,Ameriflight)	0	0	0	N/A



June 2026 Noise Complaints

	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total	% Change
FY 2020 Calls	57	38	7	0	2	0	1	0	0	0	0	12	117	15%
FY 2021 Calls	44	27	28	12	0	1	0	0	2	1	3	26	118	1%
FY 2022 Calls	33	37	16	4	1	1	0	0	0	0	2	15	109	-8%
FY 2023 Calls	39	28	20	0	2	0	0	0	0	2	3	8	102	-6%
FY 2024 Calls	21	27	9	6	2	0	0	1	4	2	12	19	103	1%
FY 2025 Calls	22	17	3	3	0	0	0	0	0	1	4	15	65	-37%
FY 2026 Calls	28	37	37	10	0	0	0	0	0	0	1	23	136	109%



June 2026 Noise Complaint Summary:

23 noise comments received in June 2026.

- 21 for “single overhead aircraft event(s) at defined time”
 - Investigated 16 individually
 - 10 were VFR and 5 were IFR
 - 1 unknown
 - Neighborhood
 - 19 from Surfside (all same resident)
 - 2 from Polpis/Shimmo/ Monomoy (both from same resident)
 - 5 comments investigated comprehensively
- 1 for “multiple overhead aircraft events over a duration of time”
 - Neighborhood
 - 1 from Downtown
- 1 for “aircraft ground/APU noise”

Follow-up to the comments was provided in 23/23 complaints (100%)

Auxiliary Power Unit (APU) Action Log Summary:

June 2026 – 8 Entries

In June, Airport Operations logged 8 APU Action entries, a decrease from 18 last month (a 55.56% increase in entries)

- Airport Operations issued 6 “first warnings” to PICs. Following the warnings, 5 of the PICs complied with APU limitations or provided a valid reason for running. 1 did not comply with the first warning and was issued a second warning (see below)

Tail #	Date	Situation
N97KL	06/06/2026	Pilot stated that passengers should already be here. Complied with first warning.
N431JD	06/07/2026	On a quick turn, leaving as soon as possible. Complied to first warning.
N299PR	06/09/2026	Aircraft taxied to south ramp without contacting operations. Did not comply with first warning. <i>Non-compliant.</i>
N962QS	06/10/2026	Pilot stated that passengers should already be there. Did not comply with the first warning. <i>Non-compliant.</i>
N626AW	06/18/2026	Declined GPU that was offered but shut down. Complied with first warning.
N999YG	06/20/2026	Pilot shut down APU and connected to GPU. Complied with first warning

- Airport operations issued 1 “second warning” to PICs. This pilot did not comply with second warning.

Tail #	Date	Situation
N299PR	06/09/2026	Pilot stated that passengers were running late. Did not comply with the second warning. <i>Non-compliant.</i>

- Other comment: Airport operations had issued multiple warnings to PIC with tail # N787LP and they were ***non-compliant.*** Pilot continued to run APU despite multiple reasons why they were not allowed to.
 - Operations logged the following interaction “Pilot stated that it was a stupid rule, and he didn't think it was reasonable to use his APU for only 15 mins. He also stated that he heard other airplanes run their APU and didn't think it was fair that he was the only ask to turn his off.”