



# MEETING POSTING

## TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

**RECEIVED**

2023 NOV 09 AM 09:41  
NANTUCKET TOWN CLERK  
Posting Number:T 1005

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

**Day, Date, and Time** | Tuesday, November 14 ,2023 at 5:00 PM

**Location / Address** | □  
REMOTE PARTICIPATION VIA ZOOM: the meeting will be aired at a later time on the Town's Government TV YouTube Channel  
<https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUH1xA>

**Signature of Chair or Authorized Person** | Noah Karberg

**WARNING:** IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

### AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting.

#### Zoom Link to Virtually Attend Meeting

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

Join Zoom Meeting

<https://us06web.zoom.us/j/84977158606>

Meeting ID: 849 7715 8606

1. Announcements
  - a. Chair reviews virtual meeting statement
  - b. This Meeting is Being Both Audio & Video Recorded
2. Review and Approve:
  - a. Agenda
  - b.10/10/23 Draft Minutes
  - c. Ratify 10/04/23, 10/24/23 and 11/08/23 Warrants.
3. Public Comment.
4. Pending Leases/Contracts as Set Forth on Exhibit 1, which Exhibit is Herein Incorporated by Reference

5. **111423-01** Discuss and Approve the Airport Manager's Employment Agreement
6. **111423-02** Declaration of surplus Property on Bunker Road
7. Pending Matters
  - a. **071420-03** Per-and Polyfluoroalkyl Substances (*PFAS*) Investigation Update
    - i. **111423-03** Interim Status Update
  - b. **050923-01** Crew Quarters Project
  - c. **062023-06** South Apron Expansion Project
8. **111423-03** Rates and Charges Public Hearing proposed to be scheduled for January 9, 2024
9. Finance
  - a. **111423-04** 1<sup>st</sup> Quarter Report
  - b. **111423-05** Preliminary FY25 Operating Budget
  - c. **111423-06** Airport Capital Improvement Plan (CIP)
  - d. **111423-07** FY25 Capital Projects Updates
10. Manager's Report
  - a. Project Updates
  - b. RFP/Bid Status
  - c. Operations Update
  - d. Statistics
  - e. Personnel Report
11. Public Comment
12. Executive Session – G.L. c.30A, §21 (a)
  - a. Review ES minutes of 1/14/20, 2/11/20, 3/10/20, 4/14/20, 5/12/20, 6/9/20, 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 7/12/22, 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, 7/11/23 and 8/08/23 for review and possible release.
  - b. Clause 3: To Discuss Strategy with Respect to the Litigation Regarding Walsh, where the Chair has Determined that an open session may have Detrimental Effect on the Litigating Position of the Airport Commission.
  - c. Clause 3: To Discuss Strategy with Respect to the Litigation Regarding Donnelly's claim, where the Chair has Determined that an open session may have Detrimental Effect on the Litigating Position of the Airport Commission.
  - d. Clause 3: To Discuss Strategy with Respect to the Litigation Regarding Zibelli's claim, where the Chair has Determined that an open session may have Detrimental Effect on the Litigating Position of the Airport Commission.

- e. Clause 3: To Discuss Strategy with Respect to the potential Litigation regarding TURO, where the Chair has Determined that an open session may have Detrimental Effect on the Litigating Position of the Airport Commission.

### Exhibit 1

Type	With	Amount	Other Information	Source of Funding
Catering License Agreement	A Taste of Nantucket	\$1,500	License Agreement for Catering At The Airport	Income
			\$1,500 Annual Business Fee Applies	
			Plus 25% Airport Catering Fee	
Catering License Agreement	Island Kitchen	\$1,500	License Agreement for Catering At The Airport	Income
			\$1,500 Annual Business Fee Applies	
			Plus 25% Airport Catering Fee	
Agreement	UBER	N/A	The TNC shall pay a Trip Fee per Airport's Rates and Charges	Income
			and submit a monthly ride sharing report	
			3 Years Agreement with option to extend in 3-year increments	
Lease Amendment	Hagedorn Aviation	TBD	Amendment # 1 to adjust land lease by xxxx	Income
			As-Built Survey incorporated onto The Lease as part of Exhibit A	
			New Base Rent \$xxxx adjusted annually	
Lease Amendment	Nantucket Oasis Pool& Spa	\$9,310.56	Amendment # 1 to adjust land lease by 2,069 square feet	Income
			As-Built Survey incorporated onto The Lease as part of Exhibit A	
			New Base Rent \$194,080.56 adjusted annually	
Lease Amendment	Bamber Trucking, Inc.	(\$9,500.00)	Rent abatement in the amount of \$9,500	Operating
			For hauling services at 33 Bunker Road	
Contract	Infax, Inc	(\$38,250.00)	Basic System Support for FIDS Screens	Operating
			Service to start January 1, 2024	
			3 Years Contract	
Contract	Johnsons Control Fire Protection LP	\$57,984.84	Sprinkler System and Elevator Inspection Services	Operating
			3-year contract	
Contract amendment	MHQ, Inc.	N/A	Amendment No. 1 to extend the contract term	Capital
			Contract expires on 06.30.24	
Contract Amendment	Victor-Brandon Corporation	(\$25,837.50)	Change Order No.3	Capital
			Relocate, Reconstruct, Mark, Light and Sign Taxiway G	
			FAA Telecommunication Cable Relocations	
			New contract amount including amendment \$6,333,927.20	
Contract	McFarland-Johnson Inc.	TBD	Task Order No. MJ-XX-XX	Capital
			Design Services for Terminal Improvement Project	
Contract Amendment	Victor-Brandon Corporation	(\$962,659.00)	Change Order No.4	Capital
			Relocate, Reconstruct, Mark, Light and Sign Taxiway G	
			Gate Hardstands	
			New contract amount including amendment \$7,296,586.20	
Contract	McFarland-Johnson Inc.	TBD	Task Order No. MJ-XX-XX	Capital
			Design Services for Gate hardstands	
Operator Lease Agreement	Unifi Aviation, LLC	\$1,500.00	Ground Handling for United Airlines and Delta Airlines	Income
			Annual Business Fee of \$1,500	
			Expires 3/31//2024	
Lease Agreement	Toscana Corporation	\$27,175	Approximately 11,323 SF Land Lease on 79 Bunker Rd.	Income
			\$1,500 Annual Business Fee. 10-year agreement maximum	
			Organic Material Storage, Recycling and Production	
Lease Agreement	Victor-Brandon Corporation	\$30,206	Approximately 21,329 SF Land Lease on 77 Bunker Rd.	Income
			\$1,500 Annual Business Fee. 10-year agreement maximum	
			Storage of Aggregate Materials	
Pending				