

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

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



Commissioners
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
Andrea N. Planzer
Jeannette D. Topham

Draft

AIRPORT COMMISSION MEETING
Related to the Master Plan Advisory Group Meeting

February 25, 2014

At 2:35 PM, in the 2nd Floor training room at the Public Safety Facility, 4 Fairgrounds Rd. Chairman Daniel W. Drake noted that the only Commissioner present in addition to himself was Arthur D. Gasbarro Commissioners Andrea N. Planzer and Jeanette D. Topham were absent.

Accordingly, the Airport Commission meeting could not be called to order for lack of a quorum. The concurrently scheduled Master Plan Advisory Group meeting continued as planned.

Respectfully submitted,

Daniel W. Drake, Recorder

Master List of Documents Used
Jacobs Power Point Presentation dated 2/25/14

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AIRPORT COMMISSION MEETING

March 11, 2014

The meeting was called to order 5:00 PM by Chairman Daniel W. Drake with the following Commissioners present, Andrea N. Planzer and Jeanette D. Topham.

Commissioner Arthur D. Gasbarro was absent.

The meeting took place in the 1st Floor meeting room at the Public Safety Facility, 4 Fairgrounds Rd.

Airport employees present were Thomas M. Rafter, Airport Manager, David Sylvia, Training & Compliance Officer, Ashley Christ, Business Manager and Janine Torres, Office Manager.

Mr. Drake announced the meeting was being recorded.

Mr. Drake asked for any comments on the Agenda. Hearing none the Agenda was approved.

Ms. Planzer made a **Motion** to approve the 2/25/14 Minutes. **Second** by Ms. Topham and **Passed** unanimously.

Ms. Planzer made a **Motion** to ratify the 3/5/14 Warrant. **Second** by Ms. Topham and **Passed** unanimously.

Public Comment

None.

Pending Leases & Contracts

Mr. Rafter noted the Commission had previously approved a draft of the Emily Air LLC Lease at their February 11, 2014 meeting subject to acceptance by Mr. Cunningham. Mr. Cunningham's lender has since submitted requested changes; however, comments have not been received from Legal Counsel prior to the meeting. The matter was tabled.

Pending Matters

070913-1 TON Memorandum of Understanding (MOU) – Mr. Rafter reported the draft of the new MOU is still pending.

022613-2 Master Plan & Sustainability Program Update

Mr. Rafter reported that a webinar had taken place earlier in the day with a majority of the Advisory Group members to allow group discussion as a continuation of the February 25th Advisory Group meeting. The members provided good discussion and feedback on the Master Plan topics reviewed. The next Advisory Group meeting is being planned for April and will be formatted differently to allow more time for discussion. Mr. Rafter added some information presented at the February 25th meeting has been populated to the Master Plan pages of the website noting some changes to the formatting is necessary.

Mr. Rafter reported Jacobs will be on site next week to begin IT inventory as part of the Master Plan. The goal is to assess the technology we have today and come up with long term needs.

Mr. Drake read aloud an excerpt of an e-mail he received personally which expressed angst towards corporate travel and felt the community was being unjustly taxed to pay for GA building. Mr. Rafter noted this belief is unfortunately widespread and even mentioned in the Advisory Group discussion earlier. Mr. Rafter added general aviation makes up approximately 64% of the Airport's revenue while commercial airlines only 17% with the remaining revenue coming mostly from land leases. Mr. Rafter added he would expect that expense would show the opposite with support for commercial airlines operation costs the airport more than running the FBO.

Mr. Drake added the shared infrastructure of runways, taxiways and ramps are FAA funded and not an expense to the public.

Mr. Rafter noted this misconception strengthens the need to educate the community and will work with staff to put together a brief informational piece on the airport's revenues and expenses with regard to general aviation versus commercial users.

Manager's Report

Project Updates

Mr. Rafter reported:

- Transition to the new FBO may happen as early as this Friday. The temporary pilot's trailer is being readied to be removed and the old FBO building will be shut down.
- The FAA will be installing the Runway 15/33 REIL's/PAPI's late this month.
- The interviews with the two ESCO proposers took place in Boston last week. A brief e-mail from Mr. Karberg indicated the investment grade audit, thought to come in around \$70K, may be as little as \$15K. The review Committee must now recommend whether to move forward with an ESCO or manage the Carbon Neutral Program ourselves. The recommendation should be received by the end of the month.
- Clean up of the ARFF Building continues after a broken pipe caused internal damage.
- FUDS (Formerly Used Defense Site) – A representative was on-site to obtain some soil samples; however, while he was here he received a call informing him he was laid off immediately. Several apologetic phone calls were received and testing should resume next week with no additional cost to the Airport.

RFP/Bid Status

- Several prospective proposers for the Air Traffic Control Tower design RFQ expressed concern over the design timeline and have indicated they would not be submitting proposals. Discussion with FAA officials will take place to determine how to proceed. The main determining factor will be verifying when the five different funding sources expire. Mr. Rafter also reported responding to the FAA's three proposed sites for the mobile tower noting the Airport would prefer site 1 which would be approximate 80 feet onto the ramp near the flat roof building. Site 2 would be on the ramp off the northeast corner of the main terminal and site 3 would be in the middle of the south ramp near the

fuel farm. An on-site Safety Management Meeting is scheduled in the next few weeks for the sites to be reviewed.

- A meeting with Ascent is scheduled for tomorrow to review the content of the new fuel supply contract. The Jacobs contract for on-call engineering is still being drafted.

Operations

- Discussion is taking place with the Harbor Master for the possibility of housing lifeguards at the Thompson House. Some repair to the Thompson House may be needed in order for this to happen.
- The Airport is beginning to coordinate the Airport's Part 139 Triennial exercise to be held in September 2014.
- Mr. Rafter and Mr. Drake met with FinCom earlier today to discuss Article 12 (Airport Capital requests). FinCom expressed concern that the level of transparency wasn't adequate in demonstrating what the percentage splits are on the sources of funding and wanted stronger assurance the grants would be awarded. Mr. Rafter felt he and Mr. Drake were able to demonstrate the Airport is in a stronger financial position than two years ago. Mr. Drake handed out a draft of a fact sheet regarding Article 12 that will be part of the "plain English" handout Town Administration prepares for ATM. Mr. Drake added after sharing this with the FinCom, they decided not to add any comment to Article 12 in the ATM Warrant.
- Mr. Rafter reported approving the first Special Event Permit Application for the 2014 season from the Wine Festival to rent Hangar 4. Brief discussion took place regarding the event preparation and security requirements.

Travel Request

Mr. Rafter requested permission to attend the American Association of Airport Executives (AAAE) Annual Conference being held in San Antonio in mid-May. Mr. Rafter is Chair of their Technical Services Committee and is required to hold a Committee Meeting. After brief discussion Ms. Planzer made a **Motion** to approve Mr. Rafter's attendance of the AAEE conference. **Second** by Ms. Topham and the motion **Passed** unanimously.

Mr. Rafter reported he will be on vacation beginning Friday, March 14th returning Monday, March 24th.

Sub-Committee Reports

None.

Commissioners Comments

Mr. Drake commented up until two years ago, the Airport contributed to the Chamber of Commerce in support of the Christmas Stroll and Daffodil Weekend festivities. The previous Finance Director disallowed this practice citing it was prohibited by law for a municipal entity to make charitable contributions. Mr. Drake added the Chamber of Commerce is not a charitable organization falling under a 501 (c) 3; but it is a tax exempt organization. Mr. Drake would like to re-explore supporting the Chamber of Commerce's tourism efforts for Daffodil and Christmas Stroll weekends and discuss at a future meeting. Ms. Planzer and Ms. Topham concurred.

Mr. Drake reminded everyone the Board of Selectman have been advertising to fill the vacancy on the Commission with the intent to make the appointment at their meeting on March 19th. Mr. Drake knows of only one candidate who has applied.

Public Comment

None.

Having no further business, Ms. Topham made a **Motion** to adjourn into executive session, not to reconvene in open session, to review executive session minutes of 8/28/12, 9/18/12, 2/4/12, 12/11/12, 2/26/13, 4/23/13, 5/28/13, 8/27/13, 9/10/13, 9/24/13, 10/8/13, 10/22/13, 11/12/13 and 12/10/13 for possible release; and 1/14/14 and 2/11/14 for review and possible release; to discuss strategy with respect to threatened litigation with respect to the completion of the GA Building. The Chair has determined that an open session may have a detrimental effect on the litigation position of the Airport Commission; to conduct strategy session with respect to collective bargaining where if held in Open Session, may have a detrimental effect on the bargaining position of the Airport Commission; and to discuss strategy with respect to pending litigation on a personnel matter. The Chair has determined that an Open Session may have a detrimental effect on the litigation position of the Commission. **Second** by Ms. Planzer and **Passed** by the following roll-call vote:

Mr. Drake – Aye
Ms. Topham – Aye
Ms. Planzer – Aye

Meeting adjourned at 5:44 pm.

Respectfully submitted,

Janine M. Torres Recorder

Master List of Documents Used
3/11/14 Agenda including Exhibit 1
2/25/14 Draft Minutes
3/5/14 Warrant Commission Approval Sheet
3/4/14 Email from M. Hanley to R. Holland re Emily Air LLC
Draft 4 of Emily Air LLC Lease
3/6/14 Email from S. Boudette to J. Torres re UPS Portable Distribution Unit
3/11/14 Email from D. Drake to T. Rafter re Private Lounge Tax (Read Aloud)
Draft Article 12 Fact Sheet (Handout)
ACK Special Event Permit for Wine Festival Hangar 4 Rental for 5/16/14 (Handout)
AAAE 86th Annual Conference Information



Nantucket Memorial Airport

Monthly Statistical Report

(February 2014)



Nantucket Memorial Airport

Operations FY2012 vs. FY2013

			JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
FY2012	ITINERANT	Air Carrier	158	147	107	16	0	0	0	0	0	0	2	143	573
		Air Taxi	11,478	10,848	8,113	6,781	6,041	6,249	5,646	4,968	4,573	6,133	5,498	9,820	86,148
		General Aviation	5,408	5,515	3,444	2,540	1,799	1,907	1,252	1,116	1,251	1,746	1,929	4,140	32,047
		Military	23	36	66	243	44	74	66	15	59	27	25	82	760
		TOTAL Intinerant	17,067	16,546	11,730	9,580	7,884	8,230	6,964	6,099	5,908	7,906	7,452	14,185	119,551
	LOCAL	Civil	0	21	0	0	8	4	2	4	20	60	69	94	282
		Military	2	4	0	0	0	4	0	0	0	0	14	36	60
		TOTAL Local	2	25	0	0	8	8	2	4	20	60	83	130	342
		TOTAL Operations	17,069	16,571	11,730	9,580	7,892	8,238	6,966	6,103	5,928	7,966	7,618	14,315	119,976

Up 5.77%

			JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
Fy2013	ITINERANT	Air Carrier	182	190	93	32	0	0	0	0	9	0	76	150	732
		Air Taxi	12,413	12,315	9,388	7,022	6,382	5,864	5,355	4,419	5,604	6,368	7,532	8,226	90,888
		General Aviation	6,370	6,249	3,917	2,360	2,104	1,393	1,188	1,038	1,565	1,859	2,619	3,290	33,952
		Military	75	99	161	128	136	50	96	73	69	78	75	105	1,145
		TOTAL Intinerant	19,040	18,853	13,559	9,542	8,622	7,307	6,639	5,530	7,247	8,305	10,302	11,771	126,717
	LOCAL	Civil	18	55	22	6	2	2	0	16	10	0	0	8	139
		Military	4	0	8	33	0	0	6	0	0	0	0	0	51
		TOTAL Local	22	46	30	39	2	2	0	16	10	0	0	8	175
		TOTAL Operations	19,062	18,899	13,589	9,581	8,624	7,309	6,645	5,546	7,257	8,305	10,302	11,779	126,898
		% Change	11.68%	14.05%	15.85%	0.01%	9.28%	-11.28%	4.61%	-9.13%	22.42%	4.26%	35.23%	-17.72%	5.77%



Nantucket Memorial Airport

Operations FY2013 vs. FY2014

Fy2014

			JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
ITINERANT		Air Carrier	199	201	115	52	0	0	0	0					567
		Air Taxi	11,154	11,707	9,099	7,487	5,677	5,239	4,174	3,655					58,192
		General Aviation	4,980	5,790	3,809	2,481	1,755	1,759	1,111	1,066					22,751
		Military	104	39	129	134	68	24	44	91					633
	TOTAL	Intinerant	16,437	17,737	13,152	10,154	7,500	7,022	5,329	4,812					82,143
LOCAL		Civil	22	18	16	30	28	18	0	9					141
		Military	0	6	2	0	4	0	0	0					12
	TOTAL	Local	22	24	18	30	32	18	0	9					153
	TOTAL	Operations	16,459	17,761	13,170	10,184	7,532	7,040	5,329	4,821					82,296
		% Change	-13.66%	-6.02%	-3.08%	6.29%	-12.66%	-3.68%	-19.80%	-13.07%					

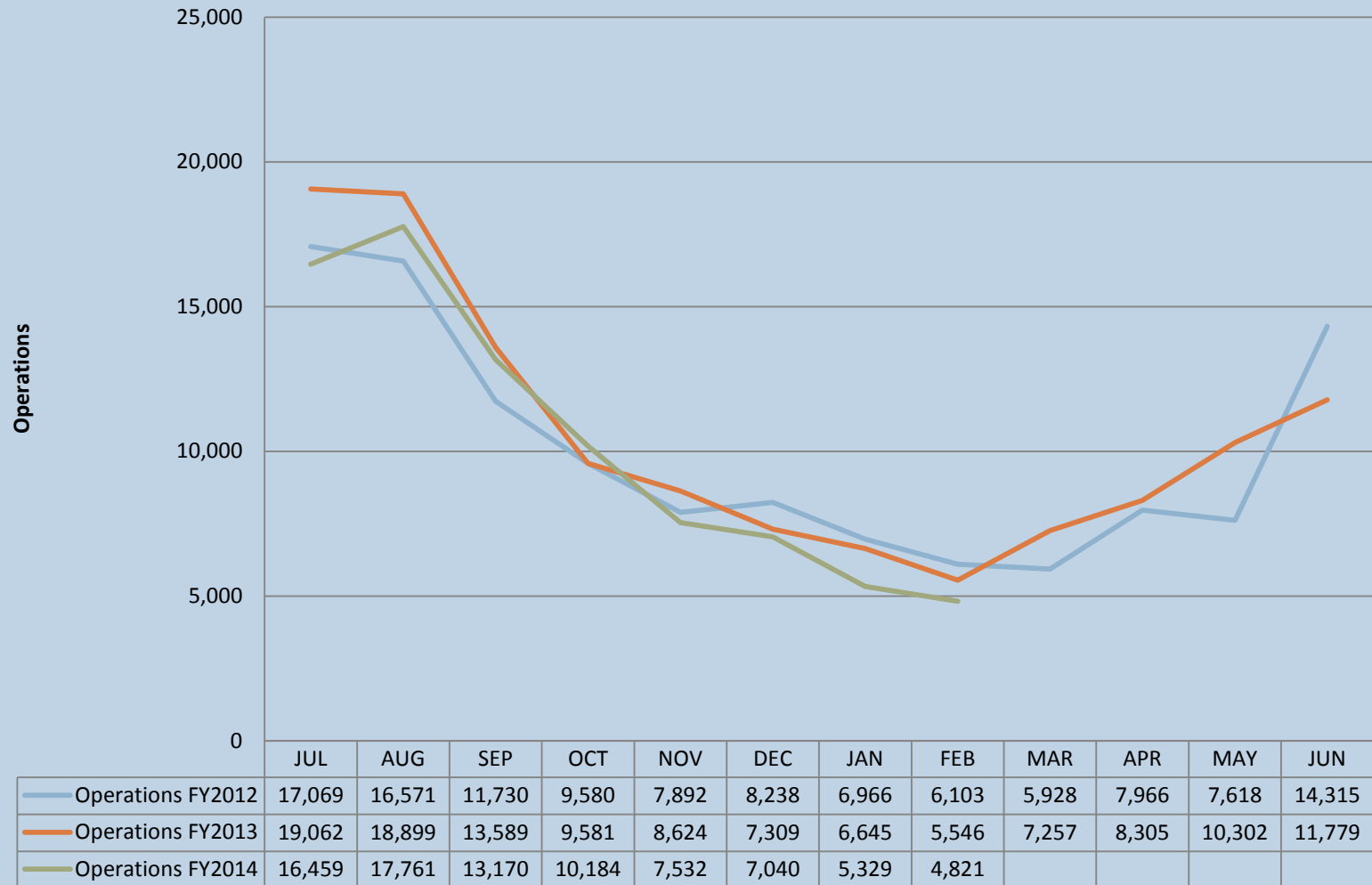
Jan 2013 vs. Jan 2014 Down -13.07%
YTD Down - 7.80%

YTD	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	TOTAL	% Change
Operations FY2012	17,069	16,571	11,730	9,580	7,892	8,238	6,966	6,103	84,149	
Operations FY2013	19,062	18,899	13,589	9,581	8,624	7,309	6,645	5,546	89,255	6.07%
Operations FY2014	16,459	17,761	13,170	10,184	7,532	7,040	5,329	4,821	82,296	-7.80%



Nantucket Memorial Airport

Operations FY2012- FY2014





Nantucket Memorial Airport

Passenger Enplanements FY2012 vs. FY2013

FY2012	AIRLINE	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
	Cape Air (KAP)	8,251	8,638	5,981	3,843	1,962	1,824	1,229	1,176	1,289	1,900	3,368	4,391	43,852
	Colgan (USAirways - CJC)	1,505	1,852	273	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	3,630
	Piedmont/United	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	1,050	1,050
	Continental Connection (Comut air)	2,259	2,341	142	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	4,742
	Delta Express (Freedom Air)	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	0
	Delta Airlines/ComAir	1,720	1,758	286	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	1,176	4,940
	Island Air (ISA)	5,713	7,742	6,368	5,852	5,034	5,052	3,787	3,910	4,160	5,332	4,904	5,450	63,304
	JetBlue Airways	4,783	4,807	2,966	Closed	Closed	Closed	Closed	Closed	Closed	Closed	1,447	3,746	17,749
	Nantucket Air (ACK)	2,276	2,256	2,041	2,147	1,957	1,822	1,713	1,954	2,165	2,397	2,470	2,734	25,932
	Nantucket Shuttle	2,337	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	2,337
	Tradewind Aviation	618	642	361	170	76	54	0	7	13	45	192	0	2,178
	USAirways (Air Wisconsin - AWI)	1,737	1,752	326	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	377	4,192
	Monthly Total	31,199	31,788	18,744	12,012	9,029	8,752	6,729	7,047	7,627	9,674	12,381	18,924	173,906

Up . 82%

FY2013	AIRLINE	CY 2012						CY 2013						TOTAL
		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
	Cape Air (KAP)	7,722	7,977	6,815	3,526	1,916	1,883	1,112	1,106	1,307	2,019	3,470	3,929	42,782
	Piedmont/United	3,241	2,946	0	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	1,714	7,901
	Continental Connection (Comut air)	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	0
	Delta Express (Freedom Air)	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	0
	Delta Airlines	1,816	2,008	0	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	1,135	4,959
	Island Air (ISA)	6,792	6,696	5,772	4,748	4,387	4,621	3,359	3,249	4,176	5,038	5,677	5,480	59,995
	JetBlue Airways	6,420	7,473	3,825	1,083	Closed	Closed	Closed	Closed	Closed	Closed	1,774	4,591	25,166
	Nantucket Air (ACK)	2,892	2,966	2,621	2,249	2,085	2,080	1,699	1,537	1,990	2,282	2,265	2,236	26,902
	Tradewind Aviation	750	716	408	524	88	63	13	1	8	68	293	311	3,243
	USAirways (Air Wisconsin - AWI)	1,851	2,070	8	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	451	4,380
	Monthly Total	31,484	32,852	19,449	12,130	8,476	8,647	6,183	5,893	7,481	9,407	13,479	19,847	175,328
	% Change Prior Year	0.91%	3.35%	3.76%	0.98%	-6.12%	-1.20%	-8.11%	-16.38%	-1.91%	-2.76%	8.87%	4.88%	0.82%



Nantucket Memorial Airport

Passenger Enplanements FY2013 vs. FY2014

FY2014	AIRLINE	CY 2013						CY 2014						TOTAL
		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
	Cape Air (KAP)	7,158	8,526	6,411	3,739	1,685	1,930	989	947					31,385
	Piedmont/United	3,005	3,033	0	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed		6,038
	Continental Connection (Comut air)	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	0
	Delta Express (Freedom Air)	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	0
	Delta Airlines	2,720	3,238	910	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed		6,868
	Island Air (ISA)	6,277	6,558	5,727	4,932	4,140	3,942	2,384	2,207					35,129
	JetBlue Airways	7,536	8,406	4,520	1,505	Closed	Closed	Closed	Closed	Closed	Closed			21,967
	Nantucket Air (ACK)	2,402	2,812	2,243	2,339	1,787	1,541	1346	1,340					16,848
	Tradewind Aviation	905	957	326	150	105	121	9	12					2,585
	USAirways (Air Wisconsin - AWI)	2,006	2,228	193	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed		4,427
	Monthly Total	32,009	35,758	20,330	12,665	7,717	7,534	4,728	4,506	0	0	0	0	125,247
	% Change Prior Year	1.67%	8.85%	4.53%	4.41%	-8.95%	-12.87%	-23.53%	-23.54%					

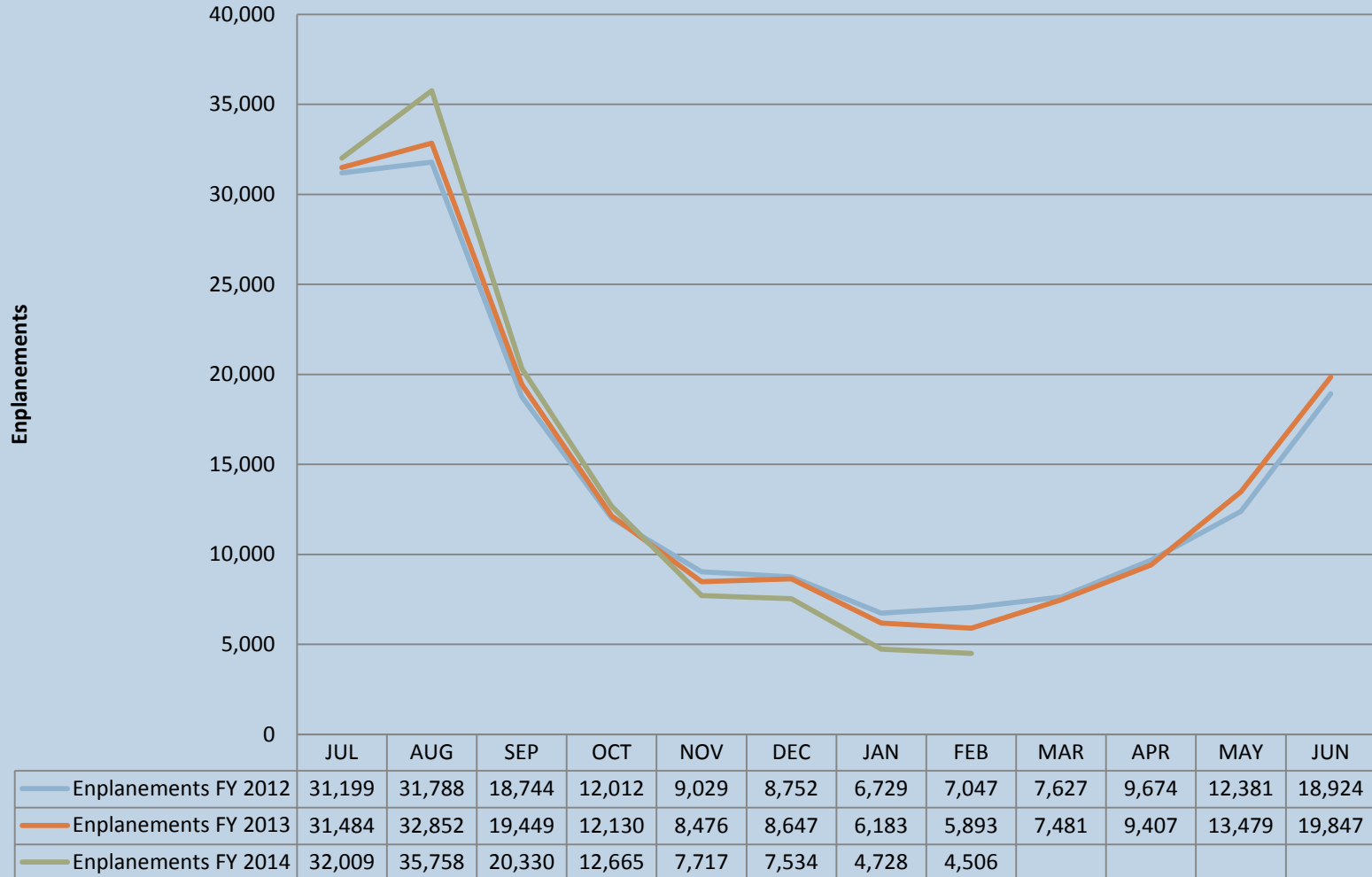
Feb vs. Feb Down - 23.54%
YTD Up 0.11%

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	TOTAL	% Change
Enplanements FY 2012	31,199	31,788	18,744	12,012	9,029	8,752	6,729	7047	125,300	
Enplanements FY 2013	31,484	32,852	19,449	12,130	8,476	8,647	6,183	5893	125,114	-0.15%
Enplanements FY 2014	32,009	35,758	20,330	12,665	7,717	7,534	4,728	4,506	125,247	0.11%



Nantucket Memorial Airport

Passenger Enplanements FY2012 - FY 2014





Nantucket Memorial Airport

Jet A Gallons Sold FY2011 vs. FY2014

	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total	% Change
FY 2011	296,316.00	318,813.00	117,739.00	55,443.00	35,941.00	30,868.00	14,673.00	12,538.00	9,810.00	25,579.00	70,286.00	139,264.00	1,127,270.00	
FY 2012	308,872.00	356,397.00	148,885.00	57,094.00	39,664.00	16,689.00	9,244.00	8,680.00	11,534.00	28,968.00	64,348.00	167,260.00	1,217,635.00	8.02%
FY 2013	313,706.00	349,254.00	133,081.00	48,812.00	26,391.00	20,748.00	6,688.00	11,008.00	9,704.00	18,140.00	49,217.00	178,209.00	1,164,958.00	-4.33%
FY 2014	347,797.00	336,909.00	133,223.00	46,090.00	30,953.00	31,661.00	5,518.00	6,260.00	-	-	-	-	938,411.00	

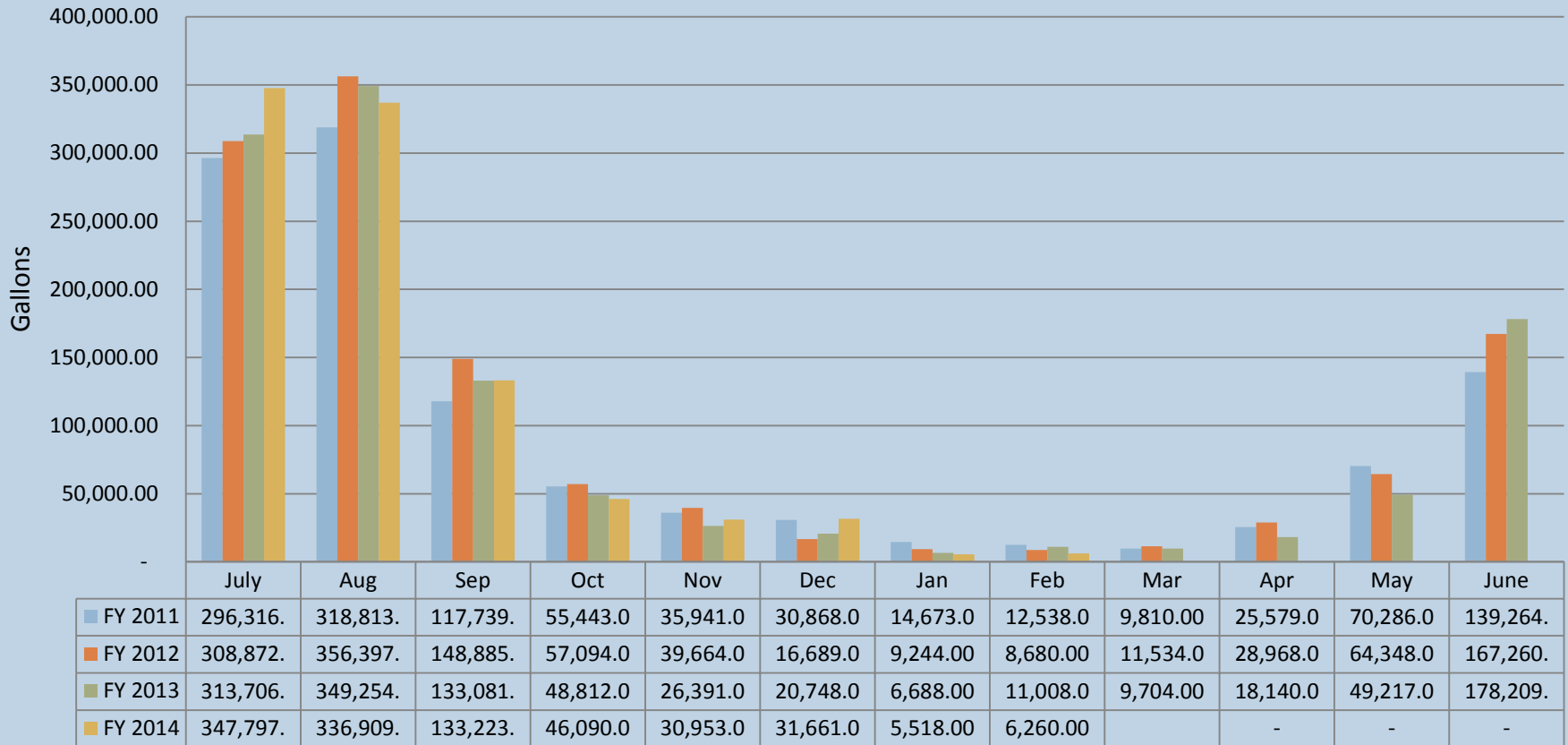
Feb vs. Feb Down - 43%
YTD Up 3.16%

	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total	% Change
FY 2011 Jet A	296,316.00	318,813.00	117,739.00	55,443.00	35,941.00	30,868.00	14,673.00	12,538.00	882,331.00	
FY 2012 Jet A	308,872.00	356,397.00	148,885.00	57,094.00	39,664.00	16,689.00	9,244.00	8,680.00	945,525.00	7.16%
FY 2013 Jet A	313,706.00	349,254.00	133,081.00	48,812.00	26,391.00	20,748.00	6,688.00	11,008.00	909,688.00	-3.79%
FY 2014 Jet A	347,797.00	336,909.00	133,223.00	46,090.00	30,953.00	31,661.00	5,518.00	6,260.00	938,411.00	3.16%



Nantucket Memorial Airport

Monthly JetA Gallons Sold *per fiscal year*





Nantucket Memorial Airport

AvGas Gallons Sold FY2011 vs. FY2014

	<u>July</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>June</u>	<u>Total</u>	<u>% Change</u>
<u>FY 2011</u>	25,308.30	23,727.70	15,022.70	6,695.60	3,300.00	4,161.50	2,306.00	1,976.00	2,339.20	11,885.80	12,514.70	13,811.10	123,048.60	
<u>FY 2012</u>	26,769.50	25,777.50	15,956.90	9,067.30	3,897.00	4,094.00	2,054.20	2,917.30	3,527.60	9,389.20	13,661.80	20,124.10	137,236.40	12%
<u>FY 2013</u>	29,107.10	25,742.30	13,727.90	6,840.90	5,152.10	3,295.70	2,477.90	2,176.10	2,927.00	4,245.30	8,719.60	11,595.20	116,007.10	-15%
<u>FY 2014</u>	23,475.10	29,626.50	13,996.70	6,999.00	3,869.60	4,579.80	1,974.10	1,346.00	-	-	-	-	85,866.80	

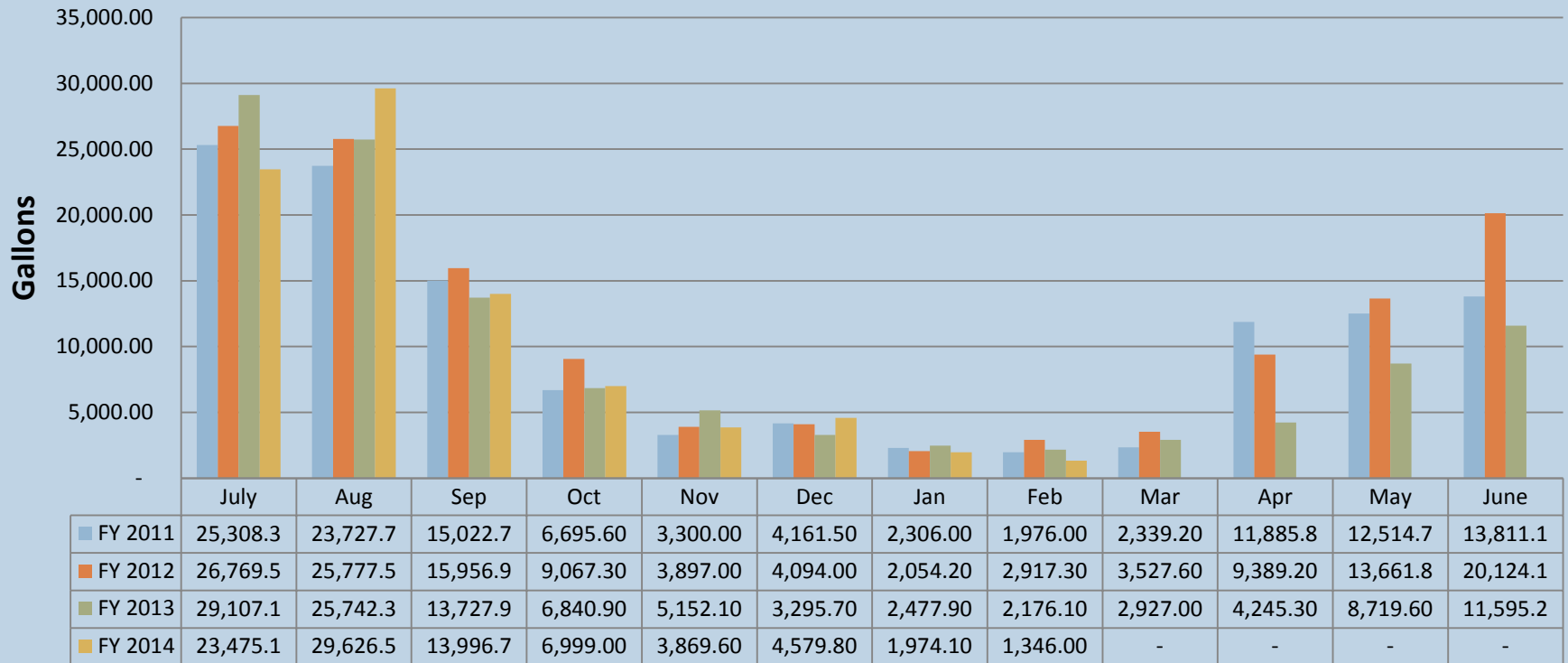
Feb vs. Feb Down - 38%
YTD Down - 3.00%

	<u>July</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>YTD Total</u>	<u>% Change</u>
<u>2011 AvGas</u>	25,308.30	23,727.70	15,022.70	6,695.60	3,300.00	4,161.50	2,306.00	1,976.00	82,497.80	
<u>2012 AvGas</u>	26,769.50	25,777.50	15,956.90	9,067.30	3,897.00	4,094.00	2,054.20	2,917.30	90,533.70	9.74%
<u>2013 AvGas</u>	29,107.10	25,742.30	13,727.90	6,840.90	5,152.10	3,295.70	2,477.90	2,176.10	88,520.00	-2.22%
<u>2014 AvGas</u>	23,475.10	29,626.50	13,996.70	6,999.00	3,869.60	4,579.80	1,974.10	1,346.00	85,866.80	-3.00%



Nantucket Memorial Airport

Monthly 100LL Gallons Sold *Per fiscal year*





Nantucket Memorial Airport

Noise Calls FY2011 vs. FY2014

	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total	% Change
FY 2011 Calls	21	25	6	9	3	4	1	1	1	0	3	8	82	
FY 2012 Calls	23	28	13	1	2	4	6	4	1	3	16	22	123	50.00%
FY 2013 Calls	96	7	6	5	4	2	2	4	2	11	25	25	189	53.66%
FY 2014 Calls	28	12	8	2	4	0	1	0					55	

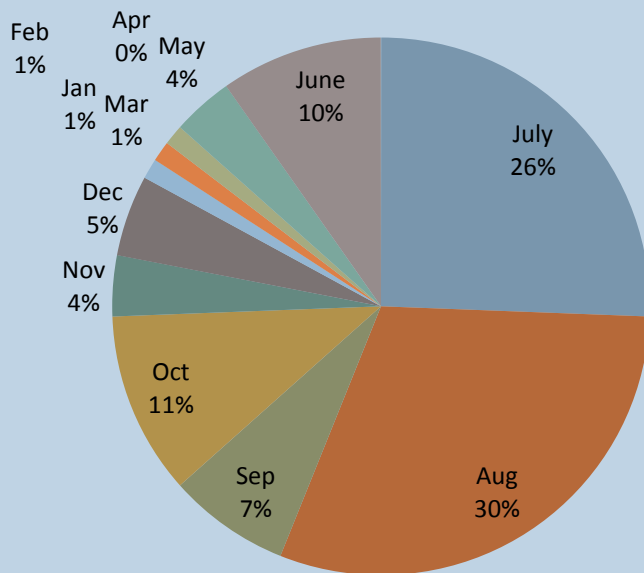
Feb vs. Feb – Down 100%
YTD Down - 56.35%

	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Total	% Change
FY 2011 Calls	21	25	6	9	3	4	1	1	70	
FY 2012 Calls	23	28	13	1	2	4	6	4	81	15.71%
FY 2013 Calls	96	7	6	5	4	2	2	4	126	55.56%
FY 2014 Calls	28	12	8	2	4	0	1	0	55	-56.35%



Nantucket Memorial Airport

FY 2011 - FY 2014 Noise Calls



GJ Smith Lease--Lot 4D Airport Commission Time Line

1. GJ Smith was granted a "RFP Land Lease" on March 15, 2013
2. On November 26, 2013 GJ Smith appeared before the Airport Commission; Rod Allred representing GJ Smith reviewed the following issues as well as other general items and questions concerning the Lease and Parcel:
 - A. Replacing the CPI-W with a fixed rate and adjusted every five years
 - B. Questioned if the date of signed Lease constituted the beginning of Lease payments
 - C. Consideration of Financial help with Utility's being brought to this lot
 - D. The leaving of Structural Improvements at the conclusion of the lease.
 - E. Environmental Assessments prior to and at the conclusion of the lease. Janine reflected That assessments were "done on all parcels"
 - F. It was recommend that the issues discussed should be referred to "Legal Counsel"
3. GJ Smith met again on Jan. 14, 2013 with the Commission and discussed the following issues:
 - A. Legal Counsel had not reviewed any of the Lease information presented in the November 26, 2013 Meeting
 - B. Some review of the points of concern from the November 26 meeting
 - C. GJ Smith asked that the Airport Commission provide a Clean Environmental Inspection To GJ Smith prior to "Lease Signing"--The Airport Manager indicated "the study was Completed by the Airport already and will provide a copy".
GJ Smith has not received a copy of that Environmental report.
4. Part of the Minutes of the Jan. 28 Airport Commission Meeting reflect that "an un-exploded Ordnance was discovered in a Bunker Road dirt pile **Last October**"

It should be noted that no mention of this ordinance was issued to GJ Smith in either of the meetings they attended in November of 2013 or January of 2014

5. A review of the October 22, 2013 Commission Meeting Minutes reflects this announcement and indicates "a clause needs to be added to the Bunker Leases **as well as notification to current tenants to address any further issues**".
6. It seems apparent that this Ordnance was discovered between the Oct. 8 and Oct 22 Airport Commission Meetings.
In a review of the Airport Commission Meeting Minutes from October 22 up to the January 28 meeting, no further mention was made of this Ordnance Discovery--in addition, the notices that were to be sent out mentioned in the October 22 meeting seemed to have been over looked and or not received.
7. In response to the favorable and appreciated time and effort of this Commission, and with no reason to believe there were any Environmental issues as stated by Mr. Rafter in previous

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
Daniel W. Drake, Chairman
Arthur D. Gasbarro, Vice Chair
David C. Gray, Sr.
Sonny Raichlen
Jeanette Topham

March 15, 2013

G. J. Smith, Inc.
2 Greglen Ave, PMB #468
Nantucket, MA 02554
Via e-mail: gjsmithinc@yahoo.com

Re: RFP Land Lease - Bunker Land

Dear Geoff:

Thank you for your proposal to our Request for Proposal (RFP) to lease land on Bunker Road.

The Airport is please to offer G.J. Smith, Inc. the lot depicted as "G" in the RFP for the proposed rate of eighty-eight cents (.88) per square foot.

Lot "J", which was the lot you bid on, was also bid upon by another party for a rate of \$.89 cents. The Airport has awarded this parcel to that Proposer.

Sub-Leases require the approval of the entire Commission. Therefore, should you want to move forward with a lease for the entire acre under your business name, you can then approach the Commission with the request for a sub-lease to Nantucket Lawn & Garden.

If you would like to move forward, please submit the Non-Aeronautical Lease Application Fee of \$3,000.00 made payable to Nantucket Memorial Airport.

If you have any questions, please do not hesitate to ask.

Sincerely,

A handwritten signature in dark ink, appearing to read "Janine M. Torres".

Janine M. Torres
Office Manager

Many of Nantucket Memorial Airport's ("ACK") capital projects are eligible for partial reimbursement by the Federal Aviation Administration ("FAA") and/or the Mass. DOT Aeronautics Division ("State"). The schedule below shows the ACK capital projects for which approval is being sought for FY2015 and the possible reimbursement attached to each one, resulting in the net share payable by ACK.

PROJECT	Total Project Cost	FAA Share	State Share	ACK Share	
				\$	%
Ramp Rehabilitation (Note 1)	\$1,125,000	1,012,500	56,250	56,250	5.0%
Security Systems Upgrade (Note 1)	\$400,000	360,000	20,000	20,000	5.0%
Vehicles and Equipment	\$164,000	0	(Note 2)	164,000	100.0%
Environmental Stewardship (Note 4)	\$570,000	0	107,160	462,840	81.8%
Fire and Rescue Truck (Note 1)	\$900,000	810,000	45,000	45,000	5.0%
TOTAL CAPITAL PROJECT COSTS	\$3,159,000	TOTAL ACK SHARE OF CAPITAL PROJECT COSTS (Note3)		\$748,090	23.7%

Note 1 - Project or purchase will not commence until FAA/State reimbursement commitment is received.

Note 2 - Applications have been filed for State reimbursement up to 80% but there is no guarantee of any commitment. Purchases will be made with or without reimbursement.

Note 3 - The total ACK share of capital project costs actually completed will be funded with long term debt, the debt service on which will be paid by the Airport Enterprise Fund (ACK operating budget.)

Note 4 - Includes three projects/equipment purchases intended to keep the Airport in compliance with State environmental regulations.