

Town of Nantucket
NANTUCKET MEMORIAL AIRPORT
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Commissioners
E. Foley Vaughan, Chairman
Sheila O'Brien Egan, Vice Chair
Carl D. England, Jr.
Dual A. Macintyre, Jr.
Finn Murphy

NANTUCKET MEMORIAL AIRPORT COMMISSIONS MEETING
April 22, 2008

The meeting was called to order at 5:05 PM by Chairman E. Foley Vaughan with the following Commissioners present: Dual A. Macintyre, Jr., and Finn Murphy.

Also present were Airport Manager Al Peterson, Airfield Supervisor Jeff Marks, Administrative Assistant to the Airport Manager Janine Torres, Finance Director Tina Smith, Environmental Coordinator Jack Wheeler, and Administrative Coordinator Yolanda Maxwell.

The Commission unanimously *M/S/P* approval of the March 11, 2008 minutes.
The Commission *M/S/P* approval of the April 4, 2008 Special Commission minutes with Commissioner Murphy abstaining.

Noise Incentive Awards

The Compliance award for March went to Cape Air/Nantucket Airlines

2007 Special Recognition Noise Abatement Awards went to Cape Air/Nantucket Airlines and (AMA) Marine Home Center.

Ocean Wings – Freight Service

Mr. Peterson reported Herb Cabral of Ocean Wings has been talking to Nantucket Shuttle to establish an air freight business. The air freight building was set up as a joint venture to handle all freight between Cape Air and Island Air. Island Air and Nantucket Shuttle could not come to an agreement in regards to the use of the building. Mr. Peterson reported he does not want freight going through the terminal and has been looking for an alternative to accommodate Nantucket Shuttle to carry air freight.

Mr. Cabral reported he is in negotiations with Nantucket Shuttle in regards to starting an air freight business through Mr. Cabral's hangar. Mr. Cabral's plan includes installing a garage door and providing a scheduled service using 2 to 3 planes a day. Mr. Cabral will drop off a final draft of their plan when complete.

Mr. Peterson reported he will meet with the sub-committee to look over the lease and discuss any changes that may need to be made. He will need to talk to TSA about any threat assessments and security.

Mr. Cabral to meet with Mr. Peterson tomorrow.

Commissioner Murphy would like to discuss this matter in executive session under lease agreements.

NAC Policy Statement

Chairman Vaughan postponed the NAC Policy Statement to a later date.

John Stanton Film Project

Mr. Peterson reported he met with Mr. Stanton. He is looking for seed money to get started on the project estimated to be around \$15,000.00.

Chairman Vaughan would like the sub-committee to discuss this matter and will come up with a recommendation at the next Commission Meeting.

Air Bear – Airplane Mechanics

Thomas Bear of Air Bear Aviation introduced his airplane mechanic company to the Commission. The company has a rapid mobile response time of 4 hours. They would keep a van on sight. Air Bear is based out of Bradley, Boston, and Bedford.

Commissioner Macintyre asked if there would be any personnel on Nantucket? Mr. Bear responded not at this time.

Mr. Peterson reported Air Bear would have a business operating agreement with the airport.

Chairman Vaughan stated subject to Mr. Peterson discussing Air Bear's insurance information with the Airports insurance company he would recommend Air Bear's service. The Commission agreed.

Terminal Project Update

- Mr. Peterson reported the project is on schedule
- Mike Gear has kept the construction site well organized
- the sweeper has been used a few times
- the fence will be moved in to get ready for the summer season
- paving to be put down where they dug part of the foundation
- steel arrives next week, they will start to erect it right away

Construction Update

- Andy Ravins reported in a month the steel will be erected
- In a month the plumbing and underground electric will begin
- The budget is just under ten million dollars for trades that have been authorized
- 27 bid packages have all been bid 4 bid packages remain which are waiting further drawings
- Bid award recommendations will continue to be made to the Commission
- FAA budget estimate for the project was completed last Friday enabling the grant application to be submitted.
- The final GMP should be done in about a month and a half
- The numbers presented in the FAA budget estimate are based upon the bids received, plans and specifications that have been drawn and projects that may eventually need to be done that are not shown on the drawings.
- Mr. Peterson has a breakdown analysis of the budget in his office

Commissioner Macintyre asked if they were able to include any local contractors. Mr. Ravins reported they have only received one bid from a local contractor. In order to qualify the contractor has to be bonded, and carry certain insurance limits.

Commissioner Macintyre asked how we stood with the geothermal. Mr. Peterson reported he met with the Wannacomet Water Company and their engineer. They said it would be extremely complicated to use the water for potable purposes, it would take 5 years for permitting. The water can be used for non potable purposes.

Temporary Facilities Update

- Mr. Peterson reported the trailers are here, the airlines will be able to move in about a week. The trailer for the TSA bag screening is being worked on. There will be 2 more ticket counters added. The belt will be extended to make a right angle so the bags will go into the TSA trailer.
- Meeting with Jet Blue this morning, will have weekly conference calls getting all the summer tenants up to date.
- Tent going up shortly
- Bathrooms are set and in place just need water and power
- Ordered barrier fences to help guide passengers on the ramp
- There will be wi-fi, power, heat, and lighting in the temporary facilities
- Mr. Peterson talked to Alice's about food in the secured area
- Mr. Peterson plans to have 2-3 Ambassadors on at all times for a 35 hour work week

Skanska Contract – Liquidated Damages

Mr. Peterson reported the Skanska contract regarding liquidated damages is in discussion. The FAA normally requires this clause in contracts. The way the Airport has entered into the GMP contract with Skanska was to monetarily incite them to finish the project on time or earlier, therefore liquidated damages are not in the contract. This is an ongoing discussion and the issue is not resolved as of yet.

Budget Review

Steve Flecchia of Jacobs Edwards, & Kelcey reported with the projects soft cost, (A & E fees, project manager fees, sponsor, and temporary trailers) the overall project cost is approximately 29.8 million dollars.

Mr. Peterson reported 1.2 million dollars is in contingency costs. Chairman Vaughan reported with the airport's contingency it is actually 2.2 in contingency costs, if we had no contingency costs included, the budget would be 27.6 million dollars.

Commissioner Murphy asked if there was any documentation on the budget, Mr. Flecchia will forward to Mr. Peterson tomorrow in order to review Skanska's costs which he received today.

Environmental

Jack Wheeler reported operations through March 2008 25,765 which is down 1.78% year to date. Enplanements through March - 43,952 which is down 5.4% year to date. GA side is 159 through March vs. 430 last March. Freight for March 233,405 lbs which is up 4.61%. Noise complaints year to date 32 which is down 62% year to date.

Operations

- Mr. Peterson reported a proposal he received from Ann McAndrews suggesting a resident parking pass during the summer as well. The Commission M/S/P approval of a 3 day parking pass during the summer at a rate of \$30.00 for consecutive days of parking. Only one three day pass can be purchased at a time and consecutive passes are not allowed.
- The airport is looking into an automated parking system; however it would not be ready for the summer. We have a proposal from a planning consultant to help with the planning of the new parking system however Mr.

Peterson feels it's too much money at \$37,000.00 dollars. There have been 2 other proposals and if Edwards & Kelcey can lay out the parking lot we could present the plan to these companies who provide the systems and software we could put the systems in without a consultant. Mr. Peterson would like the main lot for cars only and create a bigger parking area for commercial vehicles.

- Mr. Tallman has requested all Commissioners stop in his office to get new badges. Mr. Tallman and Mr. Wheeler have come up with a new badge system which will work better than the old one.
- Jeff's crew is getting ready for Part 139 inspection which is May 13, 2008 through the 15th
- Airport bought another paint machine
- All airports in the country are working under a FAA reauthorization we do not have that we have a continuing resolution, smaller airports are more affected than we are they will only get about 75% of their funding. Mr. Peterson hopes it will be resolved with this Congress before it goes to recess.
- Airport Ambassador – would like 2 on at all times.
- Moved the kiosks out from the ticketing area to the old terminal to give more room in the ticketing trailer
- ACE camp will be held the week of June 23, 2008, Cape Air will sponsor \$1,000.00 dollars, students pay to attend, however any child who can not afford the tuition will be eligible for a scholarship.
- Mr. Peterson attended a MAC meeting last week there were 2 issues, the 1st is the Reis building for the C & D facility exceeds MAC air space. They will need a special permit. The Nobadeer hangers were approved. Steve Drabkin reported they are getting final bids for the Nobadeer Hangars and will have the contractors get started as soon as possible.
- Re-skinning the freight building is in progress
- Mr. Peterson has put in a couple requests for funding from Mass Aeronautics for a security system, ramps, seal coating and lighting.

At 6:07 PM it was *M/S/P* to adjourn to executive session to discuss lease issues and not to reconvene in regular session by the following vote:

Chairman, E. Foley Vaughan – Aye
Commissioner, Dual A. Macintyre, Jr. – Aye
Commissioner, Finn Murphy – Aye

Respectfully Submitted,

Yolanda J. Maxwell, Recorder