

**Commonwealth Of Massachusetts
County Of Dukes County, S.S.
MARTHA'S VINEYARD AIRPORT COMMISSION MEETING**

**September 20, 2000 6:00 pm
Martha's Vineyard Airport**

Notice of Such Meeting having been Posted as Required by Law.

Present: Airport Commissioners: Chair Tim Carroll, Robert Carroll, Frank Daly, Robert Smith, Linda Sibley

Others: Bill Weibrecht* - Airport Manager, Sean Flynn - Assistant Airport Manager, Katherine Wiley - Vineyard Gazette, Leonard Jason* - County Commissioner, Marni Lipke - Recorder.

* Late arrival or early departure (see * in text)

The meeting was called to order at 6:01pm.

1. Approval of Meeting Minutes September 6, 2000.

There was not sufficient quorum to pass the September 6, 2000 minutes. **MS. LINDA SIBLEY MOVED APPROVAL OF THE AUGUST 16, 2000 MINUTES AS WRITTEN; MR. ROBERT CARROLL SECONDED; MOTION PASSED WITH MR. ROBERT CARROLL ABSTAINING**

2. P&K Properties (SSA Reservation Office Bldg.) Discussion of lease extension

Assistant Airport Manager, Mr. Sean Flynn, reviewed the P&K lease renewal option and informed the board that P&K had exercised their right to renew for a 10 year lease. The Lot comprises 16,000 sq. ft. now under lease at \$3119.81 (or ~ 19.5¢ per sq. ft.)The Commission asked for the rent prices from the two latest bids and the rent prices on the adjoining lot--which was granted under special circumstances. **MS. SIBLEY MOVED TO SET 39¢ PER SQUARE FOOT AS THE STARTING NEGOTIATING PRICE; FRANK DALY SECONDED; MOTION PASSED UNANIMOUSLY.** Mr. Flynn and the Commission expressed some concern about the overflow parking from the SSA Reservations Office especially between 8:00 AM and 10:00 AM. **IT WAS THE CONSENSUS OF THE COMMITTEE THAT MR. FLYNN PRESENT THE ISSUE AS PART OF THE NEGOTIATIONS AND ASK FOR SUGGESTIONS TO AMELIORATE THE PROBLEM. CHAIRMAN TIM CARROLL WILL TALK TO THE SSA ABOUT THEIR LEASE TIMETABLE FOR THEIR LOTS NEXT TO THE BUSINESS PARK.**

*Mr. Leonard Jason joined the meeting.

3. Little Wheels, Status Update

Mr. Flynn was informed by the Attorney General's Office that an inquiry regarding 30B had been received so he has been researching past Minutes on the issue. Board members reviewed the bid history. Mr. Flynn will continue his research and inform the Attorney General's Office of the status of the bid.

MARTHA'S VINEYARD AIRPORT COMMISSION MEETING
September 20, 2000

4. Sprint PCS and cell tower sub-lease update.

*As Ms. Sibley recused herself, there was not sufficient quorum to discuss the matter.

* Mr. Weibrecht joined the meeting.

5. Discussion and update regarding infrastructure development at business park.

Mr. Weibrecht has been exploring grants to provide capital to complete Business Park infrastructure but the timetable for funds would be Spring 2001 at the earliest. As an alternative tenant installation of infrastructure in return for rent discounts is being investigated, particularly for Lots 25, 26, 28, and 2 (see 8/2/00 Minutes p.3 and 9/6/00 Minutes p. 1 #4.) Counsel Marcia Cini advised that the Airport put out the Request For Proposals (RFP) dictating specifications and stating that the contract and payment would be with the tenant. The Airport would get the bids, check out the bidders, and award the RFP. There was some confusion over the means of supervision as the technical infrastructure must be inspected and certified to MV Airport specifications. Past tenant-installed infrastructure has not always been satisfactory. Chairman Tim Carroll will consult with Counsel and ask her to draw up the requirements of the process.

6. Discussion and approval of Airport Master Plan "Public Advisor Team (PAT)" composition, press release and selection process. Final selection of the PAT will be scheduled for October 18, 2000

Mr. Weibrecht presented a memo suggesting the goals, composition and selection of a "Public Advisory Team" as recommended in the Master Plan to get community input on future Airport needs. The PAT would present a report to the Commission which would then be sent on to the FAA. **MS. SIBLEY MOVED TO ACCEPT AND ENDORSE THE AIRPORT MANAGER'S SEPTEMBER 19, 2000 MEMO ON THE PUBLIC ADVISORY TEAM; MR. ROBERT CARROLL SECONDED; MOTION PASSED UNANIMOUSLY.** The Commission reviewed the press release that would solicit letters of intent. Mr. Daly suggested that the release be amended to include the time frame as a 20 year plan concentrating on the first 5 years.

7. County Administrative Offices Update - Carol Borer

Ms. Borer could not be present due to conflicting meeting schedules. Chairman Tim Carroll reported for her that the County Engineer, Water Testing Laboratory, County Treasurer, Parking Clerk and Retirement Office had moved into to their new quarters.

8. Determination of schedule for future RFP's in Business Park.

Mr. Flynn presented a clear table of recent Business Park bids with a suggested order of lots to be put out for RFP's. Chairman Carroll suggested that, given the current water situation, the decision to abandon the damaged well in the area be reconsidered. The 400 ft. preservation zone of the well impinges on Lot 1 so the situation will be reviewed by the Manager.

MARTHA'S VINEYARD AIRPORT COMMISSION MEETING
September 20, 2000

9. Assistant Airport Manager Update.

Mr. Robert Smith, Mr. Weibrecht, and Chairman Carroll have met with the Dukes County Personnel Evaluation Sub-Committee and the re-grading of the position is proceeding.

10. Adjournment

**MR. ROBERT CARROLL MOVED TO ADJOURN; MS. SIBLEY SECONDED;
MOTION PASSED AT 6:42 PM.**