

NANTUCKET MEMORIAL AIRPORT COMMISSION

April 10, 2014

AGENDA

1. Review and Approve:
 - a. Agenda
 - b. 3/25/14 Minutes
 - c. Ratify 4/2/14 Warrant
2. **041014-1** Update from Town Counsel on Mass. Open Meeting Law and Conflict of Interest Law
3. Public Comment
4. Pending Leases/Contracts as Set Forth on Exhibit 1, Which Exhibit is Herein Incorporated by Reference
5. Pending Matters
 - a. **070913-1** TON Memorandum of Understanding (MOU) Update
6. Finance
 - a. **041014-2** FY14 Quarterly Report
 - b. **041014-3** ATM Review
7. **022613-2** Master Plan and Sustainability Program Update
8. Manager's Report
 - a. Project Updates
 - b. FUDS Update
 - c. RFP/Bid Status
 - d. Operations Update
 - e. Staff Update
9. Sub-Committee Reports
 - a. Sub-Committee Review
10. Commissioner's Comments
11. Public Comment
12. Executive Session – G.L. c.30A, §21(a)
 - a. Review ES minutes of 8/28/12, 9/18/12, 12/4/12, 12/11/12, 2/26/13, 4/23/13, 5/28/13, 8/27/13, 9/10/13, 9/24/13, 10/8/13 and 10/22/13, 11/12/13, 12/10/13, 1/14/14, 2/11/14 and 2/25/14 for possible release; and 3/11/14 and 3/25/14 for review and possible release, and
 - b. Clause 3: 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, and
 - c. Clause 3: 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
 - d. Clause 3: 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, and
 - e. Clause 3 & 6: To consider the purchase, exchange, lease or value of real property and to discuss pending litigation to Gatto vs. Town. The Chair has determined that an open session may have a detrimental effect on the negotiation and/or litigation position of the Airport Commission.

Public Safety Facility

1st Floor Meeting Room

4 Fairgrounds Road

5:00 PM

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

March 25, 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, Noah Karberg, Environmental Coordinator, Lara Hanson, Operations Superintendent – FBO, 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.

Mr. Drake noted a Commission meeting had been posted concurrently with the 2/25/14 Master Plan Advisory Group meeting to allow attendance by the Commission. Mr. Drake noted, however, that Mr. Gasbarro, who is a member of the Advisory Group, and Mr. Drake were the only two Commissioner's present. Without a quorum, a formal meeting was not called to order. Mr. Drake presented minutes as such for the record. Mr. Drake noted no formal vote was necessary.

Ms. Topham made a **Motion** to approve the 3/11/14 Minutes. **Second** by Ms. Planzer and **Passed** unanimously.

Ms. Topham made a **Motion** to ratify the 3/19/14 Warrant. **Second** by Ms. Planzer and **Passed** unanimously.

Public Comment

None.

032514-1 Nantucket Music Festival Parking Request

Mr. Rafter presented a request from the Music Festival (Festival) organizers to rent vacant land in the Bunker area for additional parking during the two-day event, adding the VFW parking lot will also be rented and will provide the bulk of the parking. The Festival will be running buses to/from the Tom Nevers event, but Mr. Rafter was unsure what type of bus would be used and where it would turn around. Cheryl Emery, one of the event organizers, was in the audience and noted the company, Locomotion was providing 40' buses and thought they would enter the lot and loop around to exit. Ms. Emery added the Airport would be named an additional insured on the Music Festival's and Locomotion's insurance policies.

Brief discussion took place regarding the preparation of the lot and the requirement to charge Fair Market Value, approximately \$600, and the possibility of having to charge the Annual Business Fee. Mr. Rafter noted it's similar to renting a hangar for an event where only a rental fee would apply, but he would double check.

Ms. Topham made a **Motion** to approve the rental of the vacant Bunker land as depicted for two-day Festival parking with the total fee to be verified by Mr. Rafter. **Second** by Ms. Planzer and **Passed** unanimously.

Pending Leases & Contracts

Mr. Rafter noted **G.J. Smith** requested being heard in the context of G.J. Smith's pending Bunker Road lease which is being held up pending resolution of the FUDS (Formerly Used Defense Site) situation. Mr. Drake recognized Mr. Rod Allred, representing G.J. Smith, Inc., who addressed the Commission and presented a document reviewing the timeline prepared since awarded a parcel to lease in March 2013. Mr. Drake noted that the document would be in the record and there was no point in re-hashing what had happened in the past; further stating that the time could be most productively used looking at the future. Mr. Allred agreed but asked how to move forward.

Mr. Rafter updated the status of the FUDS remediation process noting the Airport has hired Weston Solutions, Inc. as a Licensed Site Professional, to perform testing on the soil removed from the area where the unexploded ordnance was found. The Army Corp of Engineers (Corp) does not have this site scheduled for remediation until the year 2035. Should Weston find contaminants, the Corp may be able accelerate their timetable, if their funding allows. Weston was on site last week for samples. The results aren't expected for 7 to 10 days.

In responding to Mr. Allred's question, Mr. Rafter indicated having asked the DEP and the Corp to identify the boundaries of the FUDS site, but they are hesitant to do so.

When asked, Mr. Allred noted he was not an attorney but was interested in helping expedite the process, noting all permits have been approved for the planned storage facility. Mr. Rafter indicated the Airport cannot take on more responsibility in the process.

Mr. Drake added the Airport is also hoping for a speedy end to this unfortunate development.

Mr. Rafter presented an amendment to the **ACK Surf School, LLC** Beach License Agreement, originally approved at the 2/25/14 Commission meeting, to allow the sale of ACK Surf clothing and beach sundries, originally planned for the second vehicle operating as ACK Surf. Mr. Rafter indicated the ownership has restructured and the second parking space at Nobadeer Beach is no longer necessary. .

Ms. Planzer made a **Motion** to rescind the Beach License Agreement with ACK Surf which allowed a second vehicle for the sale of apparel and sundries and amend the ACK Surf School LLC Beach License Agreement to allow the sale of ACK Surf clothing and beach sundries, but not any food or beverage items from the vehicle which is also the base for the surf school. **Second** by Ms. Topham and **Passed** unanimously.

Mr. Rafter presented the final draft of the **Emily Air LLC** Lease indicating substantial changes had been made to the draft approved previously on February 11, 2014. He said Town Counsel had completed working with the lender's attorney on the Lease language and he noted there are three additional documents being presented to complete the transaction: the Termination of Lease between the Commission and Ocean Wings, the Notice of Termination of same for recording purposes, and the Assent for Emily Air LLC to sub-lease to Island Airlines LLC noted on the Agenda as a separate item. Additionally, Mr. Rafter reported, a Mortgage exists between the Airport and MassDOT-Aeronautics as part of the State Grant Assurances for the funding of the Terminal Project. The mortgage document encompasses all parcels that make up the Airport, also known as Exhibit A to the Airport's Layout Plan. The mortgage document requires the Airport to seek approval on any Lease transactions that affect revenue. Legal Counsel is assisting in this process. Mr. Rafter recommends the Commission approve and sign the documents presented tonight noting they will be held until approval is obtained from MassDOT.

After brief discussion, Ms. Planzer made a **Motion** to approve the Termination of Lease between Nantucket Memorial Airport Commission and Coastal Wings Inc. dba with Ocean Wings Air Charter dated May 1, 1995. **Second** by Ms. Topham and **Passed** unanimously.

Ms. Planzer made a **Motion** to execute the Notice of Termination of Lease between Nantucket Memorial Airport Commission and Coastal Wings Inc. dba with Ocean Wings Air Charter. **Second** by Ms. Topham and **Passed** unanimously.

032514-2 Emily Air LLC Sub-Lease to Island Air LLC

Discussion on this matter was included under Pending Leases and Contracts. **Motion** by Ms. Planzer to approve the Assent to Sublease. **Second** by Ms. Topham and **Passed** unanimously.

A \$1,000 Contract with **Team Eagle** was presented for the purchase of parts for the Oshkosh sweeper/snow blower. Mr. Rafter indicated the contract was necessary due to reaching the \$10,000 spending limit with the vendor. Ms. Topham made a **Motion** to approve the contract with Team Eagle for \$1,000. **Second** by Ms. Planzer and **Passed** unanimously.

Mr. Rafter requested another month extension to the Ascent Aviation/World Fuel Services contract for aviation fuel supply noting the new contract involves several different documents and will take additional time to incorporate each and have reviewed by all parties. Ms. Topham made a **Motion** to extend the contract with Ascent Aviation/World Fuel Services to April 30, 2014. **Second** by Ms. Planzer and **Passed** unanimously.

Pending Matters

070913-1 TON Memorandum of Understanding (MOU) – Mr. Rafter reported Heidi Bauer, TON Chief Procurement Officer (CPO) and Silvio Genao, TON Engineer, who also holds CPO designation, have drafted new procurement procedures for all Town Departments to follow which incorporates the contract review and approval process. The draft procedure will be reviewed by the Department Heads at the Town Manger's Cabinet Meeting next Monday. It is Mr. Rafter intent to incorporate this procedure, once finalized, into a new MOU between the Airport and the Town but include language regarding communications between the Finance Department and the Airport.

Brief discussion took place on the need for replacing the original MOU. Mr. Drake noted that the original MOU, signed in September 2012 is outdated and that, certain provisions which involved commitments by the Town which have not been fulfilled should be eliminated.

032514-3 Proposed Grant to Chamber of Commerce for Daffodil Weekend

Mr. Drake shared the opinion from Legal Counsel that the Airport could, without violating the Massachusetts Constitution, grant monies to anon-profit, such as the Chamber of Commerce, for activities related to carrying out a specific public purpose of support or stimulation for the benefit of the airport.

Mr. Rafter and Ms. Planzer, however, noted the FAA's policy, as found in the Federal Register, indicates the contribution must be directly related to operations of the airport. Mr. Rafter added speaking with Tom Vick, Compliance Officer with the FAA, who noted it would be acceptable only if the airport is buying an advertising space. Mr. Drake noted the \$1,000 contribution would include an ad in the event brochure.

After brief discussion, the consensus of the Commission was to not contribute to the Chamber of Commerce at this time but agreed a defined program for future consideration should be developed.

022613-2 Master Plan & Sustainability Program Update

Mr. Rafter reported that the IT consultant was on site last week to begin inventory of the Airport's hardware and software systems. Mr. Rafter also reported items continue to be populate the Master Plan website.

Mr. Rafter reported a senior from Jacobs Engineering will be visiting this Friday to conduct a client satisfaction survey related to the Master Plan process. Mr. Rafter intends to be candid and frank on how he feels Jacobs and their sub-consultants have performed so far, adding on more than one occasion, the documents submitted mirrors the past Master Plan Update instead of creating a fresh document.

Manager's Report

Project Updates

Mr. Rafter reported:

- The new FBO is open as of March 14th. A Grand Opening is being planned for April 18th with several soft openings to be held prior. The Department Head meeting next week will be held in the building's conference room and will include a tour of the building.
- The FAA announced Kobo Utilities were the low bidder for the Runway 15/33 REIL's/PAPI's. A pre-construction meeting is scheduled for later this week.
- R/W 6 PAPI flight check is scheduled for Thursday, 3/27/14.
- Regarding the Carbon Neutral Program, the two ESCO proposals continue to be reviewed. A determination on the Investment Grade Audit, estimated to cost \$15K should be made by mid-April.
- Clean up of the ARFF Building continues after a broken pipe caused extensive internal damage.
- A final PFC Application has been completed addressing the comments made by the FAA on the draft application. Mr. Rafter indicated one item that could not be located was a TSA letter approving the terminal design. It is unsure if this was necessary when the terminal project was designed. The application will be submitted to the FAA as soon as possible, but due to the lateness of the submission, will most likely not have an answer from the FAA by Town Meeting.

- Grant applications are being drafted for the two AIP projects: Security Upgrades and a new ARFF truck.

RFP/Bid Status

- No proposals were received for the design of the Air Traffic Control Tower RFQ. A conference call was held with the FAA to discuss next steps. The FAA ruled out a design/build process and has opted to revise the schedule to allow 5 months for design. The RFQ is being re-issued this week. The FAA was on site today to review the three sites for the mobile tower. Mr. Rafter added the new schedule will bring construction into June which will require the Airport to stress site #1 to be the most advantageous for airport operations. Another conference call with the FAA is scheduled for tomorrow to review the schedule further. A meeting with Ascent is scheduled for tomorrow to review the fuel contract content and the Jacobs contract for on-call engineering is still being drafted.

Operations

- Discussions were to take place with the Town to utilize airport parking for free shuttle service to the ferries; but when Mr. Rafter indicated to do so for free could constitute revenue diversion, the idea was dropped.
- Mr. Rafter commended Operations Superintendents Preston Harimon and Lara Hanson for coordinating CPR Training, noting it was some of the best training he has participated in.
- Mr. Rafter reported snow removal costs through early March were approximate \$15K in labor alone. He intends to produce a report to include other expenses such as equipment maintenance.
- Miami Air has indicated they are planning a charter flight on May 23rd bringing in one or two Boeing 737's. Operations is working through the logistics for this.
- Jet Blue has announced service between Hyannis and New York. It is undetermined what impact this might have on Nantucket.
- FAA Airports Division Manager, Mary Walsh has indicated she would like to visit Nantucket with Patrick Magnata of Airport Planning & Programming, Environmental Division on May 19th.

Statistics

Mr. Rafter reviewed the statistics for February:

- Operations: February 2014 is down 13.07% compared to February 2013. Fiscal YTD is down 7.8%. Poor weather is thought to be the blame.
- Enplanements: February 2014 is down 23.54% compared to February 2013. Fiscal YTD is up .11%.
- Jet A Fuel: February 2014 is down 43% from February 2013. Fiscal YTD is up 3.16%
- AvGas Fuel: February 2014 is down 38% for February 2013. Fiscal YTD is down 3%
- Noise: There were zero noise complaints for February Fiscal YTD is down 56.35%

Sub-Committee Reports

None.

Commissioners Comments

Mr. Drake reported responding to the email complaint he shared at the last meeting regarding being "unfairly taxed for GA building costs". Mr. Drake will forward his response and indicated he has not heard anything further from this individual.

Mr. Drake handed out the final version of the ATM Article 12 Fact Sheet he presented in draft form at the last meeting.

Mr. Drake noted the Board of Selectman postponed their decision to appoint a new Commissioner until their meeting on March 26th. Mr. Drake noted speaking with Legal Counsel regarding the possibility of Mr. Planzer's appointment as it relates to the Open Meeting Law (OML) noting if Mr. Planzer is appointed, the Commission will be asked to participate in an OML seminar.

Mr. Drake commended airport staff in the work performed in getting the new FBO open.

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 discuss strategy with respect to threatened litigation with respect to the completions of the GA Building. 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 6:05 pm.

Respectfully submitted,


Janine M. Torres Recorder

Master List of Documents Used

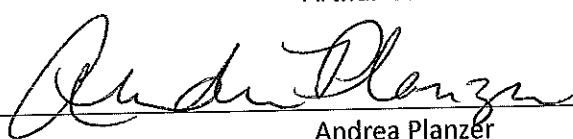
3/25/14 Agenda including Exhibit 1
2/25/14 Commission/Master Plan Advisory Group Meeting Minutes
3/11/14 Draft Airport Commission Minutes
3/19/14 Warrant Commission Approval Sheet
3/10/14 Letter from Nantucket Music Festival re Parking Request w/ Bunker Rd Map
GL Smith Lease Timeline presented by R. Allred (Handout)
ACK Surf School LLC Beach License Revised Agreement
Termination of Lease (Coastal Wings) (Handout)
Notice of Termination of Lease (Coastal Wings) (Handout)
Lease Agreement with Emily Air LLC
Assent to Sub-Lease (Emily Air LLC to Island Airlines LLC) (Handout)
Team Eagle Contract
3/19/14 Email from Giorgio to Drake re Airport Support of Chamber
February Statistics Power Point Presentation (Handout)

Warrant 04/02/2014


Please Sign and Date

 3/25/14

Daniel Drake

Arthur Gasbarro
 3/25/14

Andrea Planzer

 3/25/14

Jeanette Topham

Batch# <u>1043</u>	Total ^{\$} <u>10,294.41</u>	Batch Date <u>3/18/14</u>
Batch# <u>1044</u>	Total ^{\$} <u>5,481.47</u>	Batch Date <u>3/18/14</u>
Batch# <u>1046</u>	Total ^{\$} <u>3,085.79</u>	Batch Date <u>3/18/14</u>
Batch# <u>1050</u>	Total ^{\$} <u>20,542.33</u>	Batch Date <u>3/23/14</u>
Batch# <u>1069</u>	Total ^{\$} <u>2,850.67</u>	Batch Date <u>3/25/14</u>
Batch# _____	Total _____	Batch Date _____
Batch# _____	Total _____	Batch Date _____
Batch# _____	Total _____	Batch Date _____

EXHIBIT 1
PENDING LEASES/CONTRACTS/AGREEMENTS
April 10, 2014

Type of Agreement/Description	With	Amount	Other Information	Source of Funding
Ground Lease	GJ Smith Inc	(\$46,000)	Negotiation Discussion Bunker Lease Self Storage Facility	Income

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
Andrea N. Planzer
Jeanette D. Topham

April 7, 2014

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

Re: RFP Land Lease – Bunker Road

Dear Mr. Smith,

As you know Mr. Allred who I believe you have identified as an employee of G.J. Smith presented a document to the Airport Commission at its recent meeting titled “GJ Smith Lease-Lot 4D Airport Commission Time Line”. Upon review of this document I have identified some inaccurate statements that I would like to clarify for the record.

1. G.J. Smith was NOT granted a “RFP Land Lease” on March 15, 2013. The letter attached to the document that was distributed clearly states that it was an offer of a particular site with an associated rate. However, this offer was based on the proposal and request for a lease submitted by G.J. Smith which specifically stated “Parcel J will be used to house two landscaping businesses. G.J. Smith, Inc and Nantucket Lawn and Garden Inc. These two businesses are identical and function upon the same lease currently on Mary Anne Drive.”
- 3.C. This is clearly not true. Please see the attached email correspondence from Janine Torres to Mr. Allred indicating that the files were too large to email. Subsequently, on or about January 28, 2014 Ms. Torres hand delivered copies of the two Phase I site Assessments to you. I have attached a disc with copies of these Assessments, which I relied on prior to becoming aware that the site was on the FUDS list.
4. The unexploded ordnance that was found was in a pile of dirt that had been removed from the bunker road site and placed on the airport. At the time of this discovery, there was no need to notify G.J. Smith since it was not on or near the site contemplated for lease.

7. There was no reason for me to believe that there were any Environmental issues because of the Phase I assessment work that was performed (see #3.C. above). The Airport Commission has not approved any lease as of yet "general " or otherwise, and I must remind you that any expenditures on the part of G.J. Smith to this point are a cost of doing business and have been made at your own discretion and are in no way the responsibility of the airport.
8. The letter of January 29, 2014 was sent to you as a courtesy, and was to provide you with information that the airport had become aware of relating to the FUDS site. This information was made known to the airport on or about January 23, 2014. The unexploded Ordnance was discovered in a pile of dirt that was inside the airport fence and located approximately 2,300 feet away from the Bunker Road parcels.

We have provided you information as a courtesy and in good faith, whereas the document distributed at the February 25, 2014 Airport Commission meeting was accusatory, disingenuous and confrontational.

Given the above facts and specifically because your current proposed use of this parcel is not nearly consistent with the proposal received, I will strongly recommend that the Airport Commission cancel this procurement and terminate and dealings with your company imeediately.

Sincerely,



Thomas Rafter, A.A.E.
Airport Manager

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

meetings, in early November, GJ Smith proceeded with diligence the Development and Entitlement of this approved parcel of ground. GJ Smith to date has approvals to proceed with the Development and Construction of this project with both the City of Nantucket and the HDC Board pursuant to final Construction documents and the finalization of the Lease Agreement with the Nantucket Airport Commission.

Based on the positive response and "general" approval from this Commission GJ Smith moved forward with this Development, spending in excess of \$60,000.00 towards its entitlement, final approval and subsequent construction of this project.

8. Surprisingly on January 29 , 2014, the Nantucket Airport Commission notified GJ Smith of the "recent" discovery of an Ordnance; this discovery actually occurred some 110 days earlier, with no acknowledgement of discussion by Mr. Rafter and or Mr. Karberg, the Environmental Coordinator for the Nantucket Airport Administration in any meeting until January 28, 2013.

The "notice" of the Ordnance discovery, which was to be sent out in accordance with the Airport Commission Meeting Minutes of Oct. 22, 2013 was not received. Consequently GJ Smith was moving forward in expense and development of this project.

Please let us express our appreciation and continued desire to move forward with approval and Construction of this project. Our only interest currently is how do we quickly mitigate the residual effects of the Ordnance discovery and the obtaining of a CLEAN site report wherein we can move forward.

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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: gsmithinc@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,

Janine M. Torres
Office Manager

Janine Torres

From: Janine Torres <jtorres@nantucketairport.com>
Sent: Monday, January 27, 2014 2:27 PM
To: 'Rodney Allred'
Cc: 'Geoffrey Smith'; 'Jeff Gaufin'; 'Brad Hixson'; 'Tom Rafter' (trafter@nantucketairport.com)
Subject: RE: TurnKeyStorage Nantucket--Airport Lease

Hi Rod

I've cannot attach the Phase I Site Assessment(s) we had performed on the site. There are two because the original lots were orientated differently. The two assessments cover the site as it is orientated now. Each file is approx. 16GB and too big for me to send. Geoff, I can print them out and you can pick them up. But before I kill a tree, let me know if this is acceptable.

I apologize our attorney has not yet contacted your attorney. We did go over the changes with him last week and are expecting another draft. Perhaps that has been the delay.

Janine

From: Rodney Allred [mailto:rcallred3@gmail.com]
Sent: Monday, January 27, 2014 1:39 PM
To: jtorres@nantucketairport.com; trafter@nantucketairport.com
Cc: Geoffrey Smith; Jeff Gaufin; Brad Hixson
Subject: TurnKeyStorage Nantucket--Airport Lease

Janine—

Glad to hear your out of the hospital and feeling better. Thanks for updating me on the "Lease" activity. Confirming that we have not heard anything from your legal counsel. Tom and the Commission members were anxious as we are to finalize the lease and allow us to move forward with construction.

We are confident this project will be an asset to your Airport Ground and enhance others to come and occupy the remaining leases.

Please let me know of anything I can do to move the finalization of this lease forward. I am available here and if need be there, to bring this agreement to a head. Thanks for all your efforts and those of your staff during this process.

Rod Allred
TurnKeyStorage

3RCA Construction, LLC

Rod Allred

rcallred3@gmail.com

801-735-6859 Cell

Janine Torres

From: Janine Torres <jtorres@nantucketairport.com>
Sent: Monday, January 27, 2014 4:08 PM
To: 'Rodney Allred'
Subject: RE: TurnKeyStorage Nantucket--Airport Lease

Yes, do you have an account or I can set one up.

From: Rodney Allred [mailto:rcallred3@gmail.com]
Sent: Monday, January 27, 2014 2:40 PM
To: Janine Torres
Cc: Geoffrey Smith
Subject: Re: TurnKeyStorage Nantucket--Airport Lease

Could Dropbox work--

Sent from my iPhone

On Jan 27, 2014, at 12:27 PM, "Janine Torres" <jtorres@nantucketairport.com> wrote:

Hi Rod

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I apologize our attorney has not yet contacted your attorney. We did go over the changes with him last week and are expecting another draft. Perhaps that has been the delay.

Janine

From: Rodney Allred [mailto:rcallred3@gmail.com]
Sent: Monday, January 27, 2014 1:39 PM
To: jtorres@nantucketairport.com; trafter@nantucketairport.com
Cc: Geoffrey Smith; Jeff Gaufin; Brad Hixson
Subject: TurnKeyStorage Nantucket--Airport Lease

Janine—

Glad to hear your out of the hospital and feeling better. Thanks for updating me on the "Lease" activity. Confirming that we have not heard anything from your legal counsel. Tom and the Commission members were anxious as we are to finalize the lease and allow us to move forward with construction.

We are confident this project will be an asset to your Airport Ground and enhance others to come and occupy the remaining leases.

Please let me know of anything I can do to move the finalization of this lease forward. I am available here and if need be there, to bring this agreement to a head. Thanks for all your efforts and those of your staff during this process.

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.
Andrea N. Planzer
Jeanette D. Topham

January 29, 2014

Geoff J. Smith
G.J. Smith, Inc.
2 Greglen Ave, PMB 468
Nantucket, MA 02554
BY HAND

Dear Mr. Smith:

**Re: Nantucket Memorial Airport, Bunker Road, Parcel 4D (Exhibit 1)
Notice of Discovery of Unexploded Ordinance**

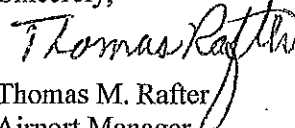
We write to inform you of the recent discovery of what appears to have been a single, WW II era unexploded ordinance on land located on Bunker Road at the Nantucket Memorial Airport. The ordinance was safely destroyed by the State Police. The location of the discovery is contiguous or adjacent to the parcel of land which you have offered to lease from/at the Airport. As you may know, the Airport has been designated a Formerly Used Defense Site, or FUDS. (For more information on FUDS, see the U.S. Army Corps of Engineers website:


<http://www.usace.army.mil/missions/environmental/formerlyuseddefensesites.aspx>)

According to information from the U.S. Army Corps of Engineers, there is a "low to moderate risk" that unexploded ordinance may exist in the area. The Airport has notified the Corps of the recent discovery and will request that the Corps perform an expedited remedial investigation of the affected areas of the Airport. It is not known, however, when (or even if) this activity will be undertaken by the Corps. The Airport also intends to retain a Licensed Site Professional to determine whether, as a result of the discovery, additional environmental assessments of potentially affected areas are necessary. As a result of these circumstances, the Airport is not in a position, at this time, to sign a lease with your firm for the specified parcel. However, rather than terminate the procurement at this time, the Airport would like to postpone further action on the lease upon completion of the undertakings referenced above, at which time, the Airport may, in its discretion and to the extent permitted by law, restart negotiations with your firm on a proposed lease for the parcel.

In the interim, if you have any questions, please feel free to contact me.

Sincerely,


Thomas M. Rafter
Airport Manager

Received:  Date: 1/29/14

Janine Torres

From: Tom Rafter <trafter@nantucketairport.com>
Sent: Monday, April 07, 2014 10:55 AM
To: 'Janine Torres'
Subject: FW: Nantucket Airport Commission--Lot 4D Clean up request

From: Rodney Allred [mailto:rcallred3@gmail.com]
Sent: Wednesday, April 02, 2014 12:48 PM
To: trafter@nantucketairport.com
Cc: Tom Schofield; Jeff Gaufin; Geoffrey Smith
Subject: Nantucket Airport Commission--Lot 4D Clean up request

Mr. Rafter—

It was nice to see you this past Tuesday as we met in the most recent Airport Commission meeting. I am confident that you have now reviewed the document that I submitted to the Commission on March 25, 2014, even though I was not allowed by Commissioner Drake to review it with the Commission at that time. Notwithstanding the foregoing, Commissioner Drake did in fact indicate and we reaffirmed, that this document was to be of record in the Airport Commission Meeting Minutes.

I am sure after your review of this document, that you are keenly aware of our concerns of how the Ordnance and Heavy Metals discovery was handled; when it was reported to the Commission and that “Notices” were to be sent to potential tenants and lease holders. Notice was not given as was required in the Oct. 22, 2013 meeting.

Because of this lack of communication, GJ Smith continued to entitle this project with the City of Nantucket, HDC and the Nantucket Airport Commission spending some \$60,000.00 only to be notified on January 29, 2014 that further negotiations of the Lease would not move forward short of a resolution of the discoveries.

GJ Smith was not treated fairly in the March 25 meeting; not being allowed to review the document with the Commission violated the rules of Massachusetts Public Meetings. I hope you are able in the near future to confirm that “our document” has been reviewed by the entire Commission and that they understand the potential liability to the Commission as a result of these discoveries and the lack of notification to potential tenants and lease holders.

Several weeks before the March 25 meeting, I contacted Weston Solutions, referred to us by a local engineering firm. I had no knowledge that the airport had began discussions with Weston to remediate potential new ordnance discoveries and heavy metal issues. Consequently they reply to me with the following:

Rod, Weston Solutions, Inc. has evaluated the proposed scope for munitions/environmental assessment services and feels that there is a conflict of interest on this opportunity as Nantucket Memorial Airport is a client of ours and owns the referenced property. As a result, we will not be able to provide you with a proposal for munitions/environmental services relating to Nantucket Memorial Airport (NMA) property on “Lot 4D” referenced below. We appreciate your efforts in contacting WESTON on this potential opportunity but would ask that you defer questions or discussions regarding the status/condition of the leased property directly with Tom Rafter at NMA.

We have made every attempt to assist with the review and clean up of this site. The above email quote indicates that Weston is capable of reviewing the site and defining a cleanup, if necessary. It was important to the Commission that GJ Smith return the property at the conclusion of our lease environmentally clean—we requested the same before commencing this process and were told that testing has been completed and the site deemed clean. That not being the case, we renew our request to have Weston focus on this lot (4D) immediately in an effort to minimize the financial liability to all, define a clean-up if necessary, and move forward.

It should be noted that repeated discussions with the Commission, pertaining to our lease document have not be addressed by your counsel as was requested by both parties. Please address this need with your counsel and let us know if the content that has been proposed in acceptable.

We have made repeated calls to your office since thursday of last week with no response to messages left. We would appreciate a return call or communication from your office and hopefully an expedited understanding of how we can together quickly resolve these concerns.

We appreciate your consideration—

Rod Allred
GJ Smith Representative

3RCA Construction, LLC

Rod Allred

rcallred3@gmail.com

801-735-6859 Cell



FY2014 Airport Enterprise Update

Operating Revenue and Expenditures As of March 31, 2014

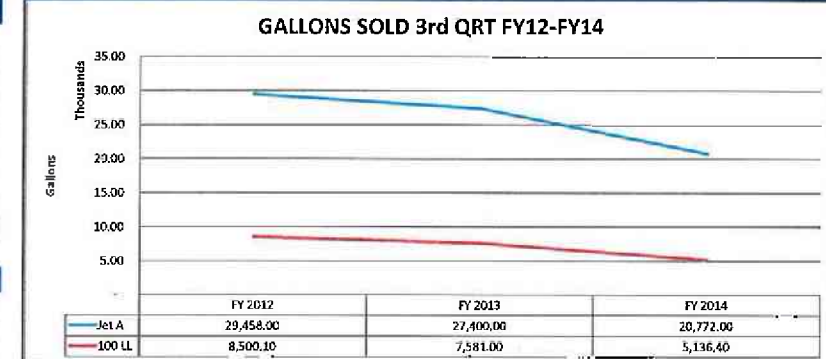
REVENUE	FY2014		FY2014		FY2013		STATISTICS			
	Budget w/Carryforward	Actual (As of 03/31/14)	Actual (As of 03/31/14)	LY Actual (As of 03/31/13)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY		
Fixed Base Operations (FBO) \$	1,907,000	\$ 1,683,487	\$ 1,683,487	\$ 1,508,982	\$ (223,513)	\$ 175,405	88%	12%		
Revolver: Fuel Sales \$	5,195,336	\$ 5,195,336	\$ 5,195,336	\$ 5,572,974	\$ -	\$ (377,638)	100%	-7%		
Fuel Sales in Excess of Revolving Fund \$	1,899,234	\$ 818,121	\$ 818,121	\$ 195,219	\$ (1,081,113)	\$ 622,902	43%	103%		
Rental Income \$	1,304,000	\$ 920,703	\$ 920,703	\$ 839,615	\$ (83,087)	\$ 81,088	71%	10%		
Fee Income \$	1,429,676	\$ 1,031,595	\$ 1,031,595	\$ 980,862	\$ (398,081)	\$ 50,713	72%	5%		
Vehicle Income \$	432,000	\$ 242,022	\$ 242,022	\$ 210,726	\$ (189,976)	\$ 31,296	56%	15%		
Interest on Investments \$	16,770	\$ 12,483	\$ 12,483	\$ 27,484	\$ (14,991)	\$ (15,000)	74%	-55%		
Other Income \$	133,600	\$ 145,123	\$ 145,123	\$ 652,415	\$ (507,292)	\$ (517,292)	109%	-78%		
Total Revenue*	\$ 12,317,616	\$ 10,048,871	\$ 10,048,871	\$ 9,997,397	\$ (2,268,745)	\$ 51,474	82%	1%		
OPERATING EXPENDITURES WITHOUT DEBT										
	Budget w/Carryforward	Actual (As of 03/31/14)	Actual (As of 03/31/14)	LY Actual (As of 03/31/13)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY		
Payroll - Salary \$	2,776,683	\$ 2,036,384	\$ 2,036,384	\$ 2,115,385	\$ (742,299)	\$ (79,001)	73%	-4%		
Medicare P/R Tax Expense \$	40,291	\$ 29,528	\$ 29,528	\$ 31,036	\$ (10,763)	\$ (1,508)	73%	-5%		
Medical Insurance \$	535,088	\$ 383,686	\$ 383,686	\$ 336,926	\$ (151,402)	\$ 46,780	72%	14%		
Barnstable County Retirement \$	512,000	\$ 456,485	\$ 456,485	\$ 511,951	\$ (55,465)	\$ (55,466)	89%	100%		
Fixed Based Operatoins/ Included fuel expense in 2012 \$	827,965	\$ 550,466	\$ 550,466	\$ 537,745	\$ (277,469)	\$ 12,721	66%	2%		
Revolver: Cost of Fuel \$	5,195,336	\$ 4,122,455	\$ 4,122,455	\$ 4,145,807	\$ (1,072,881)	\$ (23,353)	79%	-1%		
Fuel Expense in Excess of Revolving Fund \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%		
Operations \$	99,805	\$ 50,459	\$ 50,459	\$ 31,308	\$ (49,346)	\$ 19,151	51%	61%		
Service & Maintenance \$	528,453	\$ 276,935	\$ 276,935	\$ 298,630	\$ (251,518)	\$ (21,695)	52%	-7%		
Administration \$	1,202,072	\$ 688,017	\$ 688,017	\$ 640,712	\$ (514,055)	\$ 47,305	57%	7%		
General Insurance \$	224,061	\$ 152,212	\$ 152,212	\$ 167,612	\$ (71,849)	\$ (15,400)	68%	-9%		
Indirect Costs \$	334,554	\$ 203,721	\$ 203,721	\$ 180,000	\$ (130,833)	\$ 23,721	61%	13%		
Settlements \$	13,500	\$ -	\$ -	\$ 25,000	\$ (13,500)	\$ (25,000)	0%	-100%		
Other \$	240,471	\$ -	\$ -	\$ -	\$ (240,471)	\$ -	0%	0%		
Total Expenditures excluding debt	\$ 12,532,280	\$ 8,950,347	\$ 8,950,347	\$ 9,022,112	\$ (3,581,933)	\$ (71,765)	71%	-1%		
Surplus (Deficit) of revenue over expenditures excluding debt	\$ (214,664)	\$ 1,098,524	\$ 1,098,524	\$ 975,285	\$ 1,313,188	\$ 123,239	-512%	13%		
DEBT SERVICE										
	Budget w/Carryforward	Actual (As of 03/31/14)	Actual (As of 03/31/14)	LY Actual (As of 03/31/13)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY		
Principal \$	908,479	\$ 765,000	\$ 765,000	\$ 619,000	\$ (143,479)	\$ 146,000	84%	24%		
Interest \$	339,879	\$ 278,753	\$ 278,753	\$ 283,247	\$ (61,126)	\$ (4,494)	82%	-2%		
Issuance Costs \$	40,000	\$ -	\$ -	\$ (40,000)	\$ (40,000)	\$ -	0%	0%		
BAN Costs, Principal, Interest \$	316,090	\$ -	\$ -	\$ 111,790	\$ (316,090)	\$ (111,790)	0%	-100%		
Other \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%		
Total Debt Service	\$ 1,604,448	\$ 1,043,753	\$ 1,043,753	\$ 1,014,037	\$ (560,695)	\$ 29,717	65%	3%		
Total - Surplus (Deficit) of revenue over all operating expenditures*	\$ (1,819,112)	\$ 54,770	\$ 54,770	\$ (38,752)	\$ 1,873,882	\$ 93,523	-3%	-241%		
OTHER FINANCING SOURCES										
	Budget w/Carryforward	Actual (As of 03/31/14)	Actual (As of 03/31/14)	LY Actual (As of 03/31/13)	\$ Variance to Budget	\$ Variance to LY	% to Budget	% to LY		
General Fund Subsidy \$	304,598	\$ 152,289	\$ 152,289	\$ -	\$ 152,299	\$ 152,299	50%	100%		
Transfer from Special Revenue Funds \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	0%	0%		
Transfer from Insurance Proceeds \$	-	\$ -	\$ -	\$ 39,632	\$ (39,632)	\$ (39,632)	100%	-100%		
2013 Encumbrance Carryforward \$	172,800	\$ 177,841	\$ 177,841	\$ 260,243	\$ (5,041)	\$ (82,402)	103%	-32%		
Voted Use of Certified Retained Earnings \$	1,341,714	\$ -	\$ -	\$ -	\$ 1,341,714	\$ -	0%	0%		
Total Other Financing Source	\$ 1,819,112	\$ 330,140	\$ 330,140	\$ 299,875	\$ 1,488,972	\$ 30,265	18%	10%		
Surplus (Deficit) of revenue plus other financing sources over expenditures*	\$ -	\$ 384,910	\$ 384,910	\$ 261,123	\$ 3,362,854	\$ 123,788	100%	47%		

BENCHMARKS

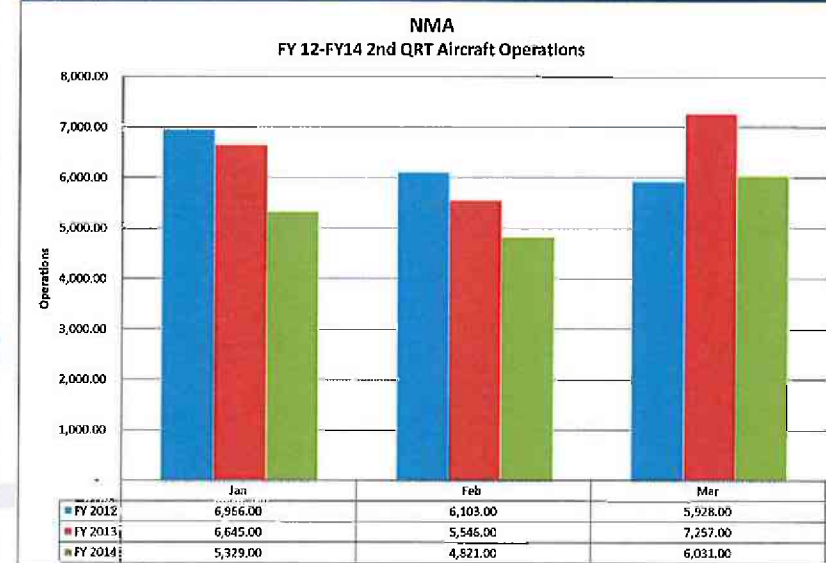
% of Debt to Operating Expense Policy	12%	12%	12%
% of Actual Debt to Operating Expense	13%	10%	10%

Certified Retained Earnings \$	1,793,038	\$ -	\$ -
% of Certified Retained Earnings Used for Operations	75%	-	-
% of Certified Retained Earnings Used for One Time or Capital Expenditures	-	-	-

Total Fuel Gallons Sold 3rd Quarter 2012-2014



Airport Operations 3rd Quarter 2012-2014



Financial Highlights As of March 31, 2014

Aviation Fuel Revolving Fund 2012-2013 Comparison		
	FYTD 03/31/2014	FYTD 03/31/2013
Fuel Sales	\$ 6,013,457.32	\$ 5,768,193
Fuel Purchases	\$ 4,122,454.54	\$ 4,145,807
Gross Profit YTD	\$ 1,891,002.78	\$ 1,622,386
Purchase Cap	\$ 5,195,336.00	\$ 5,572,974.00
Less: Purchases	\$ 4,122,454.54	\$ 4,145,807.43
Unallocable Portion of Gross Profit	\$ 1,072,881.46	\$ 1,427,166.57
Gross Profit YTD allocable to operating budget	\$ 818,121.32	\$ 195,219.03

*Note: Governments operate on a budgetary basis; therefore revenue earned in excess of the certified budget is not available to offset expenditures in the current fiscal year. Excess revenue and expenditure turnbacks must go through the State of Massachusetts retained earnings certification process before they can be appropriated at a subsequent annual and/or special town meeting. Once certified, retained earnings can only be appropriated at an annual and/or special town meeting.

Nantucket Memorial Airport
Weekly Project Update – Week of April 7, 2014

Design

1. **ARFF Vehicle:** Bid documents ready for advertisement for manufactures next week; still on target for a May 1st FAA grant deadline.
2. **Security Upgrades:** Design finishing up; design review meeting with Bob Tallman set for this week; Bid documents will be ready April 16th for a May 1st FAA grant application deadline.

Master Plan

1. **PLANNING:**

- A. **Existing Conditions** – Submitted initial report. Presentations to Working Group. Responding to WG and FAA comments. Updating text.
- B. **Auto Traffic Analysis** – Completed field surveys, volumes and LOS analysis. Submitted report.
- C. **IT Systems** - Performed initial site visit, met with Bob Tallman for security IT infrastructure. IT personnel canceled and were not available; need to reschedule meeting with IT and Telephone administrator (Fire Dept.). Finish report.
- D. **Financial Data** – PB Initial Inventory Report submitted. Jacobs initial benchmarking spreadsheet submitted. Final Benchmarking Analysis due from PB in early April.
- E. **GIS Base Mapping** – Coordinating with Sanborn, Welch and Horsley-Witten for April deliverables on photogrammetry, airfield and perimeter surveys
- F. **Forecasts** – Reviewed with Working Group. Selected “Status Quo” forecast and sent to FAA. FAA approved Forecasts. Awaiting approval letter from Lisa Lesperance, FAA.
- G. **Facility Requirements/Planning Triggers** – Underway (May/June completion)
- H. **Alternative Concepts** – Underway (May/June completion)
- I. **Implementation Plan** – (Scheduled for June/July)
- J. **ALP Drawings Set** – Underway (see GIS Base Mapping).
- K. **Financial Feasibility Plan** – (PB – Draft: June/July)
- L. **MEPA ENF Filing** – (Draft: June/July)

2. **ENVIRONMENTAL:**

- A. **Environmental Overview** - Submitted initial report. Presentations to Working Group. Responding to WG and FAA comments. Updating text.
- B. **Noise Summary Report** – KM Chng completed field measurements of noise levels. Submitted report. Responding to comments. Jacobs developing comparative noise contour mapping for current flight tracks. Coordinated with Patrick Topham for aircraft fleet mix assignments to tracks. Reviewed 1988 FAA Noise Compatibility Plan.
- C. **Coastal Resources Report** – Coordinated with Noah Karberg. Conducted aerial photo survey flight. Initiated beach erosion analysis. Scheduling beachfront tour (likely in May) with Noah Karberg to review erosion/accretion patterns and review potential controls.

3. **PUBLIC OUTREACH**

- A. Website updates and revisions underway

- B. February 25 Working Group meeting summary drafted. Responses to March 11 conference call/webinar questions distributed.
- C. Scheduling May Working Group meeting (late May)

RL MONROE-

- Air Service Trends & Forecasts submitted.
- 100% Completed. No further tasks.

PB AVIATION –

- Initial Financial Inventory submitted.
- Benchmarking to be delivered
- Financial Feasibility Plan due June/July

SANBORN AERIAL MAPPING –

- Mapping to be completed and delivered to Jacobs by April 18th

WELCH AIRFIELD SURVEY –

- Ground survey to be delivered to Jacobs by April 11th

HORSLEY-WITTEN PERIMETER SURVEY –

- Airport boundary survey 60% complete. Adding airfield features from Welch survey to enhance orientation. Expect delivery by May 31.

KM CHNG NOISE ANALYSIS –

- Submitted Noise Summary report. Responding to FAA comments.

LAURENTIDE BOTANICAL SURVEYS –

- Conducting botanical surveys

PAL ARCHAEOLOGY –

- Submitted initial field report.

OTHER JACOBS TASKS

- **Bunker Area Permitting** – Assisted with MNHESP permit review for tenant lease parcel
- **MD-83 Parking** - North Ramp. Heath Marsden and Katie Hogue to coordinate with Preston to develop a workable plan for temporary parking at gate and RW6 Runup.
- **ACM update** - Heath Marsden to update Dave Sylvia's request to revise the RW33 'safety area end' sketches as soon as aerial photogrammetry arrives next week
- **April 9th TAC meeting** - Support for Noah with Environmental TAC issues and coordination.

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
Andrea N. Planzer
Neil Planzer
Jeanette D. Topham

April 7, 2014

Nantucket Memorial Airport Commission
14 Airport Rd
Nantucket MA 02554

RE: NRTA Park and Ride

Dear Commissioners,

Through the Airport Manager, I am writing this letter to elevate my concern regarding the proposal for a Fast Ferry Park and Ride Service linking 2 Fairgrounds Rd to the high-speed ferries. This effort is being facilitated by the Nantucket Regional Transit Authority at the request of the Nantucket Board of Selectmen, in an effort to alleviate overnight parking congestion in the Historic Core of Town. The goal of the Selectmen is forward thinking and laudable, and utilizes the skills of an extremely knowledgeable Director in Ms. Leary. However, putting admiration aside, there are fundamental impacts on the Airport that have not been considered.

The Park and Ride Service Disadvantages the Airport.

The current proposal will use Town resources to encourage Park and Ride utilization, and by extension, ferry ridership in lieu of air travel. The municipal lot at 2 Fairgrounds will be prepared by the DPW and provided by the Town for free overnight parking, presumably with small incremental departmental costs in lighting, trash pickup, and public safety patrols – all services necessary to provide a safe parking lot. The Town will also presumably advertise this service as an alternative to in-town parking, and solicit private donations for funding of this route. Should the Park and Ride become successful, I contend that the Town will have played an outside role in its establishment. The result of a successful route will be less congestion at the ferries and increased transportation options for ferry customers. Both benefits will put the Airport at a competitive disadvantage, by actively promoting its competitor.

As members of the Board of Selectman have noted in session, they believe that people who take the ferry will take the ferry, and those who fly will continue to fly. If that is their belief, the above argument is not alone going to convince anyone differently. However, as currently planned, the Park and Ride erodes not only potential Airport enplanements, but parking revenue as well. Currently the Airport provides free all-day parking, charging only for overnight stays. Should NRTA recommend the Park and Ride utilize the existing Airport Route and the Selectmen agree, the Town has just become a *de facto* competitor to its own Airport, offering a free satellite

overnight parking lot with frequent and timely bus service. Those who fly will continue to fly, however they will learn to park for free. Losing this revenue would put the Airport in a position of needing to offset by charging for day parking, an unpopular but necessary possibility.

No Island Transportation Mode Exists in Isolation.

The Airport is vital transportation hub, as are the ferries, and as are the bicycle paths that link both to further reaches of the Island: NRTA bridges all three of these modes. As a visible member of the transportation community, I ask rhetorically, why weren't we brought into the conversation?

Most residents, myself included, carry both ferry and air taxi vouchers for every off-Island trip. On any given day, boats can be cancelled for mechanical problems, or weather picks up to where planes cannot fly, and one's original method of transportation may not be available on the return trip. No one is more aware of the needs of their customers than the Airport staff who work day in and day out to meet residents needs. Linking the boats and Airport via a convenient and cost-effective method of transportation is a goal we share. I have had several conversations with Ms. Leary as to how this might be accomplished. The end result is money – money the Airport does not have and NRTA needs.

The current plan looks only at the ferries in isolation, and is on a course to allocate and raise funds for their sole benefit. The Airport is not against addressing Town parking congestion, and is not against people taking the ferry. We just want the Selectmen to give us the same courtesy to promote our product – air travel. It would be nice had the Town invited us to the table, and helped us raise money to encourage Airport ridership. If town residents can reduce their cost by a \$40 round-trip cab ride, we believe that they may very well reconsider flying over the ferry - possibly offsetting parking revenue concerns. However this is not a conversation we have been invited to have.

Thank you for taking the time to consider my thoughts on the development of the NRTA Park and Ride Service, weigh the potential consequences on Airport revenue, and assess the opportunity for continued collaboration on Island-wide transportation issues.

Noah J. Karberg

Noah J. Karberg

Environmental Coordinator

AIRPORT COMMISSION SUB-COMMITTEES

Effective 04/ /14

<u>LONG-RANGE PLANS/POLICY</u> Master Plans Building Projects Property Issues	Drake Gasbarro A. Planzer
<u>AIRFIELD POLICY / FACILITIES/MAINTENANCE</u> Operations Airfield Construction Aeronautical Policy Fuel General Aviation	Gray A. Planzer
<u>PERSONNEL</u>	Drake Topham
<u>NOISE/ENVIRONMENTAL/ENERGY</u>	Gasbarro Gray
<u>SERVICE/ PUBLIC RELATIONS</u>	Gray Topham

Commission: 3 Year term to June 30th

Arthur D. Gasbarro – 2014
Neil Planzer – 2014
Daniel W. Drake – 2015
Andrea N. Planzer – 2015
Jeanette D. Topham – 2016