



BARNSTABLE MUNICIPAL AIRPORT
BOARDMAN-POLANDO FIELD
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BARNSTABLE MUNICIPAL AIRPORT COMMISSION
MINUTES OF THE REGULAR SESSION
TUESDAY, June 21, 2016

Barnstable Municipal
Airport Commission:

Ronald Persuitte,
Chairman

John T. Griffin, Jr.,
Vice Chairman

Robert L. O'Brien,
Clerk

Michael A. Dunning,
Commissioner

Timothy R. Luzietti,
Commissioner

Mary F. Smith,
Commissioner

Stephen P. Cobb,
Commissioner

Commissioners Present:

Ronald Persuitte, Chairman, John T. Griffin, Jr., Vice Chairman, Robert L. O'Brien, Clerk, Michael A. Dunning, Timothy R. Luzietti, and Stephen P. Cobb. The meeting was held at the Barnstable Municipal Airport in the Airport Conference Room, 480 Barnstable Rd., Hyannis, MA.

Commissioners not Present:

Mary F. Smith

Yarmouth Representative:

William Morasco

Airport Staff Present:

Roland W. Breault, Jr., Airport Manager, Katie Servis, and Assistant Airport Manager, Suzanne Kennedy, Executive Assistant to the Airport Manager

Public Members:

Bill McGrath, Airline Realty Trust; Eric Goddard and Robert Shields, Allies air; Jim DellaMorte, Airport; Rich Cawley, Phil Geraci, and Paul Foley, Rextrix Aviation, Inc.; and Judith Goetz, Regan Communication

~~Christina Lounsbury, BMA Noise/Security Coordinator~~

Call To Order:

Chairman Persuitte called the regular meeting of the Barnstable Municipal Airport Commission to order at 4:00 p.m. Attendance roll call was taken ~~followed by the~~ Pledge of Allegiance.

Chairman Persuitte requested each attendee stand and identify themselves.

Minutes of the previous meetings:

None to approve

Public Comment:

None

Commissioners Response to Public Comment:

None

Finance Subcommittee (Commissioners Dunning, O'Brien, Luzietti)

The Finance subcommittee met on June 8, 2016. The following was discussed:

- Review and approve the Appropriation Order for \$31,500 for unexpected wages for FY2016.
- Review and approve the terminal lease with Rectrix Aviation in accordance with the Air Service Incentive Program. Rectrix Aviation has stated they will begin service under their current certification with only 5 flights per week.

- Review and approve the early termination and subsequent new lease for Airline Realty Trust.
- Review and approve the early termination and subsequent new lease with Hangar 51 LLC.
- Discuss possible withdrawal of the Development Agreement with the Cape Cod Commission.
- New Counsel, Anderson & Kreiger, will be reviewing all lease documents.
- Updates were discussed on JetBlue, Solar Array, Business Software, Island Air, and the NetJets Fuel Agreement.

Infrastructure & Marketing Subcommittee (Commissioners Griffin, Smith, Cobb)

- The Infrastructure & Marketing subcommittee did not meet in June 2016.

Commissioner Cobb joined the meeting at 4:05 pm.

Old Business:

None

New Business:

BMA0616-01 –Approval of early termination of the land lease with Airline Realty Trust for 550 Barnstable Road, Hyannis, MA and approval of early termination of land lease with Hangar 51 LLC for 560 Barnstable Road, Hyannis, MA

MOTION to approve the early termination of the land lease for property located at 550 Barnstable Road, Hyannis, MA between Airline Realty Trust and the Barnstable Municipal Airport with an expiration date of August 31, 2018 and the land lease for property located at 560 Barnstable Road, Hyannis, MA between Hangar 51 LLC and the Barnstable Municipal Airport with an expiration date of July 31, 2022 for the purpose of executing new leases.

SPONSOR: Finance Subcommittee (**May be acted upon**)

- This agenda item was moved and read by Commissioner Dunning and seconded.
- This agenda item was unanimously approved by verbal vote subject to review by Airport Counsel.

BMA0616-02 –Approval of new 20 year (10+5+5) land lease with Airline Realty Trust for 550 Barnstable Road, Hyannis, MA and approval of new 20 year (10+5+5) land lease with Hangar 51 LLC for 560 Barnstable Road, Hyannis, MA

MOTION to approve the new 20 year land leases (10 year with two 5 year options to renew) between Airline Realty Trust, 550 Barnstable Road, Hyannis, MA, and the Barnstable Municipal Airport and Hangar 51 LLC, 560 Barnstable Road, Hyannis, MA, and the Barnstable Municipal Airport commencing on June 21, 2016. These new leases reflect the current rate of \$.46/square foot. **SPONSOR:** Finance Subcommittee (**May be acted upon**)

- This agenda item was moved and read by Commissioner Luzietti and seconded.
- This agenda item was unanimously approved by verbal vote subject to review by Airport Counsel.

BMA0616-03 –Approval of new sublease agreement between Airline Realty Trust and Allies Air LLC for 550 Barnstable Road, Hyannis, MA and approval of new sublease agreement between Hangar 51 LLC and Allies Air LLC for 560 Barnstable Road, Hyannis, MA

MOTION to approve the new sublease agreement between Airline Realty Trust and Allies Air LLC for 550 Barnstable Road, Hyannis, MA and the new sublease agreement between Hangar 51 LLC and Allies Air LLC for 560 Barnstable Road, Hyannis, MA. **SPONSOR:** Finance Subcommittee (**May be acted upon**)

- This agenda item was moved and read by Commissioner O'Brien and seconded.
- This agenda item was unanimously approved by verbal vote subject to review by Airport Counsel.

BMA0616-04 – Approval of new 10 year (5+5) Terminal Lease agreement with Island Shuttle, Inc.

MOTION to approve the new 10 year (5 year with one 5 year option to renew) Terminal Space Lease Agreement between the Barnstable Municipal Airport and Island Shuttle, Inc. for the purpose of conducting commuter air service in conjunction with the Air Service Incentive Program 2 effective June 21, 2016. **SPONSOR:** Finance Subcommittee (**May be acted upon**)

- This agenda item was tabled.

BMA0616-05 – Approval of new 10 year (5+5) Terminal Lease agreement with Rectrix Aviation Inc.

MOTION to approve the new 10 year (5 year with one 5 year option to renew) Terminal Space Lease Agreement between the Barnstable Municipal Airport and Rectrix Aviation Inc. for the purpose of conducting commuter air

service in conjunction with the Air Service Incentive Program 2 effective June 21, 2016. **SPONSOR:** Finance Subcommittee (**May be acted upon**)

- This agenda item was moved and read by Commissioner Griffin and seconded.
- This agenda item was unanimously approved by verbal vote.

Chairman Persuitte moved that agenda item BMA0616-05 be moved to the end of the meeting. This was unanimously approved.

Yarmouth Representative Comments:

None

Airport Manager's Report:

Manager Breault reported on the following:

- He welcomed the new commissioners, Jim DellaMorte and Elizabeth Young, and announced a brief gathering after the meeting for Commissioners Persuitte and Dunning.
- The Town Manager's newsletter contained two articles on the airport this month concerning the Solar Array and Finances.
- There will be a gathering for a farewell to the Town Manager on June 29th, 2016.
- There is a workshop scheduled for the Commission members on August 16th at 3:00 pm regarding the Open Meeting Law.
- A copy of the Comprehensive Financial Advisory Committee Review was sent to all of the Commissioners.
- Centerville Pie was in an article in Cape Cod Life magazine.
- We have received good statistics on JetBlue passenger numbers. As of last Thursday, they resumed 7 day service through Labor Day, with decreased service after that through Columbus Day.
- The Fuel Farm is up and running. The removal of the old tank is scheduled to start July 11th. Pending any remediation this process should take three days.

Commissioner's Comments:

Chairman Persuitte had asked Commissioner Dunning to prepare a few words about his leaving. Commissioner Dunning started on the Commission 17 years ago, but he said it seems like yesterday. He stated it has been an interesting history over the 17 years and touched on topics such as noise issues, the old terminal building, and 9/11. He commented that Barnstable was the first airport to be back in operation after the 9/11 event freeze on air travel. He has had the opportunity to meet a lot of wonderful people and it has been a great team effort on the Board of Commissioners. He thanked all of the staff and commented that without Manager Breault's guidance, we would not have been able to build the new terminal. He commented that the Commission should strive for closer relations with the Town Council and recommended that a member of the commission be appointed to act as a liaison, and to invite all new Town Councilors to a tour of the Airport to grasp how the Airport functions. He stated that the nominating committee has done a good job over the years and all of the members have worked hard together toward progress of the Airport. He is appreciative of his time spend serving the Town of Barnstable and it was worth every moment.

Chairman Persuitte had prepared some written comments and touched base on the following highlights: goals for the Airport Manager, the non-reappointment of the current Commissioner's, the Kmart Plaza Lease history, accolades for the Airport Manager, Assistant Airport Manager, and the Executive Assistant, and comments on working with the team of Airport Commissioners to achieve what is best for the Airport. He thanked all of the members for their professionalism, steadfastness, and open-mindedness. He stated he was very pleased and proud to have been a commissioner and chair of the Airport Commission and has enjoyed their friendship.

Mr. Cawley asked about the current Kmart parcel lease rate. Chairman Persuitte responded with the rates and history of the lease terms.

BMA0616-06 – Annual Election of Officers

Chairman Persuitte stated he would entertain nominations.

CHAIRMAN:

Commissioner O'Brien nominated John Griffin Jr. to serve as Chairman of the Commission. The motion was seconded by Commissioner Luzietti. Nominations were closed. This motion was unanimously approved by verbal vote.

VICE CHAIRMAN:

Commissioner Griffin motioned to nominate Timothy Luzietti to serve as Vice Chairman. The motion was seconded by Commissioner O'Brien. Nominations were closed. This motion was unanimously approved by verbal vote.

CLERK:

Commissioner Pursitte motioned to nominate Robert O'Brien to continue serving as Clerk. The motion was seconded by Commissioner Griffin. Nominations were closed. This motion was unanimously approved by verbal vote.

Newly appointed Chairman Griffin spoke briefly about Commissioner Dunning's and Commissioner Pursitte's contributions to the Commission, which was followed by a round of applause.

Adjournment:

Upon Motion duly made and seconded, the meeting was adjourned at 4:40 p.m.

The next meeting will be held on July 19, 2016.

ROBERT L. O'BRIEN, CLERK