



CAPE COD GATEWAY AIRPORT COMMISSION
Tuesday, May 21, 2024
Meeting to be held in the Airport Conference Room at 4:00 PM

- This meeting will be replayed via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live video on demand archives on the Town of Barnstable's website:
<https://streaming85.townofbarnstable.us/CablecastPublicSite/?channel=1>
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PUBLIC SESSION

1. Call to Order

- a. This meeting of the Cape Cod Gateway Commission meeting is being recorded and broadcast on the Town of Barnstable's Government Access Channel. In accordance with Massachusetts General Laws Chapter 30A, Section 20, I must inquire whether anyone else is recording this meeting and, if so, to please make their presence known.

2. Roll Call

3. Pledge of Allegiance

4. Minutes of the previous meetings:

5. April 16, 2024

6. Public Comment

6. Commissioners Response to Public Comment

7. Report from Sub-Committees

- **Finance** (*Commissioners Weil, Flores, Bailey*)
- **Infrastructure & Marketing** (*Commissioners Bierwirth, DiGeorge, Guiod*)

8. OLD BUSINESS

COM0224-4 Approval of Lease Agreement by and Between Cape Cod Gateway Airport and Atlantic Aviation.

9. NEW BUSINESS

COM0524-1 Approval of the bid award and contract to Rosenbauer, for the PURCHASE AIRPORT RESCUE & FIRE FIGHTING CLASS 4 VEHICLE.

COM0524-2 Approval of the Lease Subordination, Non-Disturbance, Recognition, and Attornment Agreement by and through the Cape Cod Gateway Airport



Commission and ULTA Salon, Cosmetics & Fragrance, Inc., Sub-lessor of WS Development.

COM0524-3 Update on the recently completed Federal Aviation Administration Part 139 annual inspection.

EXECUTIVE SESSION

EXECUTIVE SESSION: Executive Session pursuant to M.G.L. c. 30A, § 21(a)(2) to conduct strategy sessions for contract negotiations and engage in negotiations with the Airport Manager. The Commission will return to public session after the executive session.

PUBLIC SESSION

10. COM0424-5 Approval of the Airport Manager Contract for Cape Cod Gateway Airport by and between the Town of Barnstable (by and through the Airport Commission per MGL Chapter 90) and the Airport Manager.

11. Report of Special Committees

- Noise Report (July, October, January, April)
- Yarmouth Representative Comments

Updates:

- Advertisement Update
- Monthly Financial Review (Finance)
- Strategic Planning Subcommittee Development Update – Mark Guidod (Chair)
- American Airlines Update
- Electric Aviation Update
 - BETA
 - Smart Grid Program
 - EV Make Ready Charging Stations
 - CIP FY2025 Charging Stations
- WS Development Update
 - Next update = July 2024 Commission meeting
- Projects Update/Status
 - Tower HVAC Project
 - Project update by Matt Elia/Chris Bostwick
 - Equipment Purchases
 - Project update by Matt Elia/Chris Bostwick
 - ARFF/Maintenance Facility Floor Drain Improvements Project
 - Project update by Matt Elia/Chris Bostwick
 - Cape Air Hangar Door Replacement
 - Project update by Matt Elia/Chris Bostwick
 - Terminal Prep – Summer 2024 Activity
- Airport Environmental Assessment Status (<https://flyhya.com/airport-info/environmental-assessment/>)



- Draft Environmental Assessment (EA)(the federal action)/Environmental Impact Report (DEIR) (the state action) submitted jointly - received 15 comments from the public
 - Comment Period extended into February (over 2 months review offered to the community)
- Secretary's Certificate received – this gives us marching orders for a Scope of Work and development of the Final Environmental Assessment (EA)(the federal action)/Environmental Impact Report (FEIR)
- June/July = next public meeting – meeting #5
- PFOS/Public Involvement Plan & Update
 - Town Council approved PFAS funding transfer (April 25, 2024)
 - Next status report = October 2024
 - Next public informational meeting = November 2024
- Upcoming Events:
 - April 30/May 1, 2024 – Cape Cod Blue Economy Foundation's Event (Big Blue Conference)
 - Successful event
 - June 13 (rain date June 20) 2024 – Festivities on the Flight Line
 - Eventbrite set up and ready to purchase tickets.
 - Poster and social graphics completed.
 - Permits submitted.
 - September 2024 –
 - CCYP September 18, 2024 (Note date change)
 - ~~A Great Day at the Gateway September 21, 2024~~ to be canceled
 - Full Scale Emergency Exercise September 26, 2024
 - October 24, 2024 – 4th Annual SE MA Aviation Career Fair
 - Exhibitor emails sent to previous exhibitors (about 50). I heard back from about 10 confirming they will be in attendance
 - School emails and invitations sent

11. Announcements – Commissioner's Comments

12. Matters not reasonably anticipated by the Chair

13. Adjournment – Next Meeting, June 18, 2024

Please Note: The list of matters are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Commission may go into executive session. The Commission may also act on items in an order other than they appear on this agenda.

AGENDA ITEMS

COM0224-4 Approval of Lease Agreement by and Between Cape Cod Gateway Airport and Atlantic Aviation.



MOTION to approve the 20-year Lease Agreement by and Between Cape Cod Gateway Airport and Atlantic Aviation effective February 29, 2024, for associated land parcels as described in the lease. **SPONSOR:** Finance Subcommittee (**May be acted upon**)

COM0524-1 Approval of the bid award and contract to Rosenbauer, for the PURCHASE AIRPORT RESCUE & FIRE FIGHTING CLASS 4 VEHICLE.

MOTION to approve bid award and subsequent contract to Rosenbauer Minnesota, LLC., in the amount of \$954,526.00 for the purchase of a new Airport Rescue & Firefighting (ARFF) Class 4 Vehicle to replace the current 1992 ARFF vehicle. **SPONSOR:** Finance Subcommittee (**May be acted upon**)

COM0524-2 Approval of the Lease Subordination, Non-Disturbance, Recognition, and Attornment Agreement by and through the Cape Cod Gateway Airport Commission and ULTA Salon, Cosmetics & Fragrance, Inc., Sub-lessor of WS Development.

MOTION to approve the Lease Subordination, Non-Disturbance, Recognition, and Attornment Agreement by and through the Cape Cod Gateway Airport Commission and ULTA Salon, Cosmetics & Fragrance, Inc., Sub-lessor of WS Development. **SPONSOR:** Management (**May be acted upon**)

COM0524-3 Update on the recently completed Federal Aviation Administration Part 139 annual inspection.

EXECUTIVE SESSION: Executive Session pursuant to M.G.L. c. 30A, § 21(a)(2) to conduct strategy sessions for contract negotiations and engage in negotiations with the Airport Manager. The Commission will return to public session after the executive session.

As Chair of the Airport Commission, I move to go into Executive Session pursuant to M.G.L. c. 30A, § 21(a)(2) to discuss strategy with respect to contract negotiations with the Airport Manager as a discussion in open session may be detrimental to the bargaining position of the Airport Commission. This meeting will reconvene in open session after the Executive Session.

COM0424-5 Approval of the contract agreement by and between the Town of Barnstable (by and through the Airport Commission per MGL Chapter 90) and the Airport Manager for the Airport Manager Contract for Cape Cod Gateway Airport. MOTION to approve the proposed Airport Management Contract by and between the Town of Barnstable (by and through the Airport Commission per MGL Chapter 90) and the Cape Cod Gateway Airport Manager for the following term and salary as recommended by the Airport Commission. **SPONSOR:** Airport Commission (**May be acted upon**)

