

MINUTES

The monthly meeting of the Nashua Airport Authority was held at Daniel Webster College, in room 122 of the Eaton-Richmond Center, University Dr., at 7:00pm on Tuesday, June 21, 2005.

Chairman Griffin Dalianis called the meeting to order at 7:00pm.

ROLL CALL

Present:	Chairman Dalianis	Excused:	Treasurer Britton
	Vice Chairman Gill		
	Secretary Fuller		
	Director Dresner		

Chairman Dalianis reported on the dedication ceremony for the entrance park area that had been held on June 17, 2005. Approximately 150 individuals attended the event and the feed back has been very positive. Chairman Dalianis acknowledged the work done by Manager Rankin, Shirley Tipping and the rest of the NAA crew to make the event such a success.

Chairman Dalianis also acknowledged Roland Noyes' 58 years at the Nashua Airport and apologized for not acknowledging that at the dedication ceremony.

PUBLIC INPUT

Lee Zompetti reported that many people on the airport are upset that the wooden sign had been removed from the entrance of the airport and feel it is disrespectful to Mr. Boire. The sign also had a depiction of Kenny Howe's airplane and was a tribute to him. Mrs. Zompetti wants the sign returned.

MINUTES – May 2005

MOTION BY Vice Chairman Gill to accept the minutes as written.

SECONDED BY Secretary Fuller

MOTION CARRIED.

TREASURER'S REPORT – May 2005

MOTION BY Director Dresner to accept the report pending the annual audit.

SECONDED BY Vice Chairman Gill

MOTION CARRIED.

COMMUNICATIONS – read and assigned by Secretary Fuller

NAA-05-030	Stephens – Marquis Associates / Request for hangar construction	On File
NAA-05-031	East Coast Aero Club, Inc. / Request to operate a flight training & Aircraft rental business	New Business
NAA-05-032	Keyson Airways / Request to pursue Lots E1446 & E1484 for building hangars	New Business
NAA-05-033	Senator Judd Gregg / RE: Funding for FAA Contract Tower Services	On File
NAA-05-034	Richard Gentile / Request for agenda placement	New Business
NAA-05-035	Aviation Realty, LLC / Request for agenda placement regarding Lot line redrafting for 102 Perimeter Road	New Business
NAA-05-036	NHDOT / CIP submittal process	On File

REPORTS

Tower Report - May 2005

Manager Rankin noted that the format for the Tower Report had been revised. He had also been notified by the Tower Chief had informed him that the tower currently has 6 fully rated controllers and a 7th in training.

Secretary Fuller asked that the tower report show year to date information.

Airport Manager – May 2005

Secretary Fuller inquired where the crack sealing would be done. Manager Rankin replied that the cracks 2” wide or better on the runway, taxiways, and the North ramp. There are approximately 17,000 linear feet to process. Manager Rankin thought the work would begin the 2nd week of July and the process should take one week.

Airport Engineer - May 2005

Carol Niewola reported that the runway / taxiway study is on hold until the storm water removal plan is made available.

The obstruction removal in the approach to Runway 14 project is moving along quite nicely. The meeting with the ZBA that was held on June 14th went very well as did the meeting with the Conservation Committee. The next step will be for the Board of Aldermen to approve a resolution for an avigation easement. The proposed resolution has to be placed on the aldermanic agenda either by the Mayor or an alderman. Attorney Cornell is investigating whether a public hearing needs to be held on this matter and will notify Manager Rankin.

COMMITTEES

Committee for Land Development and Future Growth of the Nashua Airport.

No report at this time.

OLD BUSINESS

Assigning lot E-1485 (adjacent to Building 83) to GFW Aeroservices. [Letter NAA-05-001 dated 12/30/04 attached for reference.]

Frank Waller of GFW Aeroservices has been working with the Airport Manager and the Airport Engineer to determine the new lot line to allow for parking of fuel trucks and other vehicles. This project will be paid for by GFW. It was brought out that GFW currently is paying for and has a written lease for a strip of land in the middle of E-1485 running from the tower side of E-1485 to the GFW FBO side.

A lengthy open discussion followed touching on many aspects of the merits of leasing this land when it has been designated on the AIP as property reserved for a terminal.

Director Dresner inquired as to Mr. Waller’s plans for the use of the property in question.

Mr. Waller described to the Board an EPA regulation concerning fuel trucks being considered fuel storage. Mr. Waller has a concern that unless there is storage area for the fuel trucks when

they are not in use; the EPA could fine him \$5,000.00 per day and potentially close his business down. Mr. Waller noted that he needs a 20-20-20 lease in order to get bank financing for the project of building the storage area.

Director Dresner inquired if Keyson Airways is in compliance with the EPA regulation.

Bill Krivsky responded that Keyson Airways is not in compliance and the only way to be in compliance would be to build a “basin” for the trucks to park in when not in use. Mr. Krivsky has contacted the Congressional delegation from New Hampshire to have this particular EPA regulation voided.

A discussion followed concerning the 20-20-20 option requested by GFW. Chairman Dalianis ask what would the authority’s liability be if the airport took back the land and used it for a terminal in the future. Secretary Fuller said that he thought that if an eminent domain process was initiated to reclaim the property, the airport would have to pay GFW Aeroservices for the value of the property as determined by an appraisal or the courts.

Secretary Fuller suggested that the 20-20-20 lease be offered with provisions included that would protect the Authority should a terminal building be needed in the future.

Bill Krivsky has not approached the Board for property to build a “basin” for Keyson’s fuel trucks whereas he hopes that the EPA regulation will be voided. Mr. Krivsky further noted that if it should become necessary to construct such a “basin”, that the Authority would have to provide land for him to build if they are allowing GFW to do so at this time.

Secretary Fuller would like to see the Board go forward with the lease to GFW. He wants the EPA to be aware that the Authority is supporting this project in a positive way. Mr. Fuller noted that without fuel trucks to fuel the planes on the airport the airport will fail.

Director Dresner would like to see this issue addressed with both FBO’s.

Richard Gentile reminded the Board that he has the first refusal on building lots.

MOTION BY Director Dresner to table the request by GFW to lease the lot adjacent to Building 83 until such time as an investigation concerning lease land for Mr. Gentile is conducted. There was no second and the **MOTION FAILS**

MOTION BY Secretary Fuller to issue a standard lease of 20-20-20 with standard conditions to GFW Aeroservices with a caveat that would allow the Authority to reclaim the land for a terminal building in the future at a cost no greater than the cost spent by GFW to improve the property.

SECONDED BY Vice Chairman Gill

DISCUSSION: Secretary Fuller wants to move forward with this lease for several reasons. The first is the revenue it will generate, the second is to show the EPA we are making good faith efforts to comply with their regulations and thirdly approval for any construction would still have to be voted on by the Board.

Director Dresner wants the Board needs to be sensitive to both FBO’s. He would like to delay approving this lease until all matters have been taken into consideration.

Vice Chairman Gill supports issuing the lease to GFW.

Bill Krivsky suggested that the lot be used for a containment area for both FBO's. Mr. Waller did not feel this would be a satisfactory solution.

Ayes: Vice Chairman Gill
Secretary Fuller

Nays: Director Dresner
Chairman Dalianis

MOTION FAILS:

Chairman Dalianis asked that Manager Rankin express his opinion on this matter.

Manager Rankin would lease the property for five years with renewable five year extensions for storage of vehicles and parking. If the legislators are unable to change the EPA regulation, then a long term lease would be in order.

Mr. Waller restated that he would not be able to pay the amount of fines that the EPA could impose. He asked if the Authority would be picking up the cost of the fines. He strongly feels he needs to be in compliance with the law. He at this time does not have a firm price on what type of money he will need to borrow.

Director Dresner would like to see the following stipulations added to the lease:

1. GFW would construct whatever the EPA deems necessary for the containment of fuel trucks.
2. Should the EPA back off and should the Authority need the property for a terminal building, the lease would be revoked.

Mr. Krivsky would like the lease to state that equivalent measures will be taken for Keyson Airways.

MOTION BY Secretary Fuller to issue a standard lease of 20-20-20 with standard conditions to GFW Aeroservices with a caveat that would allow the Authority to reclaim the land for a terminal building in the future at a cost no greater than the spent to improve the property. Progress on the project must be evident within a two year time-frame.

Manager Rankin would like the opportunity to investigate what is being done at other airports and see actual drawings of the basins under consideration.

The motion failed with a tie vote with Vice Chairman Gill and Secretary Fuller voting yes and Chairman Dalianis and Director Dresner voting no.

Chairman Dalianis tabled the above motion until the July 2005 meeting.

NEW BUSINESS

1. East Coast Aero Club, Inc. requesting the right to operate a flight training school and aircraft rental business from leased facilities at Keyson Airways.

Manager Rankin assured the Board that all licenses and insurances are on file and in order.

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MOTION BY Vice Chairman Gill to approve the request by East Coast Aero Club, Inc., to operate a flight training school and aircraft rental business from leased facilities at Keyson Airways.

SECONDED BY Director Dresner

MOTION CARRIED.

2. Keyson Airways request to pursue the cost of relocating the ASOS antenna to free lease lots 1446 and 1484 for development of hangars for large aircraft.

Mr. Krivsky would like to be granted permission to pursue the relocation of the AWSS in order to free up two building lots. Keyson Airways would assume all costs in connection with the study with the understanding if the relocation is economically feasible, Keyson Airways would be allowed to construct on lots E-1446 and E-1484.

Carol Niewola does not feel the FAA would be agreeable to moving the AWSS.

MOTION BY Secretary Fuller to approve the request by Keyson Airways to pursue and investigate the cost of relocating the ASOS antenna to allow for the development of Lots 1446 and 1484. This investigation will be at no cost to the Nashua Airport Authority. If this investigation results in producing successful building lots, Keyson Airways would have the first option to lease the building lots.

SECONDED BY Vice Chairman Gill

MOTION CARRIED.

3. Richard Gentile / Request to construct on the next piece of land released for development.

Mr. Gentile requests that the airport engineer do a study to see if this is a viable lot for building a hangar. It was discussed that these studies need to be done at the expense of person or company wishing to do the development.

It was discussed that Mr. Gentile and Mr. Waller were the only two people with recognized documentation about options to lease land.

MOTION BY Vice Chairman Gill to allow Richard Gentile to pursue a plan to develop the “Kenny Howe” property. (Lot # to be assigned)

SECONDED BY Director Dresner

MOTION CARRIED.

4. Aviation Realty, LLC / Request to redraw the lot line relating to buildings 102, Lease E-1466.

Secretary Fuller discussed that there are land locked pieces of airport property that are not being leased and have no access. I particular to this request there is a small piece that meets this criteria. There is also a three acre plus piece behind the pool company. Secretary Fuller said that this is a good time to clear up the land locked parcel associated with E-1466. Mr. Heath was not interested in paying for more land than he needed.

MOTION BY Vice Chairman Gill to approve the relocation of lot line E-1466 to add approximately 4,500 sq. feet to be used as parking. The additional footage will be at the current 2005 lease rates and terms and not the old lease rates that were on the property Mr. Heath recently acquired.

SECONDED BY Director Dresner

MOTION CARRIED.

5. C-R Helicopters Inc. seeking authorization to operate a helicopter flight school / helicopter rental business at Nashua Airport.

Manager Rankin assured the Board that all certificates of insurance and proper licenses are on file with the Authority.

Mr. Cloutier explained that the office of C-R Helicopters is at Keyson Airways and his actual operation is at the other end of the field.

Lee Zompetti asked that the Airport Engineer be sure the Nashua Airport is in compliance with allowing C-R Helicopter to operate on the field.

Mike Zompetti has heard of a lot of complaints concerning the helicopter operations causing noise and dust.

Manager Rankin noted that he had not received any complaints concerning noise or dust due to the helicopter operations.

MOTION BY Director Dresner to authorize C-R Helicopter Inc. to operate a helicopter flight school and helicopter rental business at the Nashua Airport.

SECONDED BY Vice Chairman Gill

MOTION CARRIED.

OTHER

PUBLIC INPUT

Mike Zompetti reported that Air Direct Airways had a plane parked between two hangars near the taxiway blocking access to that area by a car. Mr. Zompetti has been told this occurs frequently. He is rather upset about the event. Mr. Zompetti would like the Airport Manager to write a letter to all airport users concerning common courtesy to others.

Mike Zompetti cannot believe that someone would take down the sign without the Authority's approval. He questions who is running the airport. Mr. Zompetti is very upset that the sign has been taken down.

Lee Zompetti inquired if legislation had been submitted to the State of NH regarding bonding.

Lee Zompetti suggested that since the Memorial Park is on City of Nashua Fire Department land, maybe the City of Nashua should maintain park rather than the Authority maintenance personnel. Chairman Dalianis said he would talk to Park Rec about the suggestion.

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Roland Noyes believes that the Authority is woefully uninformed concerning EPA rulings. Mr. Noyes supports the motion that had been made by Secretary Fuller. Mr. Noyes would not like to see the Authority held liable for any fines that might be levied. Mr. Heath (an accountant) said that EPA is worst than IRS to deal with.

David Heath asked for clarification on the Master Lease with the City of Nashua. The current lease expires 2047 and there are leases with terms that extend beyond that time frame. Secretary Fuller asked for a clarification about the term on the lease from the City of Nashua, because the

original request to the City was for a 99 year lease. Manager Roy confirmed that the lease from the City of Nashua expires 2047.

ADJOURNMENT to non-public session to discuss personnel matters. 9:20pm

MOTION BY Vice Chairman Gill to adjourn to non-public session to discuss personnel matters.

SECONDED BY Director Dresner

MOTION CARRIED.

Minutes for the non-public session will be released after they are reviewed by the NAA.

MOTION BY Director Dresner seconded by Vice Chairman Gill to return to public session at 9:45 pm.

SECONDED BY Vice Chairman Gill

MOTION CARRIED.

MOTION BY Vice Chairman Gill to adjourn.

SECONDED BY Director Dresner

MOTION CARRIED.

ADJOURNMENT 9:46 pm

Respectfully submitted,

Allan Fuller
Secretary

SEE ATTACHMENT FOR ATTENDEES LIST