

Gerald Moore spoke again about the leases and wanted to know why everyone had not been advised when the prices increased. Gerald Moore said he was an attorney and has worked on municipal law in Massachusetts for a number of years and believed that Secretary Fuller should be able to speak and vote on general policy regarding leases as ASH even though he was an owner of a hangar condo unit. Attorney Moore said that Secretary Fuller should recuse himself when it came to any discussion or vote regarding his particular hangar.

Lee Zompetti said the airport in 2002 had hired an attorney to review and make recommendations on the airport leases. A sub-committee was appointed to review and make recommendations on changes and fees. The airport held public meetings on the changes and then adopted the changes in July 2002. She said that if anyone was unaware of the changes it was not the fault of the Airport Authority.

Frank Waller spoke on the proposed changes to the fee structure and couldn't believe he was only aware of the changes for four days. He said that increasing the fees at the airport could make business non-competitive with the other airports and seriously hurt his and other business at the airport. He also said that his business and Keyson FBO were major contributors to the airport revenue. He went on to criticize the Authority for recommending changes when they had over \$600,000 in the project account. He recommended that the NAA look into bonding as a source of paying the 2.5% NAA contribution and use the low interest money today and use the interest on the monies in the bank to help cover the bonding expense as interest rates increased. He felt as a major business on the airport, the manager should have personally made him aware of the proposed changes. He is a busy person and doesn't have time to read newsletters or look at the airport website.

Ken McLaughlin said that he and his family had never asked for favors on his investments on the airport and he believed everyone should be treated fairly. He spoke of the commitment the owners had on the airport and that he supported any efforts by the Authority to ensure long term investments by private individuals be extended through lease extensions. He said that the airport paid a large amount of taxes to the City of Nashua and that the City should contribute to capital improvements.

MOTION BY Director Britton moved to discuss the lease under old business and rate\adjustments in new business out of order.

SECONDED BY Vice Chairman Dalianis

MOTION CARRIED

Chairman Gill asked Manager Rankin to read the recommendations as outlined in his monthly report to the audience. Manager Rankin started by explaining the airport match on proposed airport improvements over the next six to seven years would be as much as \$870,000 and would take all the funds currently in the project account earlier alluded to by Mr. Waller plus another \$270,000. He read the proposed increases that included a 1 cent increase in fuel flow fees and the increases in tie-down rental. Manager Rankin informed the group that currently the FAA is contributing 95% funds under the AIP program and will for the next four years. Our contribution for that time period will be 2½ % and the airport should attempt to perform as many improvements as possible while the airport's contribution is at the 2 ½ % rate.

Director Britton suggested that the discussion of fees should continue after the lease policy was discussed.

Secretary Fuller stated that he had talked to The City of Nashua's Corporation Council, Attorney Connell today. Secretary Fuller asked Attorney Connell if there was a conflict discussing the general lease policy and voting on the issue at the NAA meeting when one owns a condo unit on the airport. Attorney Connell said that while the City's rules do not directly carry over to those of the NAA, his opinion was that a member of the Airport Authority has the right to speak and vote on issues of general policy even if they have ownership of property that may be effected just as an alderman discuss and vote on issues such as taxes, sewer fees, and other policies that effect themselves in a general way. It would not be proper for an alderman to discuss and vote on issues that were specific to his specific property or sewer bill. Secretary Fuller said that opinion was in agreement with the comments by Attorney Moore earlier. Secretary Fuller then asked the board if they had any conflict with that opinion. Everyone nodded that they approved and thought that Secretary Fuller should be allowed to discuss and vote on general lease policy and he should recuse himself on anything dealing directly with BFCII (building 109).

Additional conversation on the lease rates included Director Britton stating he could not and would not support a rate increase of 10 cents per square foot plus CPI-W adjustment since 1984.

MOTION BY Treasurer Dresner to offer an additional 20 years, rates and conditions to be negotiated at that time to all lessees on the airport that only had the basic 20/20 year lease.

SECONDED BY Vice Chairman Dalianis

MOTION CARRIED

MOTION BY Secretary Fuller to table the second recommendation of the sub-committee on a new 20/20/20 year lease at the new rate of 10 cents per square foot and using a CPI dating back to 1984.

SECONDED BY Vice Chairman Dalianis

DISCUSSION Alternate calculations needed to be done and in the spirit of saving time this would be brought up at the next meeting. It was brought out that the real lease rate using the 1984 CPI date was about 18.4 cents per square foot rather than 10 cents per square foot that is quoted for a new lease.

MOTION CARRIED

MOTION BY Director Britton to take the rate adjustments from new business out of sequence.

SECONDED BY Treasurer Dresner

MOTION CARRIED

MOTION BY Director Britton to assess a \$25 administration fee on all leases and other documents that are required to be recorded in the County Registry.

SECONDED BY Vice Chairman Dalianis

ROLLCALL VOTE

Chairman Gill	Yes
Vice Chairman Dalianis	Yes
Secretary Fuller	Yes
Treasurer Dresner	Yes
Director Britton	Yes

MOTION CARRIED.

Director Britton said that with the economy and gasoline prices at an all time high he could not support raising the tie-down rate or the fuel flow rates. Conversation among the directors produced a hold on the increases. This will be revisited in six months once an analysis of our finances can be determined.

Secretary Fuller said that Frank Waller and Gerald Moore made good cases for looking at other options to increase revenues to the NAA besides raising fees. He said that getting more planes, more fuel and better marketing would increase revenue to the whole airport and NAA. Secretary fuller recommended that a committee be formed of the airport community to look into how to raise revenue and increase business activity at the airport as an alternate to just raising fees. The feeling of most attending was that there needs to be more interaction between the NAA and the key players at the airport community. The following directors and tenants volunteered to be on the committee. Director Britton, Vice Chairman Dalianis, Mike Zompetti, Robert Dimeo and Shane McLaughlin. It was recommended by Secretary Fuller that Keyson and other business on the airport be directly approached to be on this committee.

MOTION BY Vice Chairman Dalianis to table the rate adjustments for six months.

SECONDED BY Treasurer Dresner

MOTION CARRIED

MOTION BY Vice Chairman Dalianis to form a committee to study ways to attract new businesses to the airport.

SECONDED BY Secretary Fuller

MOTION CARRIED

MOTION BY Director Britton motioned to return to the regular order of the agenda.

SECONDED BY Vice Chairman Dalianis

MOTION CARRIED

MINUTES – April 2004

Secretary Fuller said that for the record he had listened to the tapes from the last meeting and that even though he was not present for that meeting he was qualified to vote on the minutes.

MOTION BY Treasurer Dresner to accept the minutes of the April 2004 meeting.

SECONDED BY Secretary Fuller

MOTION CARRIED

TREASURER'S REPORT – April 2004

MOTION BY Vice Chairman Dalianis to accept the report pending the annual audit.

SECONDED BY Treasurer Dresner

DISCUSSION Director Britton asked Manager Rankin about the consultant line item price, the legal line item expenditure, and the fuel farm expenditures. Treasurer Fuller asked if the Board had voted to spend money on the fuel farm. Chairman Gill advised that they were necessary repairs and didn't need board approval.

MOTION CARRIED

COMMUNICATIONS – read and assigned by Secretary Fuller

NAA-04-025	Macair / Copy of letter to Dr. Peter Stein	On File
NAA-04-026	Macair / Support for BFCII lease extension request	On File
NAA-04-027	OIA / Support for BFCII lease extension request	On File
NAA-04-028	Vernon C. Maine for BFCII Lease extension information	Old Business
NAA-04-029	Senator Judd Gregg / AWSS installation information	On File
NAA-04-030	W.A. Krivsky / Rate increase recommendations	On File
NAA-04-031	East Point Properties / Request for agenda placement	New Business
NAA-04-032	NHDOT / Meeting Notification	On File
NAA-04-033	Macair / Request for tapes of meeting 4/20/04	Satisfied 5/11/04
NAA-04-034	Ned Crowley / Request to be added to list of individuals for future land development	On File

Director Britton asked for clarification on NAA-04-025. He wanted to know if the lease allowed an aircraft painting business to operate on the airport. Director Britton asked Manager Rankin to look into the issue and make sure the business was conforming to our rules, procedures and bylaws.

REPORTS

Tower Report – April 2004

Treasurer Dresner asked how many controllers were assigned to the tower. Manager Rankin said it was a six controller tower and currently there were five qualified and one in training. Manager Rankin explained the problems associated with keeping controllers in the contract towers. Treasurer Dresner asked if the FAA would consider taking over the tower considering the number of operations we have at the airport. Manager Rankin explained that all VFR towers are contracted out. Director Britton added that the FAA is looking at contracting out additional towers because they save money on the contract tower program.

Chairman Gill said he noticed the jet count was down from the previous month and wondered if there was any particular reason that could be attributed to. Manager Rankin stated there was no way we could determine that as the previous month, February, there were only 97 jet operations.

Manager Report – April 2004

Secretary Fuller asked about the sink holes identified on the report. Manager Rankin said the sink holes were related to drains leaking and washing out sand around the drains. He

explained why the failures had occurred, the method of repairing them and that the DPW had made the repairs.

Director Britton said the City had a catch basin cleaning program and said the airport should get on the list to have the catch basins cleaned. He would call a person in the DPW tomorrow and get additional information and try to get the airport added to the list.

Secretary Fuller asked about crack sealing. Manager Rankin said the maintenance staff had measured the cracks on the taxiway and runway to determine how much material would be required to seal the cracks. Secretary Fuller asked if all cracks on the airport had been measured. Manager Rankin said only runway and taxiway had been done. Secretary Fuller asked if all areas could be measured and repaired. Secretary Fuller said airplanes are expensive and we would not want one to fall through a sink hole caused by cracks not being filled. Manager Rankin said he would have to look at the rest of the areas before he could provide an answer.

Airport Engineers Report – April 2004

Dubois & King, Inc.

Jeff Adler said the ramp project was back in full swing. The base course of pavement has been put down and they are waiting for Maine Drilling and Blasting to drill the holes for the tie-downs. Once this has been completed the finish layer of pavement will be applied. A question was asked as to when the project would be completed. Manager Rankin said they were having a meeting Wednesday morning and that he would have more information after the meeting.

Gale Associates

Carol Niewola gave a briefing on the scoping session that was held on April 21, 2004. Ms. Niewola brought the group up to date on where the project is at the present time, and that a determination would need to be made on how the airport desires to address the FAA's options for meeting the upgrade airport design standards (i.e., 300' or 400' foot separation between the runway and alpha taxiway). Much discussion ensued with no determination. Most members felt more information and public input would be needed before a determination that will have lasting affects can be made. Ms. Niewola explained that as part of the project, these options would be evaluated and presented to the board and the public to make and informed decision about these options. Ms. Niewola began what will likely be a continuing discussion of issues related to a new parallel runway. Only a brief introduction to these issues was presented with the intent being future discussions would be more detailed.

Chairman Gill started to introduce the two representatives from East Point Properties for their presentation when Vern Maine stated that he thought they should address Old Business before they started New Business.

OLD BUSINESS:

Chairman Gill acknowledged Vern Maine representing BFC II. BFC II was requesting an adjustment to their existing lease that had been tabled from the previous month. Vern Maine said he wished to table the request for one additional month.

MOTION BY Treasurer Dresner motioned to table the Lease extension for BFC II.
SECONDED BY Vice Chairman Dalianis
MOTION CARRIED Treasurer Fuller abstained from voting.

NEW BUSINESS:

Mr. Rob Neville and Mr. Arthur DeSaulnier representing East Point Properties and Mr. Stewart Steele owner of the hangar located at 99 Pine Hill Road, requested permission to make changes to the property at 99 Pine Hill Road. They are seeking permission to recondition the office space add two outside access points and add onto the front of the building. They also are seeking permission to add parking spaces and an upgrade to the landscaping. Manager Rankin had previously accompanied them to the planning department and had a meeting with Mike Yeomans. Mr. Yeomans said that the improvements to the building were not of the magnitude that would require a full city planning board approval. He would discuss the project with his boss and seek an administrative approval to move forward. Secretary Fuller asked if the additions would be on the current footprint. The two outside staircases and the front entrance will be on the existing lease lot, but there is a possibility the parking on the west side of the building would be on airport property. Director Britton asked if security would be a problem. The fence will connect to the building and no one will have access through the hangar except for the flight crews. Discussion followed with questions by the board answered by the two representatives.

MOTION BY Director Britton to grant approval for the upgrade to the property located at 99 Pine Hill Road (Lease E-1544).
SECONDED BY Treasurer Dresner
MOTION CARRIED

PUBLIC INPUT

Frank Waller reiterated what he had previously said in the first Public Input session. He also said that he felt it would be more beneficial to move the primary runway to the east and add 500' to the runway length. He said that when it comes time to rebuild the runway he would lose \$270,000 over a three month period and that the airport would lose all the jet aircraft as they wouldn't be able to operate. He cautioned that once they move away, there would be no guarantee they would ever move back.

Roland Noyes said he had three points to talk about. He is a former Chairman of the NAA and he felt that the City of Nashua should contribute money towards the airport, and especially in light of the nearly \$800,000 that goes to the City in the form of taxes. The airport received no funding from the City and he believes that is just wrong. His second point was that he supported the building of a parallel runway. Mr. Noyes said that the cost of renting an aircraft is nearly \$95 per hour and an additional \$ 40-\$45 per hour for the instructor. Holding for 20 minutes to get in the air was very costly and aggravates the pilots. He also mentioned that it was not cost effective to depart and go to another airport when your lesson plan called for pattern work with touch-and-go landings. His third point was that intersection departures should be banned because of noise abatement procedures in effect at the airport. Intersection departures translate to lower altitude over residential neighborhoods and louder noise.

Rich Adams said he was pleased to see the good turn out and felt that with increased participation the airport would become a better place to fly than it is now, but he was pleased with the airport as it is.

Vice Chairman Dalianis wanted to address the board that he wanted to make sure everyone understood that he had complete confidence in Secretary Fuller and his comments during the previous meeting in no way indicated anything other than that.

Treasurer Dresner commented on how pleased he was to see a good representation from the airport users and encouraged them to attend all NAA meetings.

ADJOURMENT

MOTION TO ADJOURN by Director Britton
SECONDED BY Vice Chairman Dalianis
MOTION CARRIED.

The meeting ended at 9:57 PM.

Respectfully submitted,

Allan Fuller
Secretary

SEE ATTACHMENT FOR ATTENDEES

CC: City Clerk's Office
NAA Files