

## 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, September 21, 2004.

Chairman John Gill called the meeting to order at 7:00pm.

### ROLL CALL

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

### PUBLIC INPUT

There was no public input at this time.

### MINUTES – August 2004

**MOTION BY** Secretary Fuller to accept the minutes as written.

**SECONDED BY** Director Britton

**MOTION CARRIED.**

### TREASURER'S REPORT – August 2004

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

**SECONDED BY** Secretary Fuller

**MOTION CARRIED.**

### COMMUNICATIONS – read and assigned by Secretary Fuller

NAA-04-048	City of Nashua – Planning Dept. / Special Exception Approval	On File
NAA-04-049	FAA / Payment Advisory	On File
NAA-04-050	FAA / Tower contract extension advisory	On File
NAA-04-051	BFCII / Request for lease extension	Satisfied 8/30/04
NAA-04-052	Perimeter Place Investments / Request for lease extension	Satisfied 9/7/04
NAA-04-053	George Georges / Agenda placement request	New Business

### REPORTS

#### Tower Report – August 2004

Manager Rankin informed the Board that the gate control at Deerwood Dr. had been damaged during an electrical storm and had to be replaced. This is the original electric gate at Boire Field.

#### Airport Manager – August 2004

Director Britton asked if the fourth payment for the ramp project would be the final payment. Manager Rankin replied that there would be another payment (final less retainage) in about forty-five days.

Manager Rankin reported on a bird strike that had occurred on the airport on runway 14. The rough estimate to repair the plane is \$50,000. The NH Fish and Game Department was notified and they suggested that we contact the Federal Department of Agriculture. The first course of action will be to use special “screamers” to scare the geese but when this is no longer effective, the Department of Agriculture will remove the geese from the area.

Director Britton suggested Manager Rankin contact the City of Nashua Landfill division. They have a good program that might be helpful to the airport as well.

Manager Rankin requested that the Board allow for the purchase of a replacement brush hog. The current machine is beyond repair. Manager Rankin passed out quotes he and Ron Willey had compiled for a heavy duty brush hog.

**MOTION BY** Director Britton to approve the purchase of a Brush Hog Model 286 from Knoxland Equipment Inc. in the amount of \$2500.

**SECONDED BY** Vice Chairman Dalianis

**MOTION CARRIED.**

Airport Engineer

DuBois & King, Inc.

Dave Farr reported that the seal coating on the new ramp area had been completed today and on Thursday 9/23/04 the striping would be completed. The ramp will be ready to use this weekend.

Gale Associates

Carol Niewola reported that she had been notified by NH DOT that the funds were available for the runway project. The aerial survey will be completed sometime this fall and the wetlands will be surveyed hopefully next week and the first public information meeting has been scheduled for October 6, 2004 at the city hall auditorium.

Secretary Fuller would like the meeting televised on Channel 16. Director Britton will contact Maureen Lemieux to see if it is possible.

Full packets will be made available to the Board a week and one half before the October 6 meeting.

**COMMITTEES - User Fees and Business Development Committee**

Director Britton reported on the August 30, 2004 meeting. He thanked Carol Niewola for her presentation to the committee. Director Britton felt it was a tremendously informative meeting.

Minutes – August 30, 2004

**MOTION BY** Director Britton to accept the minutes as written.

**SECONDED BY** Secretary Fuller

**MOTION CARRIED.**

The next meeting of the User Fees and Business Development Committee will be held on October 4, 2004 at 6:30pm.

Vice Chairman Dalianis inquired when the committee would be making recommendations as to fee adjustments.

Director Britton replied that he did not feel that the committee would be prepared to make an informed recommendation by October. Director Britton thinks there is a possibility that it may take until January 2005.

Secretary Fuller noted that the future of the airport is in corporate flight. General aviation continues to decline, while corporate aviation is growing. The corporate world is using the convenience of private jets more and more to avoid the hassles of commercial aviation at airports like Logan. It will be difficult for general aviation to carrier the increase in the cost of running the airport. We should not try to go against the trends and plan for the growth in corporate aviation. On the average, one jet produces about 25 times the income of one single engine plane. Secretary Fuller also wants to see hangars built on the Holden Property as a good source of new income.

Vice Chairman Dalianis noted that he is not being critical but wanted to know when recommendations will be available.

Manager Rankin suggested that a sub-committee be formed to investigate building expansion on the Holden property. It is important to decide how the land will be developed. Should the Airport Authority build the hangars themselves or should private users do it as has been done in the past? Vice Chairman Dalianis said he was in favor of private enterprise rather than government doing business such as building hangers.

Chairman Gill asked that the Board to consider forming the suggested sub-committee and it would be discussed at the October 2004 meeting.

#### OLD BUSINESS

#### NEW BUSINESS

George Georges requesting to transfer lease E-2133 (building 5). The current lease to expire August 31, 2014 with an option for a twenty year renewal at the same terms and conditions, and a twenty year renewal at terms and conditions to be determined.

George Georges asked the board to allow him to exercise Article XVIII of lease E-2133.

Chairman Gill inquired how the hangar would be used by the new tenant. Mr. John Leland (J&L Enterprises) stated it would be used for airplane maintenance.

**MOTION BY** Vice Chairman Dalianis to approve the request by George Georges to transfer the Lease E-2133 to J&L Enterprises, LLC.

**SECONDED BY** Secretary Fuller

**MOTION CARRIED.**

Mr. Georges asked the Board to reword the motion in case the lease cannot be transferred and one of the other options in Article XVIII of his lease needs to be exercised. Mr. Georges said he would notify the airport manager of how the options in Article XVIII will be exercised.

**MOTION BY** Vice Chairman Dalianis to resend his original motion.

**SECONDED BY** Director Fuller

**MOTION CARRIED.**

**MOTION BY** Secretary Fuller to allow Mr. Georges to exercise the options (such as transfer or sublease) of Article XVIII of lease E-2133 to J&L Enterprises, LLC.

**SECONDED BY** Vice Chairman Dalianis

**MOTION CARRIED.**

OTHER

Vice Chairman Dalianis thanked the Board for purchasing a brick for the entrance park in memory of his brother.

PUBLIC INPUT

Roland Noyes suggests that a study be made as to what the differential in revenue would be for hangars versus tie-down spaces. Mr. Noyes said that he thought that using the land for tie downs rather than leasing it for hangers may generate more revenue. He wants to know how many tie-downs would be in the foot-print of each hangar. Mr. Noyes also wants the Board to be sure and consider the possibility of building their own hangars.

Archie Frangoudis informed the Board that he had done a study on developing the entire Holden Property. At that time he had arrived at a figure of almost three million dollars.

ADJOURNMENT - 7:45pm

**MOTION BY** Secretary Dalianis to adjourn.

**SECONDED BY** Secretary Fuller

**MOTION CARRIED.**

Respectfully submitted,

Allan Fuller  
Secretary

CC: City Clerk's Office  
NAA

SEE ATTACHMENT FOR ATTENDEES LIST