

The Seven hundred and sixty-second meeting of the Worcester Regional Airport Commission was held on Monday, December 10, 2007 at 6:30 PM in the Conference Room of the Worcester Regional Airport Terminal Building.

Members present were: Chairman James Delehaunty, Vice-Chairman Joe Zwirblia, Commissioners Eric Nierenberg, Tom Reynolds and Patsy SantaMaria.

Also present were: Mr. Michael Thomas, Norwood Flight Center, Mr. Ken Brown, Mr. Eric Waldron, Airport Director and Mr. Philip Niddrie, Airport Liaison.

Chairman Delehaunty opened the meeting at 6:33 p.m. Lacking a quorum, the Chair moved to the non-action report items, indicating that the meeting would return to the approval of the minutes once a quorum was achieved.

2. Report of the Commission Chairman – The Chair updated the Agenda, noting that under a New Business, item 6, would not be dealt with, but may be dealt with at the next meeting. Also, the Commission would not be going into Executive Session noted in item 7, rather the item will be dealt with in the Airport Directors Report.

3. Commissioner's Reports

- **Marketing - No Report**
- **Aviation - . No Report**
- **Master Plan - Remains with FAA pending final review**

Chairman Delehaunty noted that Vice-Chairman Zwirblia had arrived and a quorum was achieved at 6:35 p.m.

1. Approval of minutes of the Monday December 10, 2007 meeting -

Commissioner SantaMaria moved, seconded by Commissioner Zwirblia, to approve the minutes of the December 10, 2007 meeting. **All in favor - So Voted.**

4. Reports of the Airport Director

- **Development Sites RFP** - Mr. Waldron advised that Massport and City representatives met with Windward Aviation last week at the airport to review the status of their proposal and indications of interest that they have received from potential hangar occupants. Windward has received some expressions of interest, but not at the anticipated level; it was agreed that they will reach out to additional local/regional aviation interests and follow-up personally with some of the key people that received the original letter to determine what might be responsible for the lower than anticipated level of interest.

6. New Business – Taken out of Order

Chairman Delehaunty asked to take the item concerning Norwood Flight Center out of order as a courtesy to their owner, Mr. Michael Thomas.

Mr. Waldron explained that there is no action item related to this company tonight, but that he wanted to brief the Commission on the fact that discussions are underway between the airport and Norwood Flight Center for them to operate a branch of their flight school at ORH, utilizing state-of-the-art Cirrus aircraft.

Mr. Waldron introduced Mr. Thomas, who explained to the Commission that he would like to operate from ORH, initially, a few days a week, and he hopes, ultimately, full-time. Mr. Thomas indicated that he expects that this location would be convenient for some of his existing students/clients and that he is attracted to the large number of colleges and universities in the Worcester area for their potential to produce students. Mr. Thomas advised that he is the Chief Pilot and Chief Instructor and that he has six other instructors on staff in Norwood.

After discussion, the Chairman and some Members offered to provide local contacts to Mr. Thomas and indicated that he and the Commission look forward to working with him and Norwood Flight Center in the future.

4. Reports of the Airport Director- Continued

- **Amity Flight School Update** – Amity is in the process of moving out of the old hangar Massport Environmental and airport staff have inspected the premises and some environmental samples will be taken. Jeff Gullick (co-owner of Amity) has indicated that he has reached an agreement with Euro-American to lease space for the continued operation of the flight school.
- **CDL Training** - Five airport staff members recently completed training for their Commercial Drivers Licenses (CDL-B), which are required by union contract for equipment operators on the airfield. This boosts the total number of staff available for snow removal at the airport.
- **AIP Funding Update** – Massport has forwarded work orders for the runway and EMAS design work to MAC and FAA for their review and signatures. AIP funding for projects across the country still has not been approved by Congress. The City has been advised of this issue and has appropriated 1 million dollars in the FY'08 capital budget. The City is expecting that the Federal government will complete the financial package for AIP in time to reimburse the City. If this does not occur, funding of the projects could be deferred until FY '09.

5. Old Business –

- **Gas Tax Update** - The Chairman gave a brief background explanation of the gas tax and name change issues for the benefit of the new Members. Mr. Niddrie indicated that the City Manager supports the issue but wants to look at the specific numbers for the first quarter FY 08 before moving forward.

- **Name Change Update** - Mr. Niddrie advised that the City Manager feels this issue should be considered after the City/Massport airport negotiations are resolved, or as part of that discussion.
- **New Security Regulations** - The Chairman indicated that, at the request of a couple of Commission Members, the matter will be considered at next month's meeting.

6. New Business – Continued

City/Massport Agreement Extension - The Massport Board of Directors voted on November 15, 2007 to approve a Third Amendment to the original Airport Operating Agreement, which continues that Agreement, unchanged, until December 31, 2008 at the same funding reimbursement rate - 68% Massport, 32% City.

The City Managers Office requests that the Commission approve this Agreement and authorize the Chair or Vice-Chair to sign any necessary documents required to execute the Amendment.

Commissioner SantaMaria moved, seconded by Commissioner Reynolds, to approve and authorize this Agreement and to authorize the Chair or Vice-Chair to sign any documents required to execute the Amendment. **All in favor - So Voted.**

Proposed Sprint Antenna Amendment - Sprint has requested to locate new (not additional) antenna on the tower on which they have communication equipment at this time. This amendment has been approved by the City of Worcester Law Department and is presently being reviewed by Massport Law.

The Administration requests that the Commission approve this amendment and authorize the Chair or Vice-Chair to sign any necessary documents required to execute the amendment, pending legal review. Sprint now pays the City \$30,000 per year for the antenna located on the tower. This amendment will increase that amount to \$32,400 per year

Commissioner SantaMaria moved, seconded by Commissioner Zwirblia, to approve this amendment and to authorize the Chair or Vice-Chair to sign any necessary documents required to execute the amendment, pending legal review. **All in favor - So Voted.**

Proposed Verizon/Bell Atlantic please for antenna on terminal roof - Mr. Waldron advised that no action is to be taken on this matter tonight, but this is for informational purposes. Mr. Niddrie indicated that an RFP for locating a cell tower and/or antenna on the roof of the Terminal Building was completed last fall. There was one respondent, Bell Atlantic Mobile d/b/a Verizon Wireless. Their proposal is to locate an antenna on the terminal roof with ground equipment next to the southeast part of the building near the car rental parking lot. Terms are still under negotiation, and the tenant would need

to obtain all pertinent federal, state and local permits and approvals. This may be coming to the Commission in the next month or two for approval.

Notification of the Termination of the Parking Lot Agreement with Worcester State College - Mr. Waldron advised that the airport has had a lease with the state since August, 2005 for spaces in the upper parking lot at the airport on behalf of Worcester State College. Recently staff received notification from the state indicating that they are terminating the agreement on December 31, 2007. The Commission asked staff to thank the state and Worcester State College for their tenancy and to offer any help we can give them in the future.

Notification that 239 Mill Street Realty Trust (O'Coin Building@160 Goddard Drive) of the intent to exercise option to extend their lease for an additional 20 years - The City Managers office and the Airport Commission have received notice that 239 Mill St Realty, LLC is exercising its right for "Option to Extend" it's Lease for an additional 20 years, upon the expiration of the current term. The Agreement will now expire October 31, 2027

Prior to adjourning, the next meeting date was set for January 14, 2007.

7. Adjournment

Commissioner Reynolds moved, seconded by Commissioner SantaMaria, to adjourn the meeting. **All in favor - So Voted.**

The meeting was adjourned at 7:54 p.m.

Eric N. Waldron, A.A.E., ACE
Airport Director and
Clerk of the Commission