

The Seven hundred and sixty-fourth meeting of the Worcester Regional Airport Commission was held on Monday, February 11, 2008 at 6:30 PM in the Conference Room of the Worcester Regional Airport Terminal Building.

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

Also present were: Mr. Paul Morano, City of Worcester Development Dept., Robert Carley and Ira Wallach, Massport Legal, Doug Robinson, Swissport, Anthony Salvido, Esq., Karen LaFond, Esq., Art Raymond, Tri-Cab, Inc., Michael Thomas, Norwood Flight Center, Kenneth Brown, Self, Michael O'Brien, Worcester City Manager, Mr. Eric Waldron, Airport Director and Mr. Philip Niddrie, Airport Liaison.

Chairman Delehaunty opened the meeting at 6:30 p.m.

**2. City Manager Michael V. O'Brien – Out of Order** - The Chairman welcomed City Manager Michael O'Brien to the meeting. The City Manager thanked the members for their service on the Commission and indicated that he hopes to see at least one of his 25 Boards & Commissions every three months or so. The Manager touched on negotiations that are ongoing with Massport, and mentioned that at the City and Massport continue their joint efforts to recruit scheduled air service to Worcester and most recently had hosted a meeting with an airline, but that the carrier involved has recently indicated that they will not expand to Worcester, or anywhere else in the Northeast US at this point in time.

There was discussion about general aviation activity at Worcester, the role of the Administration in a potential study on additional rail spurs in the city, and the role of Commission Members briefing City Council Committees on matters relating to the airport that they might be voting on. The Manager indicated that, as negotiations with Massport move forward, there are some things that he will likely discuss with them and get their feedback. He also indicated that if the City Council were having a sub-committee meeting at which the airport was on the Agenda, he would encourage Commission Members to attend.

- **Report of the Commission Chairman** – No report.

**1. Approval of minutes of the Monday January 14, 2008 meeting** - Commissioner SantaMaria moved, seconded by Commissioner Zwirblia, to approve the minutes of the January 14, 2008 meeting. **All in favor - So Voted.**

**5. Old Business –**

- **New Security Regulations-** Ira Wallach, Massport Legal, reviewed the new Security Regulations with the Members, and reiterated the process that was followed in creating these new regulations. Mr. Wallach reminded the Members that he had briefed them on the regulations at an earlier meeting.

After some discussion, Commissioner SantaMaria moved, seconded by Commissioner Reynolds, to approve the new Security Regulations provided by Massport. **All in favor, So Voted.**

**6. New Business – Assignment of Airport Industrial Park Lease from PCI Property Holdings, LLC to Tricab, Inc** – Phil Niddrie advised that the City Administration has worked

with Property and Casualty Initiative, LLC (PCI) which is the holding company for the former Kennedy Die Casting Facility at 15 Coppage Drive, to locate Tri-Cab (Triangle Cable) a new cable manufacturing firm locating in Worcester. The City Law Department has provided a motion necessary for the Commission to vote on the matter. Mr. Art Raymond represented the company, gave a brief presentation and answered questions from the Members. Chairman Delehaunty indicated that the Commission is prepared to vote the matter, but noted that the vote will be conditioned on subsequent approval of the transfer by Massport, which was sent to material Friday, but has not had an opportunity to review prior to the meeting.

Commissioner Reynolds expressed concern about the dollar a year long term leases signed in 1986/1987 time frame. He suggested that the Commission consider buying back these leases if the companies go out of business, at below market rates, as was discussed in a portion of the Master Plan.

Commissioner SantaMaria moved, seconded by Commissioner Zwirblia, subject to Massport concurrence, VOTED that the Worcester Regional Therefore Commission hereby approves and recommends that the City Manager approved the assignment of the Airport Industrial Park Lease from PCI Property Holdings, LLC, to Tricab, Inc. subject to the conditions set forth below;

Where said Lease, dated February 1, 1986, amended May 24, 2002, was originally between the City of Worcester and the Commission as Lessor, and Paul S. Kennedy and Robert M. Kennedy, Trustees of the Kennedy Family Trust, as Lessee; where the leasehold interest was foreclosed on August 24, 2007 by the Property and Casualty Initiative, LLC f/k/a the Massachusetts Property and Casualty Insurance Companies Community and Economic Development Initiative, LLC and transferred by foreclosure deed to PCI Property Holdings, LLC, on August 28, 2007;

Where PCI has informed the Commission that it has entered into a purchase and sale agreement with and intends to sell its interest in the Lease and the improvements thereon to Tricab, Inc., a Delaware Corporation with a place of business at 255 Park Ave Worcester, MA 01609, and a subsidiary of Triangle Cable, an Australian company;

And, where the Commission's approval and recommendation to the City Manager to approve the assignment is subject to the following conditions;

1. Payment of all outstanding municipal taxes, charges and fees,
2. Submittal by Tricab, Inc. of an insurance certificate evidencing insurance in compliance with the Lease requirements, as set forth in sections 7 and 8,
3. The Lease terms and conditions shall remain in full force and effect,
4. By this vote, the Commission does **not** recommend releasing PCI.

**AND BE IT FURTHER VOTED** that the Worcester Regional Airport Commission hereby authorizes its Chair to execute a consent form or such other document as may be related to this approval so long as any such form or document is approved as to form by the City Solicitor or an Assistant City Solicitor. **All in favor, So Voted.**

**Norwood Flight Center** – Mr. Waldron introduced this item by reminding the Members that Mr. Michael Thomas from Norwood Flight Center met with staff in November 2007 to discuss the possibility of opening a branch of his flight school that currently operates in Norwood, Massachusetts at Worcester Regional Airport, utilizing Cirrus Aircraft. Mr.

Thomas met with the Commission at its December 10, 2007 meeting, and answered questions about his proposed operation.

Potential office location was discussed with Swissport, but, at this time, there is no office space available in their main building. Swissport did offer office space in the back of the old hangar, but Mr. Thomas did not find the space acceptable. We then focused on the possibility of utilizing a portion of the old Hudson News space in the terminal, specifically the front portion of that area which is comprised of 260.4 square ft. At the rental rate of \$11.50 per sq. ft., the established terminal rate, Norwood Flight Center will pay \$250 per month, which includes normal building conditioning (heat/air). Mr. Thomas recognizes that he may need to relocate from the space when circumstances change and the Airport Administration needs this space for other purposes, such as the need to support the return of scheduled air service to Worcester Regional Airport.

In addition to the terminal space, Mr. Thomas will, under separate agreement, utilize an airport tie-down space, at the current rate of \$60/month. He will acquire an airport ID badge and will drive his students to the aircraft at this location.

Commissioner Zwirblia moved, seconded by Commissioner Reynolds, VOTED, that the Worcester Regional Airport Commission approves the location of Norwood Flight Center in a portion of the former Hudson News area in the terminal building at Worcester Regional Airport; said space consisting of 260.4 square feet, for a one-year term with cancellation by either party after 30 days written notice; the fee for said space will be \$250 per month. The VOTE is subject to in the effective upon execution of a License Agreement that is being prepared by Massport.

Be it further VOTED, that the Commission directs its Chair or Vice-Chair to execute any at all documents related to this matter. **All in favor, So Voted.**

### **3. Commissioner's Reports**

- **Marketing** - Commissioner DeSantis advised that he and Commissioner SantaMaria have had their first meeting concerning GA marketing and he confirmed that Commissioner Reynolds will participate in the effort. Commissioner Zwirblia advised that he touched base with the Massachusetts Aviation Historical Society (MAHS), and that they are interested in having a static display exhibit at the airport and possibly a discussion series over one or two evenings. He reiterated his interest in seeing this dovetail with the marketing effort as a way of raising awareness of General Aviation. Chairman Delehaunty suggested that the Marketing Committee include this concept in their discussions.
- **Aviation - No Further Report**
- **Master Plan** – FAA has now completed their review and comments, which Staff is reviewing, the Plan should be ready for print by the end of February.

### **4. Reports of the Airport Director**

- **Amity Flight School Update-** The reports on the environmental substances found in the Amity Hangar have come back and they show no evidence of contamination.
- **NBAA conference** - The Director advised that he and two Massport colleagues attended the National Business Aircraft Association Schedulers & Dispatchers

conference in late January, to market ORH to business aircraft operators. The session was attended by over 2000 people directly involved in corporate aircraft travel. Massport developed a display booth featuring Worcester and Hanscom airports. He noted that there seems to be more name recognition for the airport and that he talked to several users that had become aware of ORH at last year's show and had tried the airport in the intervening year. They were pleased with the services that they received.

- **EMAS and Runway Project Phasings** - Mr. Waldron reported to the Members that he recently met with Massport staff and the engineers involved in the design of these two capital projects to discuss construction phasing for the projects this summer. He reminded the Members that this assumes that federal funding is made available for construction for this year. The plan is to construct the projects in such a manner that will minimize the amount of time the primary runway needs to be closed. He has discussed doing the work at night and also the potential of "a weekend special", where the runway would be shut down and given to the contractor on a 24-hour basis say on a Friday afternoon until Sunday afternoon for continuous construction. He indicated that he will need to get with Swissport to review the options so that there is minimal disruption to airport use.

The next meeting date is March 10, 2008.

#### **7. Adjournment**

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

The meeting was adjourned at 8:24 p.m.

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