

The Seven hundred and sixty-seventh meeting of the Worcester Regional Airport Commission was held on Monday, May 12, 2008 at 6:30 PM in the Conference Room of the Worcester Regional Airport Terminal Building.

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

Also present were: Mr. Doug Robinson, Swissport, Mr. Bob Hgope, Mr. Eric Waldron, Airport Director and Mr. Philip Niddrie, Airport Liaison.

Chairman Delehaunty opened the meeting at 6:37 p.m.

1. Approval of minutes of the Monday March 10, 2008 meeting -

Commissioner SantaMaria moved, seconded by Commissioner Zwirblia, to approve the minutes of the March 10, 2008 meeting. **All in favor - So Voted.**

Approval of minutes of the April 14, 2008 Special Meeting -

Commissioner Zwirblia moved, seconded by Commissioner SantaMaria, to approve the minutes of the April 14, 2008 Special Meeting. **All in favor - So Voted.**

6. New Business – Taken out of order –

Mr. Niddrie advised that staff was recently contacted by the owner and legal representative of Blue Hive Strategic Exhibits and Events located at 7 Coppage Drive; this entity is the former Folio Company, the owner remains Paul Hanlon. Mr. Hanlon and his attorneys have requested two votes from the Worcester Regional Airport Commission regarding and Estoppel Certificate, which basically verifies that the owner is not in default under the lease, which has been renewed to April 17, 2026, and the lessor (the City) acknowledges notice of the Flagship Bank financing and consents to the sublease from Paul Hanlon to Blue Hive, Inc.

The City Law Department prepared the documents for the Airport Commission vote. On April 1, 2008, Phil Niddrie toured the facility with Paul Morano, from the City Office of Economic Development. He also obtained a statement from the City Treasurer that the owners are current with their taxes and fees. Massport's Law Department has reviewed all of the documents and has indicated approval of them

Commissioner SantaMaria moved, seconded by Commissioner Zwirblia, the following: City of Worcester, Worcester Regional Airport Commission, VOTED that the Worcester Regional Airport Commission hereby consents and recommends that the City Manager consent to the sublease of the Airport Industrial Park Lease from Paul E. Hanlon, Trustee of the C&M Realty Trust, to Blue Hive, Inc. a Massachusetts corporation having an address at 370 Main St, Suite 800, Worcester, MA 01608.

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 are document is approved as to form by the City Solicitor or an Assistant City Solicitor. **All in favor - So Voted.**

Commissioner SantaMaria moved, seconded by Commissioner Zwirblia, the following: City of Worcester, Worcester Regional Airport Commission, VOTED that the Worcester Regional Airport Commission hereby approves and recommends that the City Manager approve the Estoppel Certificate, attached hereto, subject however to the Commission's and City Manager's execution of the Consent to the Sublease of the Airport Industrial Park Lease from Paul E. Hanlon, Trustee of the C&M Realty Trust to Blue Hive, Inc.

AND BE IT FURTHER VOTED that the Worcester Regional Airport Commission hereby authorizes its Chairman to execute such Estoppel Certificate upon satisfaction of the above condition, and subject to its approval as to form by the City Solicitor or an Assistant City Solicitor. **All in favor - So Voted.**

2. Report of the Commission Chairman –

Chairman Delehaunty advised that he had met with each Commissioner since the March 2008 meeting and that he had provided copies of the Municipal Board & Commission Guidebook on conflict of Interest to each Member and that each member has signed the forms indicating they were provided a copy of the law. Those forms are held at the Airport in the Commission files and were also sent to the City of Worcester Human resources Department.

3. Commissioner's Reports

- **Marketing – No Report**
- **Aviation - No Report**
- **Master Plan –** The Chair noted that the Master Plan has been completed, but that the City Manager has not released it publicly, pending the completion of the Airport Layout Plan set.

4. Reports of the Airport Director

- **Flight School Update-** Mr. Waldron advised that Amity has ceased to exist as a company at Worcester airport and that he believes the principals are in the process of dissolving the company. Norwood Flight Center has set up their office in the terminal, but is finding the traffic very slow at Worcester and at Norwood airports. Emerson Aviation has not provided their insurance certificates to the airport, which must be done before their sublease with Swissport will be reviewed, before a License Agreement will be drafted for their operation at ORH and before they will be allowed to operate.
- **EMAS and Runway 11-AIP Grant Update -** The City Council did vote to allow the Administration to apply for and accept grants from FAA and MAC for these projects. The City has received notice that a grant will be available for the EMAS project, but confirmation of a grant to offer for the Runway 11 project has not yet been received.
- **Jumpstart 2008 meeting –** The Director indicated that he will attend Jumpstart 2008, an Airports Council International sponsored session where airport's

request meetings with attending airlines. The airlines may accept or decline the airport meeting request. If accepted, the airport then has a 20 minute opportunity to talk with each carrier about why they should consider serving their market.

- **Skybus Review-** The Members were briefed on ORH/Massport contacts and efforts dating from August, 2005 through January, 2008, shortly before they ceased operations, to attract Skybus Airlines service at ORH.

5. Old Business – Commissioner Zwirblia informed the Members that a consulting firm, B2Q Associates, Inc. will be on-site at the airport to do a comprehensive field investigation of the Terminal building to perform a comprehensive energy analysis on the various systems in the building with an eye toward creating energy savings and efficiency throughout the terminal and its systems. The product of this analysis will be a Field Investigation Report identifying areas needing repair and/or updating to achieve the analysis goals.

The next meeting date is June 9, 2008.

7. Adjournment

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

The meeting was adjourned at 7:40 p.m.

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