

The Seven hundred and fifty-fourth meeting of the Worcester Regional Airport Commission was held on Monday, February 12, 2007 at 6:30 PM in the Conference Room of the Worcester Regional Airport Terminal Building.

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

Also present were: Mr. Eric Waldron, Airport Director and Mr. Philip Niddrie, Airport Liaison, Doug Robinson, Swissport, City Councilor Gary Rosen and Charlie Hauck, Consigli Construction .

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

- 1. Approval of minutes of the Wednesday January 17, 2007 meeting**
Commissioner SantaMaria moved, seconded by Commissioner Gorham, to approve the minutes of the January 17, 2007 meeting. **All in favor - So Voted.**

- 2. Report of the Commission Chairman – no report**

- 6. New Business – *Out of Order***

Approval of License Agreement for Consigli Construction – Mr. Waldron advised that Consigli Construction, Inc. has requested to use an area comprised of approximately 69,000 square ft. of vacant land located behind the Airport maintenance building, for the purpose of parking and staging fully loaded tractor-trailer trucks, primarily with pre-cast building materials, from March 1 through May 31, 2007, with the ability to extend the License Agreement if they give the Airport written notice by May 31, 2007. The company is constructing a parking garage for Worcester State College and there is not adequate room on site to stage all of the trucks with pre-cast pieces of garage structure.

The company will pay the airport \$2,000 per month for use of the licensed area and will be responsible for any cleaning and/or repair charges that may accrue if the area is left in an unclean and/or unkempt manner. In addition, if it damages the road, the company agrees to restore the roadway to the satisfaction of the Airport. Photographs of the road before the operation and after will be taken to document its present condition.

The company will agree to indemnify, hold harmless and defend the Licenser (Airport), its directors, officers, employees and agents from and against any and all demands, causes of action, fines, penalties, damages, losses, liabilities, judgments, and expenses (including without limitation attorneys fees and court

costs) brought because of any injury or damage received are sustained by any person, persons or property arising from the activity of the company on the site. They will also maintain a \$1 million general liability policy that will name the City of Worcester and the Massachusetts Port Authority as additional insured.

Commissioner Reynolds moved, seconded by Commissioner Zwirblia, to approve the request of Consigli Construction to use the property under the terms and conditions outlined herein and to authorize the Chairman to execute all related documents as are necessary. **All in favor - So Voted.**

Commissioner Reynolds, due to a conflict in schedule, left the meeting at 6:45.

3. Commissioner's Reports

- **Marketing- no report**
- **Aviation-** Commissioner Santa Maria noted that Swissport had reduced their price for AVGAS by .50 cents per gallon
- **Master Plan-** Chairman Delehaunty stated that the intention is to have the staff and FAA review the document. Mr. Niddrie indicated that the FAA review will be more lengthy and the goal is to have the report ready for the public in June.

4. Reports of the Airport Director

- **Development Sites RFP:** Massport and the City canvassed the parties who attended the pre-bid meeting for RFP # 1 to determine why they chose not to bid. Many of the comments that were received were incorporated into the new RFP which includes two sites of 4.4 and 5.5 acres respectively; the RFP was issued on February 9, 2007, responses are due on April 30, 2007.
- **NBAA Conference –** Mr. Waldron attended the Schedulers and Dispatchers meeting with two colleagues from Massport. Massport and the City had a booth featuring both Hanscom and Worcester Airports. The session had over 2000 attendees from corporate flight departments and Eric noted that a number of companies asked to be put on the list to receive the second RFP.
- **City Budget Process-** Eric Waldron announced that the budget process for the FY'08 Budget had begun with some preliminary discussions and figures being developed for the City's budget office. Chairman Delehaunty indicated he thought this tied into the discussions that the city and Massport may be having about the possible new agreement for the operations of the Airport. He asked that the item be discussed at the end of the meeting.
- **Networks Conference - March, 2007** - Mr. Waldron advised that he will be attending this airline recruitment/marketing conference on

March 4-6, 2007 in St. Petersburg Florida. One-on-one meetings have been set with seven airlines as of this date. The presentation materials and analysis for these airlines will be developed by IMG and their sub-consultant, SH&E. In addition to the formal meetings, there is significant networking and opportunities to talk to the carriers throughout the conference. Expenses for this trip are funded by the USDOT Marketing Grant and the City.

- **Hangar 2 Update-** Eric Waldron updated the Commission on the heating and insulation issues at Hangar 2. Airport staff is working with Swissport to solve the heating issue and the city is exploring various scenarios to replace the insulation taken down in December after a small portion fell, damaging an aircraft.

5. Old Business

- **Energy Task Force Update:** Vice-Chair Zwirblia reported that the Energy Task Force Report was made public and the section on the airport was reviewed by the Commission. He hopes to have an Audit of the airport facilities in the near future.

6. New Business –

Chairman Delehaunty asked the members to express their thoughts regarding the budget discussions noted above and the relationship of the Airport's future with/ without Massport. He emphasized that this was a time for discussion, but premature for any vote on the subject since there was no item before the Commission.

Most of the Members expressed support for a stronger and long term relationship with Massport that would allow them to invest in the Airport.

Commissioner SantaMaria indicated that the airport would be more successful under the complete control of Massport. He cautioned though that the city should strongly advocate for a presence at the Massport Board of Director level.

Commissioner DeSantis emphasized the need to invest significant dollars into the Airport's infrastructure which is possible if Massport owned the airport and not possible under the present relationship because of the limited city funds.

Vice-Chairman Zwirblia expressed frustration with the negative publicity the Airport has been receiving. He felt there are great stories up here that need to be told.

Commissioner Gorham felt the city needed to recognize that they should not be in the airport business similar to the way they could not be in the hospital and entertainment business (DCU Center). Airport experts should be able to make the decisions on a daily business.

Chairman Delehaunty thought the press had actually been pretty good of late. We were fortunate to have studies done during the past year. There have been many recommendations that will be helpful in the future. We need to work with Massport to get the best agreement possible.

Prior to adjourning, the next meeting date was set for March 12, 2007.

8. Adjournment

Vice Chairman Zwirblia moved and Commissioner SantaMaria seconded to adjourn the meeting. **All in favor - So Voted.**

The meeting was adjourned at 8:05 p.m.

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