

DRAFT 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 6:30pm on Tuesday, April 18, 2006.

At 6:32pm the meeting was called to order by Chairman Dr. Griffin Dalianis.

ROLL CALL

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

PUBLIC INPUT

Mike Zompetti wanted to remind the Authority for the last time that there is a list of people that want to build on the airport and wants the Authority to stand by it.

MINUTES – March 2006

MOTION BY Vice Chairman Gill to accept the minutes as written.

SECONDED BY Director Rosenblum

TREASURER'S REPORT – March 2006

Treasurer Britton noted that the Authority is doing well financially with income exceeding expenses. Treasurer Britton asked that Manager Rankin to look into the bank fees that are being charged to see if they can be waived.

The tower windows were replaced and a check for payment of \$2990 will reflect in the April financial report.

MOTION BY Treasurer Britton to accept the financial report pending the annual audit.

SECONDED BY Vice Chairman Gill

ROLL CALL

Vice Chairman Gill – yes
Treasurer Britton – yes
Director Rosenblum – yes
Chairman Dalianis – yes

MOTION CARRIED.

Treasurer Britton reported that the City of Nashua was very happy with the Nashua Airport Authority budget because we are self-sufficient. The '07 budget should be available at the next meeting for a full board review.

COMMUNICATIONS – read and assigned by Director Rosenblum

NAA-06-08	FAA/ Payment Advisory on Project. 3-33-0012-26-2005	On File
NAA-06-09	NHDOT / Aeronautical funds requisition forms	On File
NAA-06-010	Samuel Tamposi Jr. / Agenda Placement Request	New Business
NAA-06-011	MACAIR / Agenda Placement Request	Old Business
NAA-06-012	Shaavel & Krems / Request for information regarding R. Goddard	Satisfied 3/27/06
NAA-06-013	OIA Air Corp / Change in principal owner of OIA Air Corp.	On File
NAA-06-014	East Coast Aero / Advisory on new management	On File

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NAA-06-015	T.L.M. Realty / Agenda Placement Request	New Business
NAA-06-016	Senator J. Gregg / Acknowledgement of 3/15/06 letter	

Treasurer Britton inquired if the Aeronautical funds requisition forms (NAA-06-09) had been submitted. Manager Rankin responded that they had been forwarded the same day as received.

DOCUMENTATION SIGNED - none

REPORTS

Tower Report – March 2006

There were no comments regarding the tower report.

Airport Manager – April 2006

Treasurer Britton reported that the next meeting of the Safety Committee will be held on May 3, 2006 at 11:30 in the conference room of the Authority building.

Airport Engineer – March 2006

Arnold Stymest reported that Armand Dufresne is still recovering from back surgery but should be in attendance at the May 2006 meeting with a comprehensive update to all projects.

Chairman Dalianis asked that good wishes for a speedy recovery be forwarded.

COMMITTEES

1. Committee for Land Development and Future Growth of the Nashua Airport.
2. Revisions of Nashua Airport Authority by-laws.

Adopting revisions to the Nashua Airport Authority By-Laws

MOTION BY Treasurer Britton to take from the table the amended By-Laws of the Nashua Airport Authority.

SECONDED BY Vice Chairman Gill

ROLL CALL

- Vice Chairman Gill – yes
- Treasurer Britton – yes
- Director Rosenblum – yes
- Chairman Dalianis – yes

MOTION CARRIED.

MOTION BY Treasurer Britton to approve the amended By-Laws of the Nashua Airport Authority for the City of Nashua.

SECONDED BY Vice Chairman Gill

ROLL CALL

- Vice Chairman Gill – yes
- Treasurer Britton – yes
- Director Rosenblum – yes
- Chairman Dalianis – yes

MOTION CARRIED

3. Safety Committee

MOTION BY Treasurer Britton to accept the 3/22/06 minutes of the Safety Committee.
SECONDED BY Vice Chairman Gill
MOTION CARRIED.

OLD BUSINESS

1. Richard Gentile with proposal for developing “Kenny Howe” property.

Richard Gentile addressed the Board and reviewed the conceptional plan for a hangar on the “Kenney Howe” property. The plan has had to be modified due to an objection by the Fire Department. Mr. Gentile has been working with Manager Rankin to be sure the land is used to the best possible potential leaving the entrance gate in the current location.

Manager Rankin concurred that after considerable thought and redesigns the plan being presented would be the most appropriate.

Mr. Gentile will have to work with OIA to have their lease lot changed to allow two parking spaces in the corner of their lot be taken for Mr. Gentile’s project. Mr. Gentile will have enough parking spaces that OIA could use if needed. Mr. Gentile would like to break ground by the end of June after getting approval from OIA, the Zoning Board, and the Planning Board. Before Mr. Gentile could go to the Planning Board, the Authority would need to give final approval and sign off on the site plan.

MOTION BY Treasurer Britton to allow Richard Gentile to work with the Airport Manager and Gale Associates to finalize the sub-division and site plan for a lot number to be assigned.

SECONDED BY Director Rosenblum

AMENDED MOTION BY Treasurer Britton to add:

All associated costs will be born by the leasee (Mr. Gentile).

AMENDMENT SECONDED BY Vice Chairman Gill

ROLL CALL

Vice Chairman Gill – yes
Treasurer Britton – yes
Director Rosenblum – yes
Chairman Dalianis – yes

AMENDED MOTION CARRIED

2. MACAIR/GFW proposal for hangar complex for lot E-1465.

Kenneth McLaughlin presented an updated conceptional plan for the Board to review. The new plan does not include the fuel containment area as had been originally thought. The new plan calls for two hangars and an office building.

Mr. McLaughlin reviewed several drawings showing different angles of the proposed project. Mr. McLaughlin further explained the positive financial impact this project would have not only to the airport but to the City of Nashua in their tax base. Additional tie-downs will be rented by GFW Aeroservices as well.

Mr. McLaughlin stated that the plans had not been finalized regarding parking. The height of the building would not interfere with the tower or the AWOS. Snow removal is also a consideration but details concerning this and several other matters would be forthcoming at a later meeting.

Treasurer Britton stated for record that he had reviewed the FAA Compliance manual, Chapters 17 and 18. According to this manual it is not necessary for the Authority use an RFP for this project.

MOTION and AMENDED MOTION BY Treasurer Britton to approve the revised concept proposal plans submitted by GFW and Macair for the leasing of a lot contiguous to the GFW Aeroservices, Inc. existing FBO, for the erection of a hangar office building in accordance to updated concept plans submitted today and labeled exhibit 1. This approval of concept will be followed up by final plans and engineering plot or sub-division plans that will be submitted for approval. No cost for this project will be born by the Nashua Airport Authority.
SECONDED BY Director Rosenblum

Treasurer Britton stated that there would be more public meetings before the final approval would be made. This plan still requires the approval by the Zoning Board, Planning Board, and the Airport Authority.

ROLL CALL

Vice Chairman Gill – yes
Treasurer Britton – yes
Director Rosenblum – yes
Chairman Dalianis – yes

AMENDED MOTION CARRIED

NEW BUSINESS

1. Samuel A. Tamposi Jr. requesting a twenty foot water easement between Perimeter Road and Blackfoot Drive.

Samuel Tamposi Jr. addressed the board concerning a water easement between Perimeter Road and Blackfoot Drive. The purpose of the easement would be to bring water to two housing lots on Blackfoot Drive. Mr. Tamposi has obtained information from Pennichuck Water that there is sufficient capacity and pressure to allow

Manager Rankin assured the Board that the easement would in no way affect the operation of the airport. He did however stress that Perimeter Road would have to be returned to an acceptable condition.

Mr. Tamposi did stipulate that he may have to come back to the Board for approval for a sewer easement at a later date.

MOTION BY Vice Chairman Gill to approve a twenty foot water easement between Perimeter Road and Blackfoot Drive with no cost to the Nashua Airport Authority. Perimeter Road is to be returned to the original condition.

SECONDED BY Director Rosenblum

ROLL CALL

Vice Chairman Gill – yes
Treasurer Britton – yes
Director Rosenblum – yes

Chairman Dalianis – abstain
MOTION CARRIED

Chairman Dalianis explained that the Dalianis and Tamposi families had a long standing friendship so as a matter of propriety he felt it best to abstain.

2. T.L.M. Realty Holdings, LLC requesting permission to add a 22,000 square foot addition and 82 parking spaces to lot E-1499 (currently leased by T.L.M.) and a new lease for E-1545 (currently not leased).

Jeff Benson representing T.L.M. Realty Holdings, LLC presented the Board with a concept plan showing a 20,000 square foot addition to the existing building (110 Perimeter Road) and to construct a parking area for 82 vehicles on lease lot E-1545.

Mr. Benson explained that after lengthy investigation it was determined that lot E-1545 would only be useable for a parking area due to the amount of ledge. The parking lot will not be visible from Perimeter Road but is necessary for Quality Installation (the current tenant of E-1545) to facilitate the number of employees it currently has as well as those that will be hired in the near future.

Manager Rankin noted that others had investigated the lot in question in the past and found it cost prohibitive to erect any type of building. Chairman Dalianis and Vice Chairman Gill concurred as they had done a site walk in the past.

MOTION BY Vice Chairman Gill to review the proposal for development of E-1499 by T.L.M. Realty Holdings, LLC which will include a 20,000 square foot addition to the existing structure at 110 Perimeter Road and construct a parking area for 82 vehicles on lot E-1545. The review will include Gale Associates and the Nashua Airport Authority. No expense will be born by the Nashua Airport Authority.

SECONDED BY Treasurer Britton

ROLL CALL

Vice Chairman Gill – yes
Treasurer Britton – yes
Director Rosenblum – yes
Chairman Dalianis – yes

MOTION CARRIED

3. Acceptance of EHM Financial Services, LLC contract for accounting services from July 1, 2006 ending June 30, 2008.

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Treasurer Britton noted that the price of the contract is reasonable and that EHM Financial Services has performed very well.

MOTION BY Treasurer Britton to approve the acceptance of a contract with EHM Financial Services, LLC for accounting services from July 1, 2006 ending June 30, 2008. The cost per month will be \$550.00.

SECONDED BY Vice Chairman Gill

ROLL CALL

Vice Chairman Gill – yes
Treasurer Britton – yes
Director Rosenblum – yes
Chairman Dalianis – yes

MOTION CARRIED

OTHER

PUBLIC INPUT

Kenneth McLaughlin suggested that the Board should check with Pennichuck Water Works to see if the addition of large buildings and hangars at the airport will impact the quality of water service.

Manager Rankin will talk to Pennichuck to see if there is any foreseeable problems.

ADJOURNMENT – 8:06pm

MOTION BY Vice Chairman Gill to adjourn.

SECONDED BY Director Rosenblum

MOTION CARRIED.