

# TOWN OF BARNSTABLE

NOTICE OF MEETINGS OF TOWN DEPARTMENT AND ALL TOWN BOARDS  
As Required by Chapter 28 of the Acts of 2009 which amends MGL Chapter 30 A

## NAME OF PUBLIC BODY – COMMITTEE, BOARD OR COMMISSION

**CAPE COD GATEWAY AIRPORT COMMISSION MEETING**  
**480 Barnstable Road, Hyannis, MA 02601**

**DATE OF MEETING:** Tuesday, October 17, 2023

Check below which one applies: \_\_\_\_\_

The Clerk's office has this meeting date already posted \_\_\_\_\_

This is a special meeting which has not been posted \_\_\_\_\_

**Time:** 4:00 p.m.

**PLACE:** Airport Conference Room

**ADDRESS:** Cape Cod Gateway Airport, 480 Barnstable Road, Hyannis, MA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Minutes of the previous meetings:  
September 19, 2023
5. Public Comment
6. Commissioners Response to Public Comment
7. Report from Sub-Committees
  - Finance (Commissioners Weil, Flores, Bailey)
  - Infrastructure & Marketing (Commissioners Bierwirth, DiGeorge, Guidod)

### 8. OLD BUSINESS

*COM0923-9 Review, Discussion and Approval of Amendment #1 to the contract dated June 20, 2023, by and between Cape Cod Gateway Airport and Pierce Cote for ON-CALL COMMUNICATIONS MANAGEMENT AND COMMUNITY OUTREACH SERVICES*

### 9. NEW BUSINESS

*COM1023-1 Approval of the License Agreement by and Between Cape Cod Gateway Airport and Nextgrid Rapanea LLC, and Griffin Realty Trust for the purposes of developing rooftop solar on the Griffin Hangar in alignment with Cape Cod Gateway Airport's Guidelines for Construction.*

*COM1023-2 Approval of the Lease Subordination, Non-Disturbance, Recognition, and Attornment Agreement by and through the Cape Cod Gateway Airport Commission and TPS Group Holdings., Sub-lessor of WS Development.*

### 10. Report of Special Committees

- Noise Report (July, October, January, April)
- Yarmouth Representative Comments

### Updates:

- Monthly Financial Review (Finance)
- Monthly Business Plan Review (Infrastructure)
  - Future workshop to update the Strategic Plan (Business Plan) to be discussed with the Commission at the October 2023 meeting
- Electric Aviation Update
  - Airport Management has continued conversations with tenants.
  - A draft lease has been completed for BETA of VT to install a facility on the East Ramp

- Conversations have started with Southern Airways Express and SurfAir Mobility (see attached) regarding HYA as a local for hybrid aircraft operations
- Trensend Air has not returned multiple calls and emails; however, through MassDOT (Mass Autonomy) Airport Management has gained a new contact
- MassDOT Procurement for SmartGrid program underway
  - Grant award - to establish a smart microgrid (solar, wind, geothermal) to provide sustainable energy supply to the airport and CCRTA - We are also looking to supply excess power to the airport (for buildings, charging stations, etc.)
  - Award and payments will go through MassDOT
  - We are looking at 30% design stage for this planning effort
  - Schedule:
    - 7/14/2023 = bid on the street
    - 7/26/2023 = pre-bid meetings (airport cannot be an evaluator)
    - 8/16/2023 = bids due
    - 8/30/2023 = bid award
    - 10/1/2023 = contract
    - 3/1/2025 = planning project completed
    - TDB = implementation grant
- NEW =
  - Airport Manager Servis was a panel member for the New England Unmanned Aircraft System (UAS) and Advance Air Mobility (AAM) Summit 2023 on Wednesday October 4, 2023
    - Airport Manager Servis covered concerns with Airport infrastructure being ready for electric aviation and the needed focus in order to be prepared for AAM. Concerns with air and ground movement of these aircraft at airports, landing/take-off areas, passenger management, cargo management...etc.
    - During preparation of this summit, Manager Servis and leadership at MassAutonomy have been discussing opportunities of using HYA as a proof-of-concept site for electric aviation
    - They are reviewing hangar locations and office space at HYA to accommodate their needs with the hopes of flying a Pipistrel aircraft to/from the airport in the near future
- WS Development Update
  - Access Road Impacts Update
    - Connecting access to the Airport
  - Floor & Décor
  - Whole Foods
  - Paper Store
- Projects Update/Status
  - Replacement of T-hangar CARES1 & Airport Operations Renovation (see above)
    - Project update by Matt Elia/Chris Bostwick
  - Mary Dunn Way Extension
    - Project update by Matt Elia/Chris Bostwick
  - Runway 6/24 Reconstruction Project
    - Project update by Matt Elia/Chris Bostwick
  - EMAS Replacement Project
    - Project update by Matt Elia/Chris Bostwick
- Airport Environmental Assessment Status (<https://flyhya.com/airport-info/environmental-assessment/>)
  - General Update
  - Next meeting = November (October 18, 2023 has been cancelled at the request of FAA as they need more time to review documentation)
- PFOS/Public Involvement Plan & Update
  - PFAS Next Community Meeting - post October meetings with DEP and Phase V Report
    - Phase V Report = underway (October 2023 submittal)
- Upcoming Events:
  - October 2023 - Hangars and Hamburgers - MA Air and Space Museum event in coordination with the Airport
  - March 2024 - A Night in the Terminal - planning underway.
  - April 2024 - Cape Cod Blue Economy Foundation's Event (Big Blue Conference)

- Just by way of background, the foundation was launched in 2015 by the Cape Cod Chamber of Commerce.
  - The Blue Economy Project is a regional initiative to promote and sustain a maritime-focused economy on Cape Cod, the islands of Martha's Vineyard and Nantucket, and southern Plymouth County.
  - This effort builds on existing tourism industries, a world class marine research and technology cluster, and sustainable use planning dedicated to preserving the Cape's environment and quality of life. Initial project support funding was provided by a grant from the Baker-Polito administration's Seaport Economic Council.
  - For 2024, they would like to focus on electrification, which sits well in the airport's wheelhouse with our 20-acre array and many tenants who have or are seeking rooftop solar on their facilities. As well as installation of recharging stations for both vehicles and electric aviation.
- o June 2024 - Festivities on the Flight Line

Please Note: The list of matters, are those reasonably anticipated by the Commission Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Council may go into executive session. The Commission may also act on items in an order other than they appear on this agenda.

**PERSONS INTERESTED ARE ADVISED THAT, IN THE EVENT ANY MATTER TAKEN UP AT THE MEETING REMAINS UNFINISHED AT THE CLOSE OF THE MEETING, IT MAY BE PUT OFF TO A CONTINUED SESSION OF THIS MEETING, WITH PROPER POSTING.**

For your information the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. For meetings of a local public body, notice shall be filed with the municipal clerk and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.