

**CAPE COD GATEWAY AIRPORT COMMISSION**  
Tuesday, December 17, 2024  
Meeting to be held in the Airport Conference Room at 4:00 PM

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- This meeting will be replayed via Xfinity Channel 8 or high-definition Channel 1072. It may also be accessed via the Government Access Channel live video on demand archives on the Town of Barnstable's website:  
<https://streaming85.townofbarnstable.us/CablecastPublicSite/?channel=1>
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**PUBLIC SESSION AGENDA**

**1. Call to Order**

- a. This meeting of the Cape Cod Gateway Commission meeting is being recorded and broadcast on the Town of Barnstable's Government Access Channel. In accordance with Massachusetts General Laws Chapter 30A, Section 20, I must inquire whether anyone else is recording this meeting and, if so, to please make their presence known.

**2. Roll Call**

**3. Pledge of Allegiance**

**4. Minutes of the previous meetings:**  
November 19, 2024

**5. Public Comment**

**6. Commissioners Response to Public Comment**

**7. Report from Sub-Committees**

- **Finance** (*Commissioners Weill, Bailey, Guidod*)
- **Infrastructure & Marketing** (*Commissioners DiGeorge, Bierwirth, Maillho*)

**8. OLD BUSINESS**

None

**9. NEW BUSINESS**

**COM1224-1 – Discussions of next steps regarding Airport Manager successor**

**COM1224-2 Approval of the LEASE SUBORDINATION, NON-DISTURBANCE, RECOGNITION, AND ATTORNMENT AGREEMENT by and through the Cape Cod Gateway Airport Commission and Shake Shack Massachusetts LLC, Sub-lessor of WS Development. MOTION to approve the LEASE SUBORDINATION, NON-DISTURBANCE, RECOGNITION, AND ATTORNMENT AGREEMENT by and through the Cape Cod Gateway Airport Commission and Shake Shack Massachusetts LLC, Sub-lessor of WS Development. SPONSOR: Management (May be acted upon)**

**10. Reports of Special Committees:**

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

**Updates:**

- Hyannis Hangar LLC – up for sale

- Strategic Planning Updates
- Airline Updates
  - American Airlines – expanded service to PHL and ORD!
  - JetBlue – working on modified lease for terminal – 2025 will be their 12<sup>th</sup> season!
  - Cape Air – more robust winter schedule – included JFK through February
  - Breeze – in discussions
- Electric Aviation Update – None
  - BETA
  - Archer – upcoming meeting
  - Smart Grid Program – KS to supply update
  - EV Make Ready Charging Stations – KS to supply update
  - CIP FY2025 Charging Stations
- Projects Update/Status
  - Tower HVAC Project & OPM Selection
    - Project update by Matt Elia/Chris Bostwick
  - ARFF/Maintenance Facility Floor Drain Improvements Project
    - Project update by Matt Elia/Chris Bostwick
  - Flight Departure Procedure Analysis
    - Project update by Katie Servis
- Airport Environmental Assessment Status (<https://flyhya.com/airport-info/environmental-assessment/>)
  - Final Environmental impact Report (FEIR) for the Cape Cod Gateway Airport’s Master Plan projects has been formally submitted to the MEPA office.
    - The FEIR MEPA Certificate was received
    - The FEIR NEPA certificate is in progress
- PFOS/Public Involvement Plan & Update
  - Next Status Report = April 2025
  - Next Public Informational meeting = November 2025 (time and date TBD)
- Upcoming Events:
  - March 2025 – A Night in the Terminal – Scout Sleepover

**11. Announcements – Commissioner’s Comments**

**12. Matters not reasonably anticipated by the Chair**

**13. Adjournment – Next Meeting, January 21, 2025**

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.