

**BEVERLY AIRPORT COMMISSION  
MINUTES OF MEETING  
FEBRUARY 7, 2022**

*LOCATION:* Virtual Remote Meeting

*PRESENT:* Commissioners Paul Brean, Scott Dullea, Paul Trefry, Peter Gentile, Aaron Henry, Jeffry Schlichte and Matthew Mozur

*OTHERS PRESENT:* Steve Rawding and Gloria Bouillon

*ABSENT:* None

*PUBLIC:* Craig Schuster (ASG), Stephanie Williams, Nick Burlingham, Alan Radlo

*RECORDER:* Christine Martin Barraford

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**A. CALL TO ORDER**

Chairman Dullea called the virtual meeting to order at 6:04PM, which is being audio and video recorded, and read the following disclaimer:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Beverly Airport Commission will be conducted via remote participation to the greatest extent possible. Specific information and general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the City of Beverly's website, at <http://www.beverlyma.gov/events/category/city-meetings/#>.

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means: For this meeting, members of the public who wish to watch and listen to the meeting may do so in the following manner; Google Meet Information: <https://meet.google.com/bqs-ydfa-jcp> or via phone at 1-601-869-6064, PIN 943 932 335#.

**1. Pledge of Allegiance**

Chair Dullea led those in attendance in the recitation of the Pledge of Allegiance.

**2. Public Comment**

No public comments at this time.

**3. Acceptance of Minutes – January 10, 2021**

Upon motion duly made by Henry and seconded by Trefrey, it was unanimously voted to accept the above minutes. Dullea-Y, Gentile-Y, Mozur-Y, Trefry-Y, Henry-Y and Schlichte-Y, Motion passed 6-0. Brean joined the meeting later.

**4. Financial Report**

Mr. Rawding updated the Commission on the financial report

**5. Airport Solutions Group, LLC – Craig Schuster – Airport Master Plan**

Mr. Schuster reported that the Airport Master Plan was temporarily on hold. Once complete the plan will be sent for review by the FAA and MassDOT. The permit for the perimeter fence was granted and he is awaiting MassDot to issue the grant. The cold storage building project is on hold per MassDOT until the Master Plan is approved.

**B. AIRPORT REPORT – STEVEN RAWDING**

Mr. Rawding reported that the storm crew had done an outstanding job in handling a very challenging snow storm and ice storm the following weekend. Because of slickness of the runways this past Saturday, the airport was open to helicopters only and by Sunday the airport was completely open to all operations. He expressed appreciation for the crew's dedicated efforts to keep the field open.

**C. NEW BUSINESS**

**Noise Group Report**

Chair Dullea updated the Commission on activities of the noise group. He reported that there continues to be frustration expressed on the amount of noise. As single engine prop planes of the flight school were identified as a source, the group reached out to the flight schools and engaged in discussions on creating good neighbor policies and procedures to ease Danvers' residents concerns. Suggestions were received favorably on ways to reduce noise. As efforts continue to be made, the Tower Chief indicated that progress on noise will take time.

Chair Dullea reported that he will be reaching out to pilots via email with a friendly reminder to be cognizant of noise in the community and to especially respect weekend times when the community is socializing outdoors. Mozur will research resources of information in drafting language from the pilot's perspective to raise awareness of sensitivity to noise. He also reported that Representative Karins and Senator Lovely have made progress in passing legislation to enforce noise abatement requirements.

Chair Dullea thanked Mr. Rawding for attending the noise group meetings and his willingness to work with the Commission to address issues. Mr. Rawding confirmed his commitment to remain engaged.

**Transfer of Stock of K.R. Diversified, Inc. (the owner of North Atlantic Air, Inc.) from Nick Burlingham and John Messenger to ARR Aviation BVY, LLC owned by Alan R. Radlo**

Mr. Nick Burlingham appeared before the Commission. He stated that he and John Messenger own 100% of the stock of K. R. Diversified, Inc., the company that owns North Atlantic Air, and they have entered into an agreement to transfer the stock to ARR Aviation BVY, LLC, a Massachusetts limited liability company owned by Alan R. Radlo. He stated that he and Mr. Messenger had decided to "pass the torch" to a group of companies with greater financial resources. They have known Mr. Radlo and his partner Peter Eichleay dating back to 2008. They are civic-minded, approachable business leaders keenly focused on safety, consumer service, community relations and dispatch reliability. Under the proposed transaction the current lease between the Beverly Airport Commission and North Atlantic Air, Inc. would remain in place. Day-to-day control over FBO operations would pass from them to Messrs. Radlo and Eichleay, and North Atlantic Air, Inc would eventually be re-branded to become a "FlightLevel" FBO.

Mr. Radlo appeared before the Commission. He stated that he had been in business for over fifteen years and had grown to eleven locations. In answer to Mozur's question as to the company's vision for the airport for the next twenty years, Mr. Radlo stated the highest priority was to invest in the

Beverly Airport and noted the investment in a corporate hanger. Mozur indicated the need to maintain the existing character of the airport and Mr. Radlo stated plans were at the conceptual level at this

point and reiterated his commitment to maintain a good working relationships with the Commission and a good neighbor to the community at large.

**Vote to authorize the Chairman, subject to approval in final form by the Office of the City Solicitor, to execute the Landlord Estoppel Certificate and the consent to the Collateral Assignment of Leases and Rents, on behalf of the Beverly Airport Commission in connection with the transfer of Stock of K.R. Diversified, Inc. (the owner of North Atlantic Air, Inc.), from Nick Burlingham and John Messenger to ARR Aviation BVY, LLC owned by Alan R. Radlo.**

Upon motion duly made by Brean and seconded by Dullea, it was unanimously voted to approve the execution of the landlord estoppel certificate from K. R. Diversified, Inc. (owner of North Atlantic Air, Inc.) and ARR Aviation BVY, LLC. Brean-Y, Dullea-Y, Gentile-Y, Mozur-Y, Trefry-Y, Henry-Y and Schlichte-Y. Motion passed 7-0.

Upon motion duly made by Dullea and seconded by Henry, it was unanimously voted to authorize the Chair to execute a consent to the collateral assignment of leases and rents and transfer of stock from North Atlantic Air, Inc. to ARR Aviation BVY, LLC. Brean-Y, Dullea-Y, Gentile-Y, Mozur-Y, Trefry-Y, Henry-Y and Schlichte-Y, Motion passed 7-0.

**Public Comment**

Chair Dullea allowed for public comment. Mr. James L. commented that the new lessor's vision on expanding airport operations to the corporate side "made him nervous."

**D. ADJOURN TO EXECUTIVE SESSION and NOT TO RECONVENE TO OPEN SESSION**

Chair Dullea stated the need to adjourn to Executive Session for the purposes listed below and not to reconvene in open session.

- Pursuant to M.G.L. ch. 30A, §21(a)(1) for the purposes of discussing the reputation, character, physical condition or mental health, rather than professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or charges brought against a public officer, employee, staff member or individual. Specifically, the Commission will discuss complaints or charges brought against an individual Airport tenant employee.
- Pursuant to M.G.L. ch. 30A, §21(a)(3) (open meeting law exemption regarding discussing litigation strategy when an open meeting may have a detrimental effect on the litigating position of the public body and chair so declares during the public session) to discuss Massachusetts Commission Against Discrimination complaint against the Commission and the City, et al.

Upon motion duly made by Henry and seconded by Schlichte, it was unanimously voted to adjourn to Executive Session for the purposes listed above and not to reconvene in open session. Brean-Y, Dullea-Y, Gentile-Y, Mozur-Y, Trefry-Y, Henry-Y and Schlichte-Y, Motioned passed 7-0. The meeting was adjourned at 6:40PM.

