

**BEVERLY AIRPORT COMMISSION
MINUTES OF MEETING
NOVEMBER 13, 2023**

LOCATION: 50 L.P. Henderson Rd., Beverly Airport East Side

PRESENT: Commissioners Paul Trefry, Jason Reulet, Jessie Zuberek, Josh Doxsee, Kyle Retallack and Bill Kossowan (remote)

OTHERS PRESENT: Airport Manager Gabe Hanafin and Craig Schuster of ASG Group

ABSENT: Aaron Henry and Khristi Hendricks

PUBLIC: Tony Bettencourt and Peter Eichleay

RECORDER: Christine Martin Barraford

A. CALL TO ORDER

Chair Trefry called the meeting to order at approximately 6:00PM, which is being audio and video recorded as a hybrid meeting. Roll call was taken and members present were: Chair Trefry, Mr. Retallack, Mr. Reulet, Mr. Doxsee, Mr. Kossowan (remote) and Ms. Zuberek.

1. Pledge of Allegiance

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

2. Approval of Regular Open Meeting Minutes – October 10, 2023

Upon motion duly made by Mr. Doxsee and seconded by Ms. Zuberek, it was unanimously voted to approve the above minutes. Mr. Trefry-Y, Mr. Kossowan-Y, Mr. Reulet-Y, Ms. Zuberek-Y, Mr. Doxsee-Y, and Mr. Retallack-Y. Motion passed 6-0.

B. PUBLIC COMMENT

Tenant Comments

Peter Eichleay of FlightAviation gave the following update on hangar construction. He has engaged with FAA and MassDOT on the project. Multiple test pits determined a favorable top soil for a load bearing project, and hyper waterflow tests were favorable. Shovels in the ground are expected in the spring. As a result of a presentation to the Danvers Conservation Commission last Thursday, a consultant has been hired to affirm the wetland buffer with results expected by December 14th.

Mr. Hanafin reported that a meeting is scheduled with the FAA and environmental staff to go over ground check and ensure correct permitting.

General Public Comment

Tony Bettencourt appeared before the Commission. He had viewed online recordings of aircraft patterns flying too low over neighborhoods, primarily touch-and-go's. Chair Trefry responded that there should be ways to train individual pilots effectively and legally that they are turning too quickly at too low an elevation.

 appeared before the Commission and expressed appreciation for the efforts of the tower to ensure safety of operations.

C. PRESENTATIONS

Airport Solutions Group – Craig Schuster

Mr. Schuster reviewed the Airport Solutions Group monthly status report including the following highlights:

Aeronautical Study Runway 16-34 and 9-27 (FY2023). Coordination of work to collect site data for the construction data.

EA/EENF for five-year AMPU projects included reconstruction of RW 16-34 and TW ‘E’ and Access Rd./Single EIR total project cost based on CIP est. New Project for FY2024. ASG will be coordinating a pre-design/scoping meeting in the next few weeks.

Miscellaneous. ASG attended annual CIP meeting on Tuesday, October 17th. In attendance was ASG, BVY, FAA and MassDOT Aeronautics. Stee attached for the airport’s CIP for FY2024.

Discussion ensued on the details of the various projects.

D. AIRPORT MANAGER’S REPORT

Financial and Operations Report

Mr. Hanafin reviewed the financial and operations report for the previous month and year-to-date as detailed in the attached spreadsheet. FY23 books have been closed.

Discussion ensued with regard to the general fund and what the City had determined to be the airport’s direct and indirect annual costs, and what the final subsidy to the airport was. Mr. Hanafin reviewed the accounting process, and will follow up with the City to obtain final financials.

Discussion also ensued on the reasons for the increased landing fees year over year.

CIP Meeting

Mr. Hanafin reported the CIP meeting had been held on October 17th which included a five-year review of projects and funding. Discussion ensued on the FAA’s decision to push back the runway project to 2027 and reduce the required width from 100 to 75 feet. This was not in accordance with the master plan developed three years ago.

Chair Trefry, calling the decision a “gut punch,” stated the airport is now set back where it was four or five years ago. Following discussion it was agreed that Mr. Hanafin will follow up with Colleen of the FAA to discuss what criteria the FAA used for the decision and the timeline for gathering full information to go forward.

Chair Trefry began the discussion on options for installation of fencing and funding thereof as well as compliance before the termination date in September.

MAMA Conference

Mr. Hanafin reported on his attendance at the Municipal Airports Management and Advisory Committee Meeting in October. Workshops offered information on several topics of information on the sustainable option of unleaded gas and autonomy of municipal airports. Networking with state officials and others was also informative. Ms. Zuberek was also in attendance and relayed the importance of the latter in terms of being in control of the management of grant awards. Chair Trefry noted that Chapter 70 clearly identifies the role of the airport commission and its independence. Mr. Hanafin will distribute written information from the conference as well as videos.

New Venture

Peter Eichleay of FlightAviation reported on a new company that he started in conjunction with MIT AI coders to create the gold standard in SMART technology for military quality high-definition cameras that capture aircraft landings. This creates a cinematic prototype that captures non-granular perfect data 99.8% correct that cannot be challenged. This technology could be used to capture transient touch-and-go's and other aircraft violating FAA rules. The technology is currently being used in municipal airports in Norwood and Brunswick, Maine as well as a commercial airport in Pensacola, FL.

Discussion ensued. Mr. Eichleay stated that the technology can create a customizable prototype for an airport's specifications. The data is more complete and accurate than the present FlightAware data. Its capabilities could be used to capture data as a reality check for master plans to the airport's favor, and specifically for the present issue the Commission has with the FAA's decision on runway projects.

Following discussion, Mr. Eichleay and his partners were enthusiastically invited to make a formal present to the Commission at its next meeting. Mr. Kossowan remotely expressed that he was looking forward to the presentation for the proposed equipment.

Public Comment

Tariq Tasheh appeared remotely before the Commission. He stated that he had forwarded the link to the Commission of the FlightAware data, which offers different packages of monthly or archived data for purchase. Although not 99.8% correct, it offers data that is based on a specific type of inquiry and is linked to other databases containing specific information like owners of tail aircraft tail numbers.

Discussion ensued. Chair Trefry suggested connecting with Colleen at FAA and asking what various types of technology packages and platforms with pre-existing archived information they consult for data. Mr. Hanafin will follow up.

E. REPORTS OF SUBCOMMITTEES

Noise Abatement Subcommittee

Chair Trefry stated that, in the absence of the Chair, the report will be tabled until the next meeting.

F. NEW BUSINESS

There was none.

G. OLD BUSINESS

H. Address the proposed return of \$111,000 of City funds earmarked exclusively for Building 45 construction

Chair Trefry proposed that the Commission return to the City the \$111K remaining in the construction fund and earmarked for renovation of Building 45. Based on the fact that the \$111K is 20% of the full estimated amount of \$675K for renovation, which may or may not happen, it is unlikely that the Commission would ever invest additional monies when projects like runways and taxiways are a pressing financial need.

Discussion ensued. Both Ms. Zuberek and Mr. Rettalack stated that it was their understanding, on advice of attorneys, these monies could not be returned to the City and had to remain in the fund. Chair Trefry will reach out to attorneys to confirm.

I. COMMISSIONER COMMENTS

Chairman's Comments – Chair Trefry

Update on Open Beverly Seat on the Commission

Chair Trefry reported that he had forwarded the resume of an interested applicant with extensive airport experience to the Mayor as a candidate to fill the Beverly seat on the Commission, but has not yet heard back.

Update on lease negotiations for Airport Road

The lease for Building 19 has been signed off by the City at fair market value and now is ready for Commission review. Toward that end a special meeting will be called to review the document. Following discussion it was agreed that a meeting will be held either next Monday or Tuesday at 6:00PM, to be determined. Chair Trefry stated that following the execution of this lease, leases with other tenants will be addressed.

Commissioner Comments – Bill Kossowan

Mr. Kossowan, participating remotely, noted the poor quality of the audio transmission. Chair Trefry stated that improvements are planned with the addition of high quality microphones.

Mr. Kossowan suggested that hangar flying sessions and FAA safety sessions be reinstated following a Covid delay. These informal meetings cover all topics of flying in a casual, fun atmosphere.....”no politics.....no gripes.” He will coordinate with the tower and the airport manager in scheduling upcoming meetings, and he will supply light refreshments.

J. ADJOURNMENT

Upon motion duly made by Ms. Zuberek and seconded by Mr. Retallack, it was unanimously voted to adjourn. Mr. Trefry-Y, Mr. Kossowan-Y, Mr. Reulet-Y, Ms. Zuberek-Y, Mr. Doxsee-Y and Mr. Retallack-Y. Motion passed 6-0, unanimous.
The meeting adjourned at 7:50PM.