BEVERLY AIRPORT COMMISSION
MINUTES OF MEETING
FEBRUARY 9 2026

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

PRESENT: Commissioners: Chair Kyle Retallack, Jason Reulet, Khris Kendrick, Josh Doxsee, Jessie Zuberek, Todd Deinstadt and Bill Kossowan (via Zoom)

OTHERS PRESENT: Airport Manager Gabe Hanafin

ABSENT: None

PUBLIC:

RECORDER: Christine Martin Barraford

A. CALL TO ORDER

Chair Retallack 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: Mr. Deinstadt, Ms. Zuberek, Mr. Doxsee, Mr. Kossowan (via Zoom), Mr. Khendrick, Mr. Reulet and Chair Retallack.

Pledge of Allegiance

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

Approval of Regular Open Meeting Minutes – December 8, 2025

MOTION: Upon motion duly made by Mr. Deinstadt and seconded by Ms. Zuberek, it was unanimously voted to defer approval of the above minutes. Motion passed 7-0, unanimous.

Mr. Kossowan left the meeting temporarily.

Approval of Regular Open Meeting Minutes – January 21, 2026

MOTION: Upon motion duly made by Mr. Doxsee and seconded by Mr. Deinstadt, it was unanimously voted to defer approval of the above minutes. Motion passed 6-0, unanimous.

B. PUBLIC COMMENT

General Public Comment

There was no public comment.

Tenant Comment

Paul Beaulieu and Clark L'Abbe expressed kudos to the grounds crew on their excellent response to the recent consecutive snowstorms.

C. PRESENTATIONS

FlightLevel Aviation – Hangar Update

Peter Eichleay gave an update on the new hangar progress including the following highlights:

- Before construction.
- Fuel farm movement.
- The groundwork.

- The steel is raised.
- Where we are today.

Discussion ensued on proposed office space in the mezzanine of the hangar. Communication has been ongoing with prospective tenants.

D. AIRPORT MANAGER'S REPORT – Gabriel Hanafin

Operations and Fee Report

Mr. Hanafin reviewed the financial and operations report for the previous month and year-to-date as of January as detailed on the attached spreadsheet. Discussion ensued on various aspects of the report.

Budget Summary

Mr. Hanafin reviewed the budget as of January, 2026.

Report on Noise Complaints received in the last month (January 1 – February 9)

Mr. Hanafin reviewed his written report attached hereto on the noise complaints received from January 1 – February 9, 2026. Discussion ensued on the number, nature, content and pattern of the complaints from various tenant residents as well as the type of aircraft on different runways and the steps taken to respond to these complaints. Discussion ensued also on realtor disclosure of airport proximity.

ASG Report

Mr. Hanafin reviewed the latest ASG report, copy of which is attached hereto and made a part of these minutes. Discussion ensued on various aspects of the report. In response to Mr. Deinstadt's inquiry, Mr. Hanafin gave a brief update on the tracking of the PFAS plume by Sage.

E. NEW BUSINESS – Gabriel Hanafin

Agreement with FAA

Mr. Hanafin reviewed the terms of the renewal of the lease with FAA.

> **MOTION**: Upon motion duly made by Mr. Khendrick and seconded by Ms. Zuberek, it was unanimously voted to accept the renewal of the twenty-year agreement with FAA.
> Motion passed 7-0, unanimous.

F. DISCUSSION ON POTENTIAL SIZE, LOCATION AND LEASE TERMS WITH POTENTIAL HANGAR DEVELOPMENT– Clark L'Abbe

Mr. L'Abbe and Mr. Hanafin reviewed the current site/layout plan for potential consideration of the development of a new hangar. Discussion ensued on the pros and cons of proposed hangar placement and in terms of wetlands proximity, electrical service connectivity, drainage system, etc. Discussion also ensued on the development of the hangar in terms of the long-term strategic planning for the "bigger picture" vision for the airport and the logistical development in its entirety.

Following discussion, it was agreed that a meeting be scheduled with an agenda item to further discuss vision and ideas for all stakeholders resulting in the creation of an ASG master plan.

However, in the meantime, it was decided that a letter of intent would be granted to Mr. L'Abbe to continue work on sites A and B.

> **MOTION**: Upon motion duly made by Mr. Doxsee and seconded by Ms. Zuberek, it was voted to authorize Mr. Hanafin to create a letter of intent for Multiwing Aviation for sites A and B and first refusal for sites A and B for the next year. Chair Kyle Retallack-Y, Jason Reulet-Y, Khris Kendrick-Y, Josh Doxsee-Y, Jessie Zuberek-Y Todd Deinstadt-N and Bill Kossowan-Y.
> Motion passed 6-1. Mr. Deinstadt stated that he endorses the project but would like to see the master plan first.

G. COMMISSIONER COMMENTS AND UPDATES

Commissioner Doxsee – Review of Maintenance Capacity and Assessment of Service Availability

Mr. Doxsee read from a written statement with regard to the future maintenance infrastructure at the airport to address the current challenges of retaining personnel with the qualified skillset in the maintenance industry. The statement is attached hereto and made a part of these minutes. He proposes a new business model offering subscription-based maintenance service.

Discussion ensued with input from maintenance shop owners, Tom and Travis. Chair Retallack expressed concern that the Commission not be in a position to develop business plans, and especially in light of the preponderance of the issue across the industry. Mr. Hanafin stated that, insofar as the Commission would be willing to consider a business plan brought to it, he was reluctant to deflect funds from capital projects to go ahead with the airport spearheading funding a maintenance plan.

Following discussion, it was agreed that Mr. Hanafin will review the bylaws and grant assurances and possible opportunity for generating revenue for further discussion of the topic.

H. ADJOURNMENT

MOTION: Upon motion duly made by Ms. Zuberek and seconded by Mr. Doxsee, it was unanimously voted to adjourn. Motion passed 7-0, unanimous.
The meeting adjourned at 8:27PM.

Supporting documents:
Commission minutes of meeting of December 8, 2025 and January 21, 2026
FlightLevel Aviation presentation on hangar
Operation and fee report
Noise report
ASG report
Lease Agreement with FAA
Mr. L'Abbe's presentation on new hangar
Mr. Doxsee's statement on maintenance infrastructure