Beverly Airport Commission
Minutes of Meeting
Monday, September 14, 2026, 6:00 PM
Beverly Regional Airport, 50 LP Henderson Road, Beverly, MA 01915

Members Present: Todd Deinstadt, Khris Kendrick, Bill Kossowan, Jason Reulet, Jessie Zuberek, Kyle Retallack

Members Absent: Josh Doxsee

Also Present: Gabriel Hanafin (Airport Manager), Elise Abbott (Assistant to the Airport Manager), Egbert Woelk (Eagle Flights Instructor, EAA Chapter 106), Penny Bowman (Treasurer, EAA Chapter 106), Mary Parsons (Race Director, FlyBy 5K), members of the public

1) **Call to Order**
Commission Chair Kyle Retallack called the meeting to order at 6:00 PM and led the pledge of allegiance. Ms. Abbott took attendance by roll call.

Approval of Minutes – August 10, 2026
Upon motion by Commissioner Kossowan, seconded by Commissioner Zuberek, the minutes of the previous meeting were approved, 6-0.

2) **Public Comments**
There were no comments from the public or tenants.

3) **Presentations**
Airport Solutions Group (ASG) – Craig Schuster
In the absence of Mr. Schuster, Commissioner Zuberek confirmed with Mr. Hanafin that the report has been unchanged since last month's presentation.

Upon motion by Commissioner Kossowan, seconded by Commissioner Zuberek, the Commission voted 6-0 to receive and file the presentation, which was included in the Commissioners' packets.

Experimental Aircraft Association (EAA) Young Eagles Event – Egbert Woelk and Penny Bowman
Mr. Woelk and Ms. Bowman requested approval of the upcoming EAA Young Eagles Event, scheduled for Saturday, September 26 (rain date September 27). Trained pilots will give children ages 8-17 free, one-on-one flights to introduce them to aviation and STEM fields.

Mr. Woelk requested use of the Administration Building conference room to prepare paperwork, as well as the east-side transient ramp for aircraft parking. They will coordinate with air traffic control. The event is fully insured, and a certificate of insurance has been submitted to airport management.

Upon motion from Commissioner Zuberek, seconded by Commissioner Kossowan, the event was approved, 6-0.

FlyBy 5K – Mary Parsons
Ms. Parsons presented the FlyBy 5K, a non-profit event organized and partially sponsored by the Greater Beverly YMCA, on Sunday, October 18, 2026. The half-mile Fun Run is scheduled to start at 8:10 AM and the 5K at 8:30 AM, both in front of Hangar 49. She outlined both routes with images.

Profits will be donated to the McPherson Center in Beverly and the Massachusetts Air and Space Museum. Airport management has submitted the required FAA forms, which are pending, and will post NOTAMs for runway and taxiway closures from 7:00 to 10:00 AM. Ms. Parsons informed tenants and posted signage on airport property.

Sponsor tents will be set up along the east-side airfield fences. Parking will be controlled on LP Henderson Road, with additional parking at Birch Plains Park. The Building 46 security gate will be monitored for staff and sponsors to enter as needed. Golf carts and the Airport Mechanic's vehicle will be operated on taxiways by drivers with aviation-specific knowledge. No fly-bys are scheduled.

In response to Commissioner Deinstadt, Mr. Hanafin confirmed he has not received complaints from tenants regarding the airport's closure during this event.

4) **Airport Manager's Report – Gabriel Hanafin**

Operations and Fees

Monthly operations were down approximately 15% year over year, and year-to-date operations were down nearly 10%. Fuel flowage was down over 25% since last August, and landing fees were down 4%. Jet fuel tax revenue is expected by the end of September and will be presented at the October meeting.

Commissioner Deinstadt commented that the higher approach minimums are expected to reduce traffic, particularly from jets. Mr. Hanafin will meet with the State this week to start the on-airport tree clearing project, and ASG has begun work on the off-airport project.

Year-to-Date Budget Summary

About 20% into Fiscal Year 2027, the Airport is tracking ahead of budget on revenue. Recent building and HVAC repairs have raised expenses to about 1% ahead.

Noise Complaints Since August 10, 2026

Since August 10, there have been 48 noise complaints: 33 from one individual and 11 from another.

Mr. Hanafin reviewed the flights that drew a formal complaint and reported that most did not grossly violate airport recommendations, though two violated the recommended quiet hours. Commissioner Deinstadt commended the continued adherence to noise abatement procedures.

In response to Commissioner Zuberek, Mr. Hanafin confirmed that the two most frequent complainants are not the same person nor from the same household.

Update regarding non-aeronautical land currently leased by Modugo, LLC (formerly Wayside Trailers)

The one-year, non-extendable, non-aeronautical lease with Modugo, LLC (formerly with Wayside Trailers) expires on November 30, 2026. On October 1, Mr. Hanafin intends to issue a request for proposals (RFP) for a new long-term lease of the 60,000 square-foot lot.

Mr. Hanafin confirmed that Modugo, LLC will be notified when the RFP is issued, in addition to public posting. In response to Mr. Kendrick, he said the City of Beverly may be interested in bidding.

Update from Essex County Fire Chief's Association (ECFCA) regarding firefighting foam used for aircraft accidents

The ECFCA's Middleton-based foam trailer has been cleared of all foam containing per- and polyfluoroalkyl substances (PFAS). The Association asked the Airport to help pay the $15,000 cost of refilling it with PFAS-free foam. Because the trailer is integral to airport safety, Mr. Hanafin recommended the Airport pay for a portion of the cost.

Mr. Hanafin confirmed that airports often share this type of expense. It was also asked why the trailer is not located closer to the airport.

Scheduling of October 2026 Airport Commission meeting

Because the second Monday of October is a federal holiday, the Commission rescheduled the October meeting to Tuesday, October 13, at 6:00 PM.

5) **Updates from Subcommittees of the Airport Commission**

Subcommittee on Governance

Update from Chair of the Governance Subcommittee

Subcommittee Chair Commissioner Reulet reported on the Subcommittee's most recent meeting, which covered its mission statement, tracking document, and Robert's Rules of Order.

Recommendation to the full Commission of a mission for the Subcommittee

Upon motion from Commissioner Reulet, seconded by Commissioner Kossowan, the Commission voted 6-0 to approve the Subcommittee's Mission Statement.

6) **Adjournment**

Upon motion by Commissioner Kossowan, seconded by Commissioner Zuberek, the meeting was adjourned at approximately 7:00 PM, 6-0.

Recorded by: Elise Abbott