

**Information for the MVC Staff Meeting
from Island Energy, Inc.
May 4, 2021**



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Appendices

Island Energy - A Reliable Fuel Source for the Island

Island Energy – A Track Record of Compliance and Safety

Overview

- Island Energy (“IEI”) is now the Island’s only full-service oil company
 - Founded in 2008 by Jay McMann , who has 41 years of experience in the Oil industry and is also a Lieutenant on the Tisbury Fire & Rescue having joined the department in 2004
 - Moved into the 44 Evelyn Way location in Vineyard Haven in 2011
- IEI maintains its office, a shop and a storage facility
 - The MVC approved the installation of the storage facility through a DRI process in 2010
- Since that time, IEI’s safety and environmental record has been impeccable
 - Please contact former Tisbury Fire Chief John Schilling to confirm this
- IEI is in the process of acquiring a competing business that conducts its operations at 7 North Line Road (“7NLR”) at the Airport Business Park
- Once this transaction is completed, IEI plans to
 - 1) Move its office and service operation to the 7NLR facility and rent 44 Evelyn Way to a well-respected tree company on the Island
 - 2) Ultimately take over virtually all of the 7NLR facility

IEI's Plan for 44 Evelyn Way

- IEI will vacate the building at 44 Evelyn Way where it currently has an office and service shop**
- IEI will continue to operate the storage facility at the location as backup to the storage the company is acquiring at 7NLR**
 - It will reserve one parking space for its fuel trucks to use when picking up fuel**
- It plans to rent the rest of the facility to Bartlett Tree ("Bartlett"), a highly-respected company that has been on the Island for 30 years**
- IEI will make no structural or other changes to the property**
- Bartlett will use the building as an office and shop and use the outside area to park and stage the various pieces of equipment it uses**

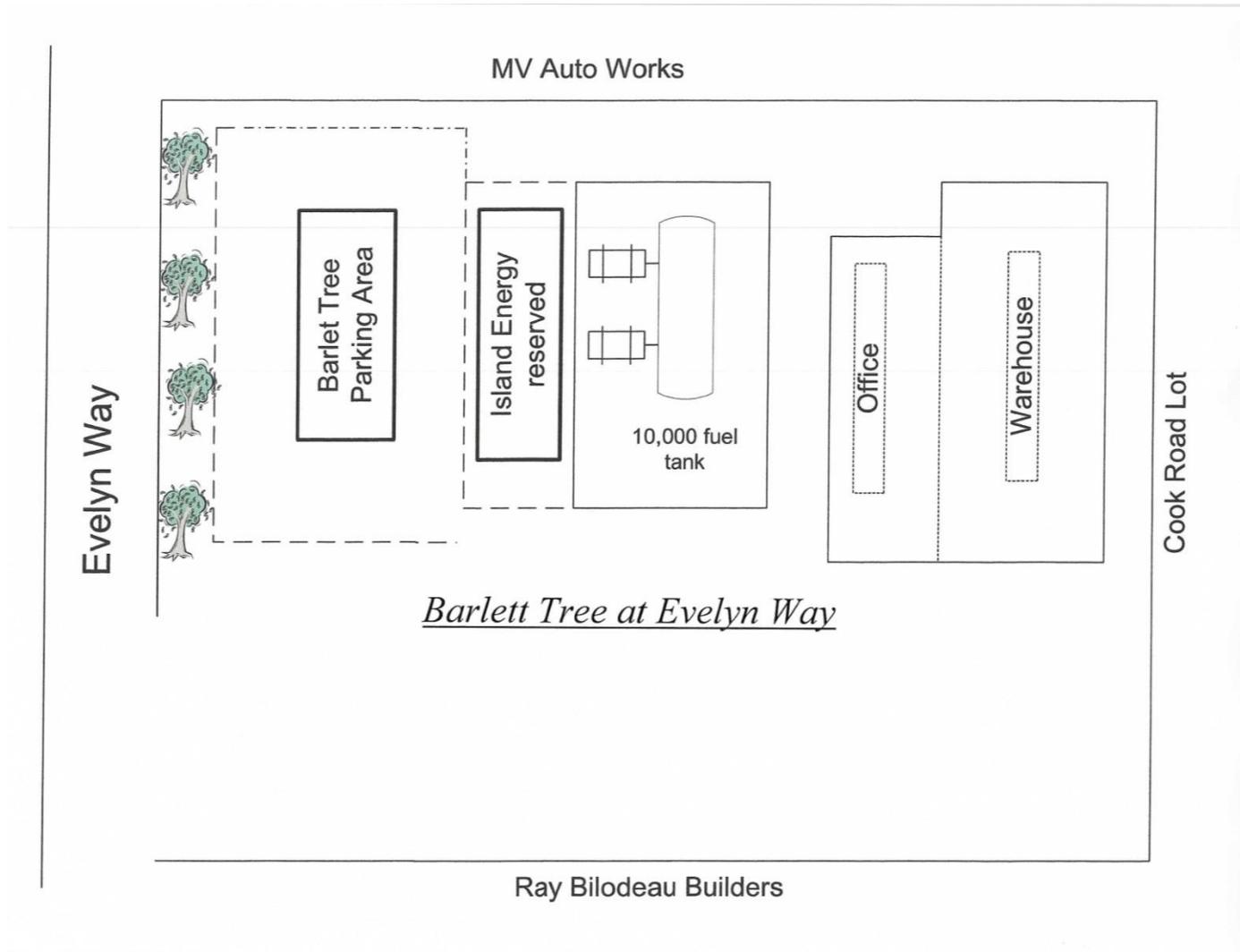
Background on Bartlett and Their Plans

- **Bartlett was founded in 1907 and is the world's leading scientific tree and shrub care company. <https://www.bartlett.com/>**
- **Operates over 100 offices worldwide serving residential and commercial customers**
- **The details regarding Bartlett's planned operations at 44 Evelyn Way are as follows:**
 - **Night time parking will consist of 2 chip trucks, 1 aerial lift, 1 dump truck, 2 chippers and 2 plant health care trucks.**
 - **Employee vehicles will be parked on site during the day.**
 - **There are 2 full time employees on island and 2 to 5 off island commuters.**
 - **Building will occupy an administrative assistant during the day and staggered employees during the morning and afternoon.**
 - **The building will be used Monday through Friday, 7 am - 5 pm.**
 - **There is no public retail activity.**
 - **Equipment maintenance is limited to checking fluids, grease fittings, standard DOT checks. All repair work will be conducted off site.**

Background on Bartlett and Their Plans (Cont'd)

- **All chemicals related to the care of trees will be secured within a portable Securall 12 sq. ft. storage container that will be locked and located inside the garage. Bartlett does not utilize bulk drums or bins to hold such materials. These products are needed for seasonal services and very minimal inventory onsite during the dormant seasons.**
- **2 pallets of liquid fertilizer will be stored within the garage area and/or stored on shelves. All fertilizers are contained within 2.5 gallon plastic containers individually boxed. Bartlett does not utilize bulk drums or bins to hold such materials. These products are needed for seasonal services and very minimal inventory onsite during the dormant seasons.**
- **All chemicals related to the care of trees and fertilizers are non-flammable and non-combustible.**
- **Public and safety audits to meet OSHA standards are conducted annually with Bartlett Safety and Training Coordinators and TCIA accreditations.**

Bartlett's Leased Area at 44 Evelyn Way



IEI's Plan for 7NLR

- The competitor currently subleases the entire facility from Myles Peter Rogers ("Rogers"), the landlord. Rogers leases the facility from the MV Airport Commission. The Rogers lease expires in 14 years.
- IEI will initially sublease first floor office space, two garage bays, the fuel storage and loading area, and a portion of the parking area at the facility at the MV Airport with Rogers.
- IEI will move its office to the facility at the MV Airport and operate its main fuel terminal there.
- IEI is making no structural or usage changes to this property.
- IEI has arranged for MV Fab & Repair LLC ("MV Fab") to sublease a first-floor office, two garage bays and a portion of the parking area.
 - MV Fab: a highly-regarded third-party commercial vehicle repair business that has been in operation on the Island for 8 years.
 - MV Fab does not work on cars, paint vehicles, etc.
- The competitor will need to enter into a sublease with Rogers for the propane storage and area of the facility until such time as it can obtain approvals to move that operation to its main facility across the street.

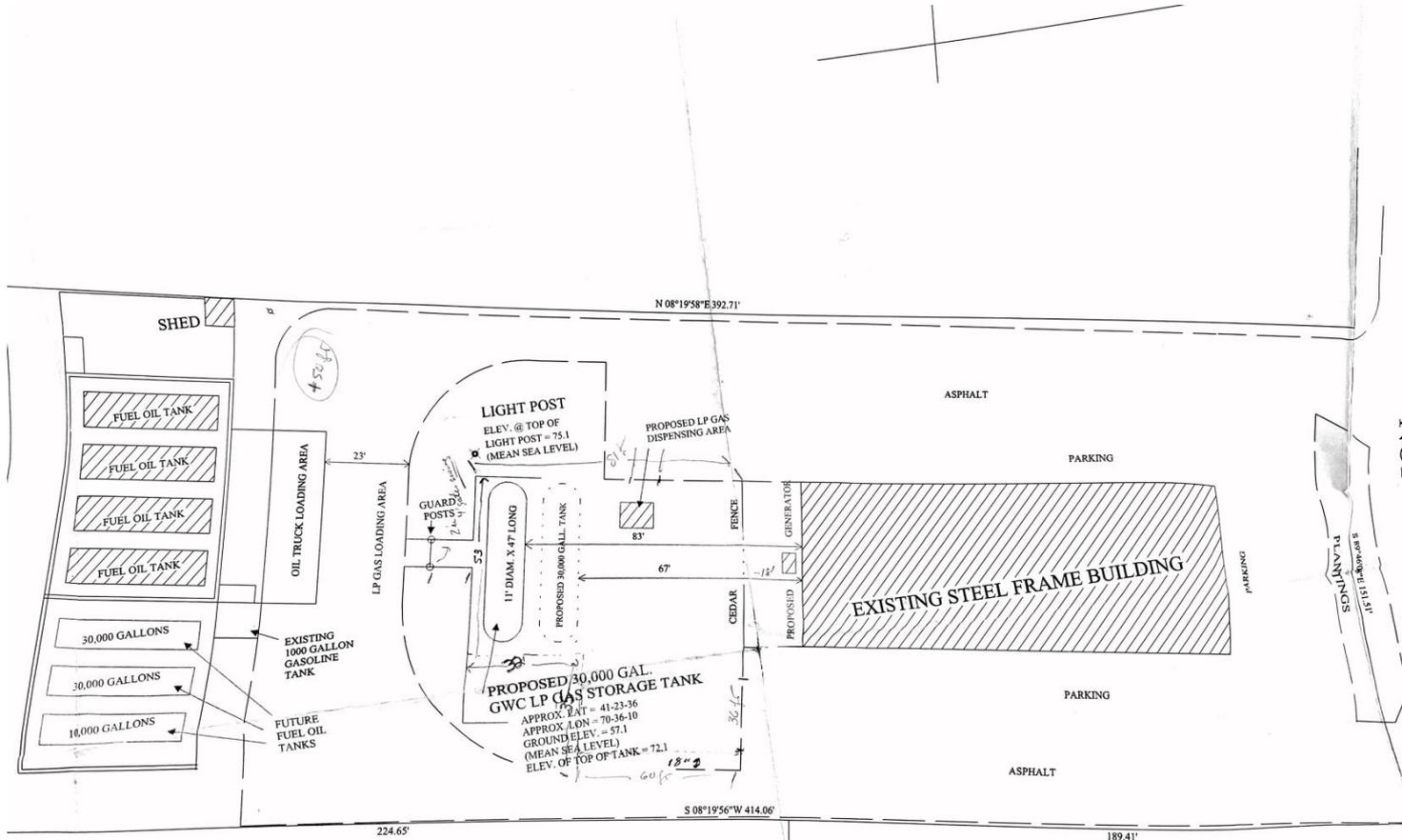
IEI's Plan for 7NLR (cont'd)

- **The competitor will require the approval of the MV Airport Commission, the MVC, the Edgartown Fire Chief and the state Fire Marshal.**
- **Once that move is completed, IEI would sublease this area from Rogers as well.**

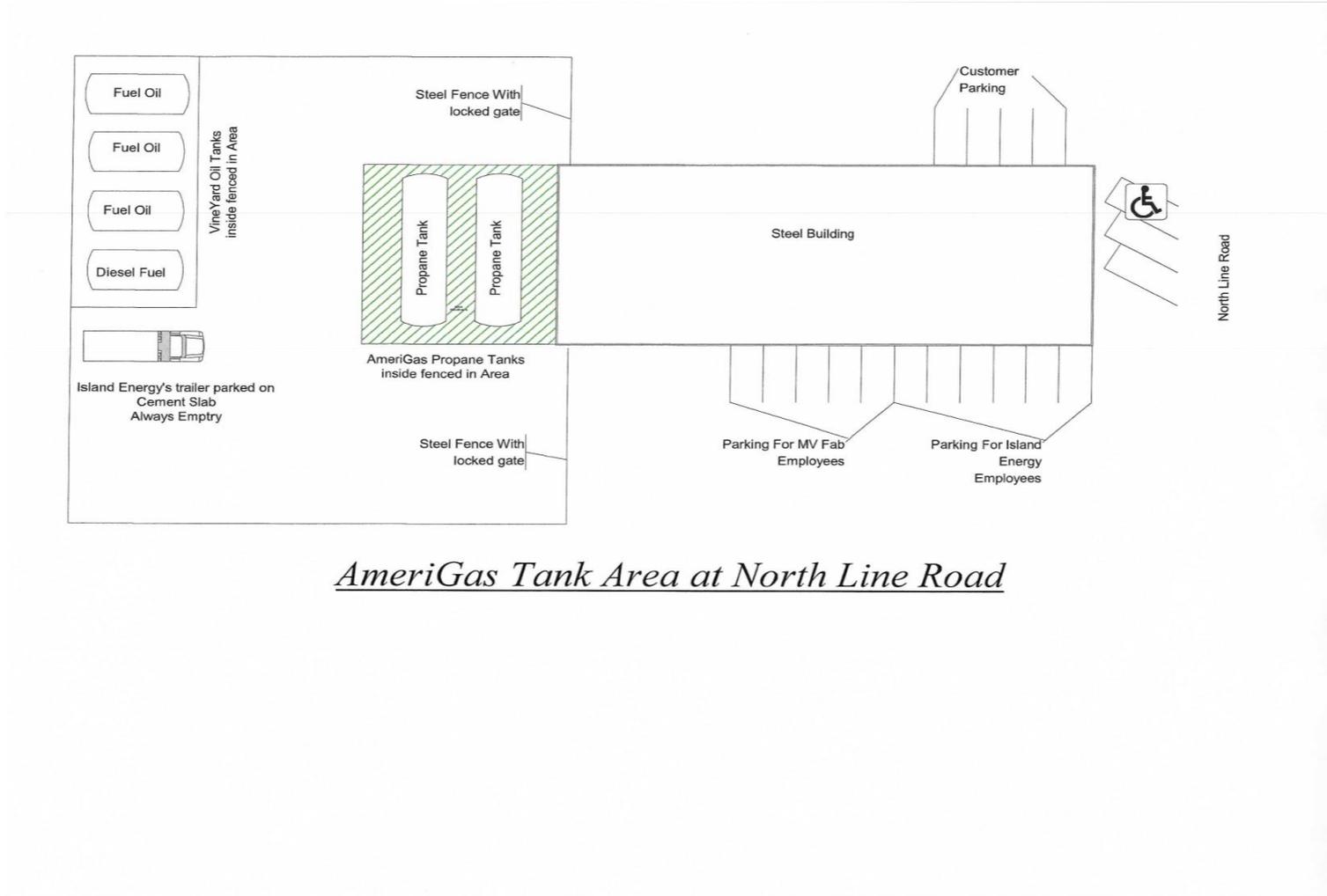
Background on MV Fab and Their Plans

- **MV Fab will sub-lease two garage bays of the building to perform commercial medium duty, heavy duty truck and trailer maintenance and repair. In addition, MV Fab will sub-lease a small office that is connected with the business.**
- **The water and wastewater consumption projections and/or impacts are as follows:**
 - **Daily: Minimal, as the water demands will be for employee bathroom use.**
 - **MVF's parking information is as follows:**
 - Number of vehicles**
 - o **During the day: 3 employee vehicles and 4-8 customer vehicles per day**
 - o **Overnight: 2-4 work vehicles parking for the short-term**
- **MV Fab will not make any modification to its leased area to accommodate its operational needs.**
- **MV Fab's employee and customer flow estimates are as follows:**
 - **# of employees on location during work hours: 5**
 - **# of customers expected on a weekly basis: 20**
- **MV Fab's outdoor storage requirements: None.**
- **Hazardous materials storage requirements: None.**

Plot Plan of 7 NLR



Initial Subleased Areas of 7 NLR



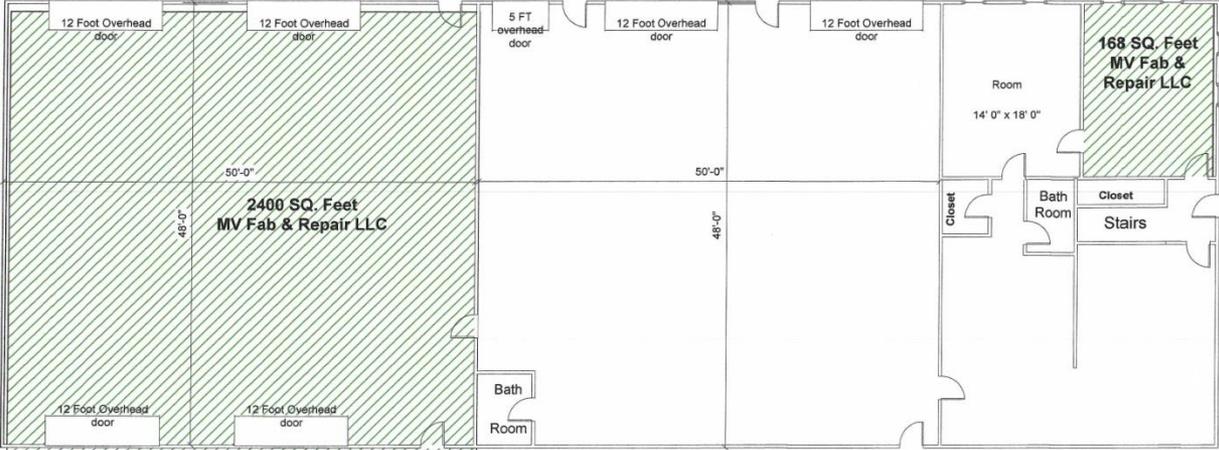
AmeriGas Tank Area at North Line Road

IEI Subleased Area of the 7 NLR Building



Island Energy Inc. Occupied Area

MV Fab Subleased Area of the 7 NLR Building



MV Fabrication LLC Occupied Area

Appendix 1

Island Energy - A Reliable Source of Fuel for the Island

- **In 2013, the power line to the Island was broken and Island Energy was called upon to supply diesel fuel to the 25 generators running the Island.**
- **Jay McMann reached out to his contacts in Boston, brought manpower to the Island and, in partnership with Greg Carroll of Carroll's Trucking and JP Noonan, was able to keep the generators running, notwithstanding the fact its daily delivery volume increased by 400%.**

Appendix 2

Island Energy – A Track Record of Compliance and Safety

- The fuel industry is highly regulated.
- Our Oil Drivers need to be vetted by Homeland Security which means a trip off island to be fingerprinted and background checked. Our insurance company requires a copy of their driving record.
- Our Burner technicians must be licensed by the Department of Fire Services.
- Our trucks are subject to a yearly Department of Transportation (“DOT”) inspection.
- Every 3 years we need to register with DOT for the transportation of fuel oil.
- Every year we need to apply to the fire marshal for marine fueling permits.
- Federal requirement mandates our drivers are drug tested on a regular basis. We sign a yearly contract with Foley Services to comply with this requirement.
- We are required to have 24-hour emergency response number so we have a contract with InfoTrack to comply with that requirement.
- We are required keep a daily rain log for our containment area.
- We are required to have monthly safety meetings with employees.
- We have a contact with Safety Kleen for any waste that is generated.
- We have 30,00-pound oil filter crusher to comply with EPA requirements the disposal of oil filters.

Appendix 2, cont'd

- We are required to have a registered engineer compile a Spill Prevention Control and Countermeasure plan (SPCC Plan) and recertify it every 5 Years.
- IEI carries very adequate insurance; as such, our insurance company's prevention loss department comes out yearly to inspect our property and operation.
- **In my 42 years in the oil business, I am proud of the fact my company has never had a spill or been cited for noncompliance.**