

**MINUTES OF THE CITY OF WICHITA  
WICHITA AIRPORT ADVISORY BOARD**

**Monday, August 9, 2004 – 3:00 p.m.**

Present: Dion Avello, Bill Calloway, Ron Estes, Charles Fletcher, Willis Heck, Dorothy McKay, Dave Murfin, Jay Swanson, James Thompson

Absent: Tim Austin, Charles Bouilly, Mitch Faroh, Beth Garrison

Airport Staff: Bailis Bell, Steve Flesher, Tom Nolan, Valerie Wise, Jean Zoglman

City Staff: Doug Moshier

Dion Avello, past Chair, called the meeting to order.

**Approval of Minutes**

*Motion by Fletcher to approve the minutes of the July 6, 2004 Wichita Airport Advisory Board meeting. Motion carried unanimously.*

**Cessna/Yingling Hangar Proposal**

Yingling Aircraft is requesting a lease to expand hangar 1 at Mid-Continent Airport. The Wichita Airport Authority leases the hangar 1 facilities and t-hangars to Cessna and are subleased to Yingling Aircraft.

Lynn Nichols, President and owner of Yingling Aircraft, addressed the Board. Yingling invested \$1.3 million in renovations to Yingling facilities two years ago. The renovations have increased Yingling's business. Yingling is now proposing an expansion of its business to the north of hangar 1. The proposal includes a 12,000 sq.ft. hangar to accommodate new work for Cessna Aircraft Company and growth in Yingling's avionics group. Hangar storage is also needed. The proposal also includes a 3,300 sq.ft. attached office. The design would tie into the existing facility. The other part of the expansion is an extension for production space for upholstery work and to further expand its showroom for customers.

There is a 50-year-old building currently leased by Yingling that stands in the way of the proposed expansion. This facility is located between Yingling and Raytheon. This 4,000 sq.ft. building is appraised at \$100,000. Estimated cost to remove the building is \$25,000 before asbestos removal. Bell stated that a new roof is needed on this building every few years and requires ongoing maintenance.

Yingling requests the maximum lease term of 30 years. Land rent would be 22¢ per square foot which escalates 5% per year. Yingling anticipates hiring an addition 7-15 employees during the first year of this expansion.

There is security gate with access to the ramp on the south side of Raytheon that would have to be moved to the west about 50 feet, and Yingling would bear that expense.

Due to the fact that Cessna/Yingling is willing to invest \$1.3 million in improving Mid-Continent Airport and generating additional activity and jobs, staff recommended that any consideration for the opportunity to lease the old facility be waived if Cessna/Yingling is willing to fund the building removal.

*Motion by Fletcher to approve Yingling's proposal and staff's recommendation. Motion passed 7-0, 1 abstention (Murfin).*

### **Air Service Update**

Steve Flesher, Air Service Development Director, stated that passenger traffic is at a record-breaking pace, airlines are considering expansion, and there is visible evidence that air service and fares at Mid-Continent Airport are having the desired impact on stimulating the regional economy. Flesher attributed these developments to AirTran Airways' presence in the market.

Discussion ensued regarding competition from other airlines, the City of Wichita's revenue guarantee to AirTran, and fares to the west. Also discussed were efforts to obtain assistance from the State.

Flesher encouraged the Board members to help share the message to fly AirTran and the impact that AirTran has had on this market.

### **Master Plan/Terminal Plan Update**

A report to City Council is scheduled on August 31, 2004.

### **June 2004 Statistical/Project Report**

Total passengers in June increased 8.58% over June 2003. June 2004 was a record-setting month for passengers at Mid-Continent.

Meeting adjourned at 3:55 p.m.

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Valerie Wise, Clerk