

MINUTES OF THE CITY OF WICHITA
WICHITA AIRPORT ADVISORY BOARD

Monday, March 3, 2008

Present: Robert Beattie, Ron Estes, Charles Fletcher, U.L. Gooch, Dwight Greenlee, Willis Heck, John Hennessy, David Murfin, Dr. Thom Rosenberg, Jay Russell and Bill Ward

Absent: Kevin Myles, Tom Pryor

Airport Staff: Victor White, Sandy Coykendall, Kelly Fabrizius, John Oswald, Valerie Wise, Jean Zoglman

City Staff: Joe Allen Lang, First Assistant City Attorney

Others: Mike Carter, DMJM Aviation
Sonia Greteman, The Greteman Group
Jen Gore, The Greteman Group
George Kolb, Former City Manager

Chairman Fletcher called the meeting to order.

Approval of Minutes

Motion by Estes to approve the minutes of the February 4, 2008 Wichita Airport Advisory Board meeting. Beattie Seconded. Motion carried unanimously.

Special Presentations

Mr. White presented George Kolb with an engraved propeller in appreciation of his service to and support of the Wichita Airport System. Mr. Kolb thanked the Board and said he enjoyed the time he spent working with them and that a lot of progress was made. Mr. Kolb wished the Board the best on upcoming projects and hopes to be present for the opening of the new terminal building. Mr. White also mentioned that plaques were being given to former Board Members Tim Austin, Dion Avello and Jay Swanson in honor of their years of service to the Board, however they were unable to attend.

Director's Report

Victor White updated the Board on the Federal Legislative Agenda and handed out a copy of the two Airport items that have been submitted and will be presented to the Congressional delegation. One of the requests is to obtain the maximum amount of discretionary funding from the FAA for the ramp and apron pavements associated with the new terminal. The second item is for the in-line explosive detection security screening system for checked baggage. The City Council has both items before them for review along with other City of Wichita federal legislative agenda items, and the Council will soon vote to officially adopt all of the

recommendations as City priorities. Both Congressman Tiahrt and Senator Brownback's office have requested forms to be filed for direct appropriation earmarks, and those forms were submitted last week. Mr. White stated that he and Chairman Fletcher are going to Washington D.C. next week for the Joint ACI-AAAE Spring Legislative Conference during which time they will meet with both Senators and both Congressman and their staffs to discuss the two items as well as provide a general update on the airport system.

The Airport Authority is one of the sponsors of the All Kansas Air Tour coming up April 1st thru 8th. The Kansas Department of Transportation originated this event to commemorate the 80-year anniversary of the last time this event was held in 1928. Also, the Old Fashioned Barnstormers Tour is going to be held on June 25 and 26th. There will be a variety of Stearman with 1920's and 1930's vintage aircraft that will be brought in for a tour around the Midwest. Mr. White said he would provide the Board information about both events.

The Airport is anticipating an increased number of travelers during Spring Break. Since the new North Shuttle parking lot will not be opened by that time the same offer given to airport tenants and other businesses for Thanksgiving and Christmas will be extended again to help free up additional parking spaces.

Mr. White provided an update on the status of federal funding for airports and the FAA. The President recently signed a bill extending the funding for aviation programs and airport improvements programs through the end of June. Since it is a longer extension this time, it will allow the FAA to begin issuing limited grants this fiscal year.

Sedgwick County is planning to hold a groundbreaking ceremony at Jabara Airport for the National Center for Aviation Training Campus. It is tentatively scheduled for 2:00 p.m. on March 17, 2008.

The City will be opening bids for the wastewater treatment plant at Mid-Continent on March 7th. Staff is continuing to work on getting the lease agreement finalized.

The contract has been awarded for the construction of the new Cargo Building. The construction period is anticipated to last approximately 11 months with completion expected in early spring of 2009.

It was announced that Hawker Beechcraft is going to sell the fueling and line service operations of their fixed base operator at Mid-Continent Airport to BBA Aviation who is the parent company to Signature Flight Services out of Orlando. That group is the largest chain of fixed base operator's in the world. Airport staff has been meeting with Hawker Beechcraft to work out the details of how the sale will affect the current leases. Hawker Beechcraft is hoping everything will be finalized in the next couple of months to enable the transition to take place sometime in May.

Mr. Gooch asked if the issue of what constitutes a fixed base operator is still being discussed. Chairman Fletcher advised that the Minimum Standards Sub Committee is in the process of developing the minimum standards. Mr. White said the Sub Committee is reviewing the

contracts with the three current fixed base operators to structure the standards after what the current fixed base operators are allowed and/or required to do. Mr. Greenlee stated the contracts require certain services be provided so the Wichita Airport Authority currently does have standards for a fixed base operator, the standards are just not written down as a separate document, rather are incorporated into the contracts. If the company signs the contract, it agrees to provide those services as a fixed base operator. Mr. White also said that each of the three contracts the Airport Authority currently has are slightly different because the contracts were drafted and negotiated at different points in time, however all of the contracts contain the same basic general requirements. Mr. White stated that part of the Minimum Standards Sub Committee met last week with Joe Lang and airport staff to discuss the Hawker Beechcraft sale and how it relates to the minimum standards process. Mr. White will schedule the Sub Committee for additional meetings in April to continue working on the standards.

Art & Exhibits for New Terminal Project

Sonia Greteman presented a PowerPoint presentation providing the Board an update on the progress the Greteman Group has made so far regarding art and exhibits for the new terminal building. Ms. Greteman started by explaining that the Greteman Group's scope of work is divided into two distinct categories: the public art and the exhibit. For the public art, Gretchen Freeman of Phoenix, Arizona was hired as an Artist Consultant. Ms. Freeman then recommended that a Public Art Selection Panel be chosen to assist with nominating, reviewing and recommending artists.

Tara Donovan of New York City was the artist selected. Ms. Donovan uses everyday, mundane materials to create large-scale original works of art with the suggestion of clouds and that have a feeling of flight and aviation. There will be a discovery workshop in March where Ms. Donovan will meet with the Design Team and Airport staff, learn about Wichita's aircraft culture and tour local manufacturing plants. Then, in late April Ms. Donovan will provide concept(s) to integrate the art into the airport architecture. The Design Team and Artist Selection Panel will review the project concepts and then the refined concept(s) will be presented to the Design Council, Wichita Airport Advisory Board and Wichita Airport Authority. Finally, Ms. Donovan will submit the refined or redesigned concept(s) to the Design Team for review, and the Greteman Group will either approve or terminate the contract at that time.

Mr. Estes asked if Tara Donovan would be the only artist selected. Ms. Greteman said that the group thought about possibly moving forward with two artists, however it was narrowed down to one to get something that is truly monumental in scale and substance instead of trying to divide the money into two or three locations that would have less of an impact.

Mr. Russell asked if there had been any input from the City Council on if this is the kind of design that they want. Ms. Greteman said that at this point the City Council has not been involved. The Design Council is the Advisory to the City Council, and in the past they have been the arm that decides the aesthetic quality of the art collection for the City of Wichita and have been used in an advisory capacity. If it is done like it has been in the past, the Design Council would take it to City Council as a recommendation, and the Design Council unanimously recommended Tara Donovan.

Mr. White said that the City Council held a joint session with the Design Council several weeks ago to discuss processes, not just for the airport, but any City project on a large scale that involves art. One of the things agreed upon at that meeting is that art should be integrated into the construction and design of the buildings as opposed to freestanding art, such as the Magic Flight sculpture. It does not mean Magic Flight will not be used in the new terminal or that there cannot be future free standing pieces of art, however it was insisted that art be integrated into the structure of whatever is being built from now on.

Mr. Heck asked if the City Council approves of the recommendation, will Tara Donovan be the only artist that will be considered. Ms. Greteman confirmed his understanding. Mr. Heck asked if Tara Donovan's piece is not found acceptable, would the next artist be selected and another contract would have to be paid for to initiate. Ms. Greteman confirmed that was correct.

Ms. Greteman said that other opportunities for art are the four portals into the building, the shade structure in front could have some sort of design impregnated into the glass or the glass fronts of the building could all be possible artist opportunities. Ms. Greteman added that the floor is also an opportunity that will not be missed to include art.

Mr. Hennessy asked if in all of those areas there would only be one interpretation of one artist in the entire airport. Ms. Greteman said yes, there would be one substantial piece instead of two or three little things. Mr. Hennessy asked if Ms. Donovan had experience in any other airports. Ms. Greteman said no, that Ms. Donovan is new and an up and comer, although she has done large scale pieces before.

Chairman Fletcher said there could be more artists, if there was a larger budget. Mr. Hennessy said there is a way to obtain that budget as he has mentioned in the past. Once the areas are identified, then the donors can be obtained. Mr. Hennessy said that he has been in several airports where art has been incorporated into the floor. Ms. Greteman said the floor contains a lot of potential, there is a light artist group that has worked in airports all over the world. The group does things with light and flight that come alive. Ms. Greteman said that she thinks Wichita would have loved that type of work, however the group was not selected by the Artist Selection Group. That group would be a safer choice, however they would also be more expensive, and Ms. Donovan is more original. The Artist Selection Group felt like the airport would have something truly original that the whole country would be talking about with the selection of this artist.

Ms. Greteman moved on to show slides of the exhibit portion of the project. In the ticketing and baggage area, the slogan "Wichita The Air Capital," as it was coined in 1932 by the Chamber of Commerce, will be reclaimed with two foot letters on the front of the mezzanine. As a person goes up the escalator into the mezzanine, they would walk into an exhibit of six wing shaped pylons. Ms. Greteman passed a model around showing what the shape of the pylons will be. The pylons will be wing-like shaped, 10 feet wide and 9 to 11 feet tall. They will be made out of white translucent material, with an edging of brushed aluminum with rivets in the end to resemble the raw materials of an aircraft. The pylons will primarily be black and white, however there is a sensor inside that lights up and creates primal green and blue colors. There will be six pylons that will have on each side a section of Wichita Aviation History. There will also be

seating in and around the pylons. The content of the sections has been divided up into an Introduction, Early Birds, Laird, TravelAir, Wichita The Air Capital, World War II, Kansas Legends, Manufacturers, Stearman/Boeing, Learjet/Bombardier, Beech and Cessna. The pylons will be in a 15 foot area, where a person could weave their way through. If they wanted to spend five minutes, they could go through the exhibit quickly, or if they wanted to spend two hours, there would be enough information to read and interact with.

Ms. Greteman said that anyone that walks away from this exhibit will really get a sense of Wichita's aviation heritage. It was decided to do one primary exhibit because if the material was spread all over the airport, there would be an opportunity for something to be missed. Originally the content was going to be arranged linear by year, however showing what Cessna, Beech and Lear did on various years, did not really provide a sense of that person. Ms. Greteman stated their group really struggled with how to breakdown this information into bite size pieces so people can walk away learning something.

Ms. Greteman next showed a slide of the four bays that would be seen as a person moves out of the exhibit into the concourse. The first bay will have translucent plexiglass shapes cut out to resemble aircraft built in Wichita. It will include the model numbers and the cutouts will be backlit and layered on top of each other. The next panel will show different sizes of engines. There will be a couple of more exhibits along those lines, however those are still in the design process.

Dr. Rosenberg said that he has traveled throughout the world and Wichita is very unique, he thinks that what the Greteman Group has done to portray that is fantastic.

Mr. White suggested that the Board Members could go one at a time to Ms. Greteman's "war room" where she has compiled all of the information she has collected on Wichita's aviation history. There is wall after wall of some of the collection her group has put together to give an idea of everything that has to be filtered through to come up with this.

Mr. Murfin said that he liked the exhibit, however was wondering if there was going to be information on other significant Wichita companies such as Coleman and Pizza Hut, that started their business here. Ms. Greteman said they are strictly focusing on aviation because they found that singular themes or brands are the most powerful.

Mr. White said that he has been cautioned by a variety of people to remember that the airport terminal is not a museum and it is not intended to compete against the other museums in town, so the airport is sensitive to that aspect of it and trying to find a balance.

Ms. Greteman mentioned that one of the pylons will have the website and address of the Kansas Aviation Museum to help drive people to the museum because this exhibit is just scratching the surface of the history of aviation in Wichita.

Mr. Russell said he thought the exhibit was right on target and was very nice. However, Mr. Russell said he is not sure about the new-type art that was presented first and is interested in knowing if the City Council gave that direction or if it came from the Design Group. The money

spent on that is a concern to him as well. Ms. Greteman said that there is a million dollar art budget: half of it will be spent on the exhibits and the bays in the concourse and the other half is for the art piece.

Mr. Murfin suggested possibly trying a couple of artists at the same time. Ms. Greteman said that possibility was discussed, however there is not enough in the budget to manage two artists and the artists get uninterested when they find that someone else is competing.

Next Ms. Greteman presented to the Board three potential logos for Mid-Continent Airport. The logo would be trademarked and the Airport Authority would have complete rights to do whatever it wanted with it. Mr. White mentioned that the logo would not be used for several years, because the airport currently has a logo that is used in its current branding and advertising efforts. The new logo would be unveiled around the opening of the new terminal so that the new look and logo of the terminal building can be promoted at the same time. Ms. Greteman also mentioned that these logos should be kept under wraps until that time. However, Ms. Greteman encouraged the Airport Authority to start using Wichita The Air Capital on materials produced from this point forward.

The Board Members analyzed and discussed the three potential logos. The Board eliminated one logo and requested to see variations on the other two. It was decided that the Greteman Group will bring back the two refined concepts at which time the Board will take a vote on the matter before them.

Parking Study Update

Mr. White showed the Board a PowerPoint presentation that will be presented at the City Council Workshop on March 4, 2008. This workshop was scheduled specifically to discuss the parking garage since it has been unclear to some City Council Members as to what recommendation this Board is making. At the December meeting after the consultant made his presentation and provided his recommendation to build approximately a 1,600 space parking garage, the vote of this Board was 7 to 4 to build a parking garage. However, at the next meeting in January, the consultant returned with a slightly revised presentation, and at that meeting the Board voted unanimously to build a 1,600 space parking garage. What made it unclear to the City Council was that there were four Board Members at the December meeting, however only three at the January meeting who originally were against a garage of any size, however then voted the next month for a garage at the larger size. Mr. White said that his understanding was that the three Board Members who originally voted against the garage, still did not want a garage at the January meeting, however felt that if a garage is going to be built, it should be the larger size garage. Mr. Beattie, Mr. Russell and Mr. Ward indicated that Mr. White's understanding was correct.

Mr. White said that the focus for this workshop will not be on the numbers because the Council has already been shown every possible scenario; instead the focus will be on showing pictures of what the garage concept might look like. The architects were asked to provide renderings depicting how big a garage would be in a couple of different locations. The architects are also working on animations showing what the view would be from a car driving down the new

entrance road. Pictures portraying the view of the terminal, the ability to add on, the roof, the walkways, and the layout were all shown.

Mr. Gooch said there have been discussions about a parking garage for the last twenty years. He advised he would not be able to attend the workshop, however his vote is for a garage, and he prefers the larger one.

Mr. Heck asked what would happen if there was not enough room for the rental cars and is it possible that in 10 years more space will be needed. Mr. White said that it is entirely possible, and is perhaps one of the reasons why when the footprint for the shape of the garage is set, it should be based upon 400 spaces per level, because 400 spaces will likely meet the demand for rental car spaces for the foreseeable future. Mrs. Zoglman said right now the rental car companies only have 233 spaces. If the rental car companies were to run out of spaces, the cars will be left at the customer service center and it will just require more runners to bring the cars up. Mr. White said the rental cars originally requested 340 spaces, Mr. Reedstrom considered some growth and projected 390 spaces would be needed. That number was rounded up to 400 spaces and, with an independent calculation, the projections for demand of hourly spaces was 400 as well. That determined the best scenario would be to have 400 spaces per level, however many stories the garage would end up being.

Mr. Heck said he thought there should be one spokesperson for the Board's position at the City Council Workshop rather than six people having to attend. Chairman Fletcher suggested doing a poll to make sure there was one unified position.

Chairman Fletcher asked Mr. Russell if he wanted a garage, Mr. Russell said yes.

Mr. Ward said he is still standing the same way on both of his votes. He still is afraid the airport cannot afford a garage, and believes it is not likely that the same economic conditions will be present in four years; however Mr. Ward stated if the airport is going to build a garage, then it should be the larger one.

Mr. Beattie said the issue of a covered walkway had not yet been fully addressed. Mr. Beattie said he would not vote for a garage if it did not have covered walkways, however if a garage is built he would like the larger garage. He said he would like the airport to have a garage, however he thinks passengers should not have to get out and walk in inclement weather to get to the garage. Mr. White said that the possibility of a tunnel was discussed last summer, however the cost was significant because there would have to be elevators and escalators on both ends. Those alone are huge ticket items, and in addition there would be significant excavation costs. It was determined that those funds would be more beneficial being put towards something else, such as more gates. Mr. White did agree with Mr. Beattie in that he would rather have something that is totally enclosed whether it is an overhead walkway or an under the street walkway.

Mr. Gooch asked if the rental car companies preferred to have covered walkways. He cannot imagine customers having to go out in the rain to be able to rent a car. Mr. White said that during the meeting with the rental car companies that was held last year to discuss this issue, the

rental car companies were aware that there would not be either a tunnel or a bridge going across the street to the rental car ticket counters or to the cars. One of the complaints was that if there is a tunnel under the street or a bridge on the second level, customers would have to get on an elevator or escalator at both ends of the transaction. The rental car companies felt it would not be a great level of service to their customers to have to change levels twice to get to and from the building from the garage.

Board Members Estes, Fletcher, Gooch, Greenlee, Heck, Hennessy, Murfin, Rosenberg and Russell indicated their position was that they would like a garage and prefer the larger one.

Chairman Fletcher reported that the poll of the members present today is that there is one member who votes for no garage (Mr. Ward), one member who votes for the garage only if it will contain covered walkways (Mr. Beattie) and everyone else votes for the garage, and prefers the larger one.

Mr. White asked Mr. Russell to clarify that he said yes to the garage. To elaborate Mr. Russell said that he voted against the parking garage initially because, although he always thought a garage is needed, he did not think all of the options had been explored before the decision was made to spend another \$35 million.

Mr. Greenlee stated that from the standpoint of the customers who would use the garage that even if the market goes down, there may be fewer flyers, however there will still be customers who would much rather park in the garage as opposed to parking in the north lot. Mr. Greenlee stated that the market will always be in favor of a garage, therefore it will eventually pay for itself, even if the economy goes down and the rates eventually have to be lowered. He thinks a garage is not only good for the community, it is what the community has been asking for over the last 20 years.

Motion by Dr. Rosenberg to recommend building the 1,600 space parking garage. Heck seconded the motion.

Motion carried unanimously.

Mr. Ward clarified that he is voting for the 1,600 space garage, only if a garage is going to be built.

Mr. White noted that the Board has considered the issue twice now and upon further review of the evidence still voted the same way.

Mr. Hennessy suggested that it might help if the Board Members call their appointer to discuss their feelings on the parking garage.

Chairman Fletcher asked Mr. Greenlee if he would be the Board's spokesperson at the City Council Workshop. Mr. Greenlee accepted.

Terminal Area Redevelopment Program Update

Mike Carter, DMJM Aviation, presented to the Board a PowerPoint presentation providing an update on the current schedule. The scheduling workshop was completed and Mr. Carter showed what the upcoming packages look like. John Oswald is working closely with the FAA in Kansas City to ensure everything is timed to ensure the airport receives full use of discretionary funding. Mr. Carter showed a breakdown of the schedule that was developed in the scheduling workshop. Mr. Carter also let the Board know there is a lot more detail available in the atrium downstairs for their review and information. Mr. Carter then showed the breakdown of the \$150 million budget. He explained there are also additive alternates that will be implemented if possible, however those need to be held until it is determined there is room within the \$150 million budget.

Other Business

Mr. Greenlee commented on the advertisement showing Frontier's rates in today's newspaper. He said that it is fantastic whenever tickets from Wichita to LAX are only \$89 and that this airport really has something to talk about.

The next WAAB meeting will be Monday, April 7, 2008 at 2:30 p.m.

Meeting adjourned at 5:13 p.m.

Kelly Fabrizius, Clerk