

MINUTES OF THE CITY OF WICHITA
WICHITA AIRPORT ADVISORY BOARD

Monday, May 5, 2014

Present: Dave Bayouth, Charles Fletcher, U.L. Gooch, Dwight Greenlee, John Hennessy, Richard Kerschen, Carl Koster, Karyn Page, Thomas Pryor, Bill Ward, Brent Wooten

Absent: Dr. Thom Rosenberg

Airport Staff: Victor White, Brad Christopher, Kathryn Keathley, Traci Nichols, John Oswald, Valerie Wise, Jean Zoglman

City Staff: Jay Hinkel, Deputy City Attorney
Branden Hall, Budget Analyst, Finance Department

Others: Pat McCollom, ACT 3 Project Manager, AECOM
Brian Youngers, Signature Flight Support

Chairman Greenlee called the meeting to order at 2:33 p.m.

Approval of Minutes

Motion by Fletcher, second by Koster, to approve the minutes of the April 7, 2014 Wichita Airport Advisory Board meeting. Motion carried unanimously.

Director's Report – Victor White, Director of Airports

Ron Ryan has been nominated to serve on the Airport Advisory Board (WAAB) by Sedgwick County Commissioner Dave Unruh. Mr. Ryan is a leader in the aviation industry in Wichita, and previously served as a member of the Wichita Airport Authority.

Parking and Rental Car Facilities Project Update – John Oswald, Engineering & Planning Manager

The contractor has finished the second floor deck in Area A and work continues on Area B, the center section of the structure. The exit and entry ramps have been partially completed. The steel structure for the rental car facility is being erected. The landscaping portion of the project is also underway. Charles Fletcher asked about the pace of work on the facility. Mr. Oswald stated that work is proceeding faster, but that the project is still behind the original schedule. Brent Wooten asked if the contractor is working on Saturdays and who the concrete contractor is. Mr. Oswald replied that the work being done on Saturdays is for the most part in preparation for concrete pouring during the week. The contractor has been scheduling work in the early morning hours, when the temperature and weather conditions are more favorable for the pouring and setting of the concrete. Beran Concrete is the contractor that is doing most of the concrete

work. Pat McCollom, ACT 3 Program Manager, stated that Crossland is confident that the parking facility will be complete well in advance of the terminal opening. Mr. White added that he has met with Mayor Brewer and City Manager Layton separately to provide a progress report, which information has also been shared with the City Council. An updated project schedule is expected from the contractor in the next few weeks.

ACT 3 Project Update – Pat McCollom, ACT 3 Project Manager

The terminal is on schedule to be complete in 330 days. Glazing installation continues on the exterior of the terminal and for the curbside canopy. Some interior finish work is beginning, including the wraps for the columns and trusses and terrazzo flooring in the airline ticket counter area. Several key system control rooms are complete and secure. The HVAC system is expected to be in use by mid-June. Paving of the apron continues. The Apron Phase III project for the collection of aircraft deicer is wrapping up. The below-ground storage tank that will store the used glycol deicing fluid is installed and back-fill for the site is underway. Work on the roadway in front of the terminal begins this week. Traffic flow will go through the commercial vehicle lanes until approximately September.

JBT AeroTech has been issued the notice to proceed for the passenger boarding bridges. A pre-construction meeting for this project was held in April. It is expected that the first bridge will be installed in mid-October. Regular meetings continue with Leidos, the systems integrator contractor, for planning of system controls that meet the Airport's needs and uses. The food and beverage concession proposals are due Friday, May 9th; the selection committee will meet next week to interview qualifying firms. The retail concession RFP was advertised last week and the pre-proposal meeting for this contract is next week.

Bill Ward asked about payphones in the new terminal. Mr. White stated that there will be a limited number and all will provide TDD (Telecommunications Device for the Deaf) service. There is not as much of a need for public telephones as a majority of travelers use mobile phones. U.L. Gooch asked about the provision of computer workstations and airline club space. Mr. McCollom stated that multiple locations for computer use are planned, as well as charging stations for mobile devices. Most of these types of amenities will be built into the furniture modules, the procurement of which will take place towards the end of the project. There is some internal unallocated space which an airline or other business may lease for frequent flyer clubs. Mr. White added that airlines in recent years have been closing their clubs at all but the largest airports. The value of a club to both travelers and concessionaires is greatest at large connecting hub airports, where there is a higher volume of travelers with longer waits between connecting flights. American Express has started clubs in a few locations and some airports have created their own member traveler clubs. Such a concept is a possibility at the new terminal and this idea will be brought up as part of the planning with the selected food and beverage concessionaire.

Mr. Fletcher asked for an update on the project financing. Jean Zoglman, Finance Manager, stated that a recent revenue forecast prepared by Seabury Airline Planning Group indicates that traffic at Mid-Continent is exceeding the projected levels required to finance the new terminal

construction. This forecast was updated for the addition of Southwest Airlines service at Mid-Continent. The updated revenue projection is not quite as strong as it was a couple of years ago, but still adequate for funding needs. Chairman Greenlee asked if there had been any sale of general obligation bonds. Ms. Zoglman stated that all of the bonds are currently in temporary notes. The market has not been favorable enough up to this point for a sale to be advisable. There will be another opportunity in the fall for the Airport to cover a portion of the debt, but if the market still does not seem to be strengthening at that time, then the Airport can wait until the project is complete and do one large issue. This is being monitored closely with the assistance of the City Finance Department so that the Airport is not carrying more debt than necessary during any one phase of the project. Chairman Greenlee asked when the City last sold general obligation bonds. Ms. Zoglman stated that the City sold bonds in February of 2014, which included other Airport projects of approximately \$8 million.

Mr. McCollom addressed the use of the LEED standards in the development of the terminal. The terminal design and construction meet LEED best practice standards. LEED also provides a certification for structures built according to its standards, which typically costs several hundred thousand dollars to complete. The Airport will not seek LEED certification status at this time; however, records are being kept that comply with the LEED certification requirements if it is determined that such a certification for the terminal is desirable in the future.

Executive Session

Motion by Fletcher, second by Pryor, that the Wichita Airport Advisory Board recess into executive session for consultation with legal counsel on matters privileged in the attorney-client relationship relating to legal advice, and that the Board return from executive session no earlier than 3:30 p.m., and reconvene in this Board room. Motion carried unanimously.

The Airport Advisory Board recessed for Executive Session at 3:16 p.m.

The Airport Advisory Board reconvened at 3:50 p.m. No action was necessary as a result of the executive session.

The next WAAB meeting will be Monday, June 2, 2014 at 2:30 p.m.

Meeting adjourned at 3:51 p.m.

Kathryn Keathley, Clerk