

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

**Monday, October 2, 2017**

Present: Tim Bonnell, Paul Davis, David Eslinger, Joey Ellzey, Charles Fletcher, Dwight Greenlee, John Hennessy Jr., Carl Koster, Dr. Thom Rosenberg, Brent Wooten

Airport Staff: Victor White, Director; Jean Zoglman, Finance Manager; John Oswald, Engineering and Planning Manager; Valerie Wise, Air Service and Marketing Manager; Ty Richardson, Operations Manager; Jordan Leonard, Clerk

City Staff: Jay Hinkel, Deputy City Attorney

Guests: Lonny Wright

Chairman Rosenberg called the meeting to order at 3:02 p.m. and asked if anyone was present to speak on the public agenda. No one came forward to speak.

**Approval of Minutes**

*Motion by Mr. Hennessy and second by Mr. Koster to approve the minutes of the September 11, 2017 Wichita Airport Advisory Board meeting (WAAB). Motion carried unanimously.*

**Director's Report – Victor White**

Kansas Honor Flight #53 comes in this Friday, October 6<sup>th</sup> at 11:35 A.M on Southwest. The flight is carrying two World War II veterans, 12 Korean War veterans, and 22 Vietnam War veterans.

American Bonanza Society held their 50<sup>th</sup> Anniversary event last week out at Col. James Jabara Airport. There were more than 800 attendees and around 230 aircrafts that came in for the event.

Experimental Aircraft Association (EAA) is hosting their 54<sup>th</sup> Annual Fly-In at Col. James Jabara Airport on October 7<sup>th</sup>, starting at 8 a.m.

Airline passenger enplanement for August was up 6 percent, and YTD the numbers are up by one percent. Enplanements increased 4.8% over last year.

The RFP for development of the parcels north of the FBO at Jabara airport is still being developed. The final documents will be sent to the Federal Aviation Administration (FAA) for their approval, before it is advertised to the public.

**Amendments/Supplements to Yingling Lease**

Victor White shared a PowerPoint Presentation showing the Yingling lease locations that will be amended or supplemented to accommodate the Doc's Friends Lease. In conclusion, a supplement will take place with a reduction of land on the Hangar 10 lease, while an amendment will be provided with the demolition of the northern row of T Hangars from the Yingling FBO Lease and the resulting reduction in their leasehold size. The supplement and amendment will both be brought to the City Council Meeting at the beginning of November.

### **Doc's Friends Lease**

The plan is to also have the Doc's Friends Lease go to the City Council Meeting at the beginning of November with the supplement and amendment for the Yingling Lease. Essentially, the Doc's Friends Lease will be a 40 year brand new lease with two 5 year option periods. From the financial stand point, Yingling today is paying 39 cents per square feet for the entire Hangar 10 site. Once this is reduced, they will pay about \$20,000 less per year. Yingling also pays 45 cents per square feet for the T Hangars. Once the amendment is approved, they will pay around \$13,000 less per year. Rent income from Yingling will equal around \$33,000 less per year. Once the unleased land is added back in and from the rate Doc's Friends Lease will pay it will result in close to a wash financially for the Airport, with a loss of about \$33,000 per year from the Yingling Lease, but gaining \$35,000 per year from Doc's Friends Lease. The amount Doc's Friends Lease will pay is due to them being a non-profit 501c3 Corporation, resulting in a lease at a 50 percent fair market value rate. The FAA affirmed that a reduced rate was acceptable due to the fact that Doc isn't immobile and has active aeronautical activity. Even with a reduced rate, rent still had to be compared to fair market value.

There is a possibility that there are some State grant funding available for parts of the Doc's Friends project. Four grant applications for funding under the Kansas Airport Improvement Program (KAIP) were submitted last Friday. The four applications included the following: Design and engineering for the landside parking facilities and utilities, design and engineering for the aircraft apron and taxiway connector, construction of the landside parking facilities and utilities, and construction of the aircraft apron and taxiway connector. The goal for completion for the project is next October.

*Motion by Mr. Koster, second by Mr. Greenlee to approve the three divisions of the Doc's Friends project. Motion carried unanimously.*

### **Project Updates – John Oswald**

John Oswald shared a PowerPoint Presentation showing the process of the old terminal demolition and renovation. The demolition of the existing terminal will contain almost all of the building above ground, except for the one story west wing which will be converted into needed space for WAA purposes. Requests for proposals from interested Construction Manager at Risk (CMAR) firms planned to be issued mid-October. In late October, proposals will be received, resulting in the selection via interviews in November.

### **Other Business**

The next WAAB meeting will be Monday, November 6, 2017 at 3:00 p.m.

Motion to adjourn at 4:01 p.m. by Mr. Fletcher, 2<sup>nd</sup> by Mr. Greenlee.

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Jordan Leonard, Clerk