

MINUTES OF THE CITY OF WICHITA
WICHITA AIRPORT ADVISORY BOARD

Monday, November 2, 2020

Present: Paul Davis, Joseph Ellzey, David Eslinger, Charlie Fletcher (Chairman), Dwight Greenlee, Kelly McElroy, Jonathan McRoy, Karen Page, Thomas Rosenberg,

Airport Staff: Victor White, Director; Brad Christopher, Assistant Director; Valerie Wise, Air Service and Marketing Manager; Jean Zoglman, Finance Manager; John Oswald, Engineering and Planning Manager; Traci Nichols, Properties & Contracts Manager; Elizabeth Anderson, Secretary; Leah Gisick, Airport Clerk

City Staff: Jay Hinkel, Deputy City Attorney

Guests: Lonny Wright, Dwayne Clemens, Andy Arnold

Mr. Fletcher called the meeting to order at 3:02 p.m. and a role call was conducted. There was no call for public agenda due to the meeting being conducted virtually using Microsoft Teams.

Approval of Minutes

Motion by Thomas Rosenberg and second by Dwight Greenlee to approve the minutes of the September 14, 2020 Wichita Airport Advisory Board meeting (WAAB). Motion carried unanimously.

Director's Report – Victor White:

A virtual meeting was conducted with all seven airlines that fly out of Wichita to discuss rates and charges for next year. According to the Airports Council International, 67% of airports around the country are raising their rates. Due to the cost-cutting of the Eisenhower Airport staff however, we are able to decrease the terminal rental rate by 5% and keep landing fees the same as 2019.

Airline traffic, due to COVID-19, is down 53% compared to this time last year. ICT has seen an improvement in traffic since April of near 448%, which is significantly higher than the national average. These improvements are primarily due to leisure travelers. The ease of virtual meetings has kept business travelers from resuming their travel. In the last couple of weeks however, things are leveling out with no significant increases.

The planned remodel of the U.S. Customs & Border Protection (CBP) Federal Inspection Services Facility, a \$1.3 million project, is currently on hold due to the impact of COVID-19 on airport finances. The project is required by CBP so that the facility can meet the most current federal

design standards. If the renovation doesn't occur, CBP has said that they will close the facility and stop all international inspection services. Since this facility serves the entire state and is a critical service, it is important that we find a way to do the project. Therefore, while the project is paused the Airport has applied for three grants to help fund the project. Two of the Grants would be with the Kansas Department of Transportation, and the other with the Kansas Department of Commerce. The Airport has not yet been successful in securing the funds. The Airport recently met with the Transportation Legislative Assistant to Congressman Ron Estes, and she is going to look at the applications and see if Congressman Estes would be able to assist in moving them along.

Clemens Aviation Supplemental Lease Agreements – Brad Christopher:

The original Agreement between Wichita Airport Authority and Clemens Aviation LLC was dated 2/18/20 and effective 3/1/20. The development referred to in that lease (two 18,000 square foot hangars) is near completion.

Supplemental Agreement 1 modifies and updates the surveyed parcel from the original agreement. There will be a revised Exhibit A showing around 5,000 square feet of increase for the parcel for the hangars located at 3622 and 3628 N. Jarbara.

Supplemental Agreement 2 is regarding additional property that Clemens Aviation is interested in leasing. They would like to lease a parcel of land adjacent to Taxiway A-3 which runs East and West from Taxiway Alpha and goes between Hangar 9 and the T-hangars. The property is on the south side of the taxiway and is roughly the same size as the property they are currently leasing. They propose to build two 18,000 square foot hangars on the property. The WAA also has plans to extend Taxiway A-3 about 400 feet further to the West. The taxiway will remain as a public-use non-exclusive taxiway and will support new hangar development both north and south of the extended taxiway. The Law Department is currently completing their review of the Supplemental Agreement, and the final lease exhibit is being completed by Baughman Company.

Mr. Fletcher questioned whether any entities are disputing the Clemens addition. The area where Clemens desires to build has been shown on the airport development opportunities website for more than six years and has been continuously available to the public. Mr. Christopher explained that no one else has expressed interest in developing the area or made any statements regarding it. Mr. Fletcher also asked whether or not we will need to put in non-direct access to the runway from the taxiway since it is currently straight access to the runway. John Oswald stated that it won't be necessary on this project since the hangars will be built adjacent to the taxiways with a perpendicular access.

Motion by Dwight Greenlee and second by Kelly McElroy to approve Supplemental Agreement 1. Motion carried unanimously.

Motion by Dwight Greenlee and second by Thomas Rosenberg to approve Supplemental Agreement 2. Motion carried unanimously.

Operating and Capital Improvement Program Budget Update – Jean Zoglman

A PowerPoint presentation was made regarding the Airport's Operating and Capital Improvement Program Budget.

Airline Rates and Charges Update – Jean Zoglman

A PowerPoint presentation was made regarding the Fiscal Year 2021 Budget Rates and Charges.

Air Service and Marketing Update – Valerie Wise

A PowerPoint presentation was made regarding the latest updates of Air Service and Marketing.

Project Updates – John Oswald

Mr. Oswald shared a PowerPoint presentation and two short videos regarding current and future projects happening at the Airport.

Other Business:

The next WAAB meeting will be held virtually on Monday, December 7, 2020 at 3:00 p.m.

Motion to adjourn at 4:33 p.m. by Dwight Greenlee, second by Karen Page. Motion carried unanimously.

Leah Gisick, Airport Clerk

Appointee	Representing	Appointment Expiration
Jonathan McRoy	Mayor	3/31/2022
Karyn Page	City Council – District I	3/31/2022
Charles Fletcher	City Council – District II	3/31/2022
Paul Davis	City Council – District III	3/31/2022
Dr. Thom Rosenberg	City Council – District IV	3/31/2022
Joey Ellzey	City Council – District V	3/31/2022
Dwight Greenlee	City Council – District VI	3/31/2022
Ron Ryan	Sedgwick County – 1 st District	3/31/2021
John Hennessy, Jr.	Sedgwick County – 2 nd District	3/31/2021
Tim Bonnell	Sedgwick County – 3 rd District	6/30/2021
Shaqiyla Banks	Sedgwick County – 4 th District	3/31/2022
David Eslinger	Sedgwick County – 5 th District	3/31/2021
Kelly McElroy	REAP Representative	3/31/2022