

MINUTES OF THE CITY OF WICHITA
WICHITA AIRPORT ADVISORY BOARD

Monday, March 1, 2021

Present: ShaQiyla Banks, Tim Bonnell, Paul Davis, David Eslinger, Charles Fletcher (Chairman), Dwight Greenlee, John Hennessey, Kelly McElroy, Karen Page, Ron Ryan

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

Mr. Fletcher called the meeting to order at 3:01 p.m. and a role call was conducted. There was no call for public agenda due to the meeting being conducted virtually using Zoom, allowing only current members to attend in person if preferred.

Approval of Minutes

Motion by Ron Ryan and second by Dwight Greenlee to approve the minutes of the February 1, 2021 Wichita Airport Advisory Board meeting (WAAB). Motion carried unanimously.

Director's Report – Victor White:

Prestige Medical Care is setting up a Covid-19 testing program in the Terminal building. They will be using one of the small conference rooms near the TSA security checkpoint and plan on being there from 12pm – 5pm seven days a week. The target demographic will be international passengers and results will be available in 30-45 minutes. Wichita State University also requested the opportunity to have a COVID-19 testing site in the terminal, however they wanted to offer the testing to the general public. Due to safety concerns with encouraging persons who are ill to enter the terminal building, the Airport has decided not to go in that direction at this time.

A Lease agreement for Garver will be going before the City Council in a few weeks. It will be a 10 year lease with options for an office building on Midfield Road. Once the lease is approved, Garver plans to begin modifications and renovations to their leased building.

Frontier begins service to Las Vegas on March 8th and Allegiant's service to Destin begins March 4th. There will also be service to Orlando and Los Angeles beginning in May.

We have been offered a grant from the Kansas Department of Transportation's Economic program, which we applied for last fall. The grant is for \$815,000 and will go towards the renovation of the U.S. Customs & Border Protection (CBP) Federal Inspection Services facility. The entire project will be well over \$1,000,000 and will go out to bid this fall. Acceptance of the grant will go before the City Council on March 16th.

A virtual pre-construction conference is going to be held with Clemens Aviation regarding the building of their next two hangars. They have already completed two and plan on adding two more.

Congress is going to begin accepting submissions for Community Project Funding towards certain projects. In the past, these types of funding requests have been called "earmarks." The City is putting together a packet which will include an Airport project that could be a candidate for these funds. We have asked for \$24,000,000 of Federal funding for our General Aviation Lamp Reconstruction project which will cost over \$50,000,000.

The Airport was approached by the same developers who built the Hampton Inn, to discuss building another hotel on the Airport campus. This was initially discussed in 2019, but the Double Tree hotel had the right of first refusal and decided that they wanted to use their option to put in another hotel. The final deadline for the Doubletree to sign a lease for a new hotel was April of 2020. They requested an extension until July 2020, but they did not sign or contact the Airport by that date. They have been notified that due to all deadlines being missed, we are free to go forward with any other developer of our choice.

Textron Lease Extension – Victor White:

Victor White shared a PowerPoint regarding a five year extension of our lease agreement with Textron Aviation. The WAAB considered the following wording from the lease:

- The term of this extension shall begin on April 15, 2020 and shall expire on August 29, 2026.
- DEVELOPING PROVISIONS FOR A LONG-TERM EXTENSION
 - a. After the execution of this S.A. 9, both Parties agree to continue discussions to explore creative ways to develop a fuel flowage fee for LESSEE's company use that eliminates the need for reference to the fuel flowage fee appearing in LESSEE's multiple leases, and to develop a simple, fair and equitable fee methodology that satisfies the LESSOR's requirements to the Federal Aviation Administration. The new methodology would recognize the significant and unique contribution that LESSEE's presence makes to the Airport.
 - b. Prior to the end of the extension, both Parties agree to re-engage and develop a mutually beneficial, long-term lease."

The land rent remains the same until August of 2021 when it will rise 25%. Each year after that, for the remaining four years of the lease, it will rise by 4%.

Motion by Ron Ryan and second by Tim Bonnell for approval of the business terms quoted above in the Textron lease extension. Motion carried unanimously.

Dwight Greenlee commented that he believes the contribution that Textron makes to the community due to the number of people employed by them. These employees help our economy by spending money in our community. He suggested discussing with the City of Wichita the possibility of them providing additional funds to accommodate the contract and the lesser amount of rent revenue that the airport will be receiving from this lease extension. Mr. Greenlee explained that a reduction in the amount we are charged for public safety or computer services from the City would be an appreciated contribution and would assist the Airport during these times in which the pandemic has caused a steep decline in traffic and lowered revenue.

2020 Financial Review– Jean Zoglman

Jean Zoglman shared a PowerPoint presentation showing 2020 budget verses actual. When discussing a new Operating and Maintenance and Debt Service grant that is available through a stimulus bill that recently passed, Mr. Greenlee questioned whether any of those funds could be used to assist tenants on the Airport. Ms. Zoglman explained that the grants provided have to be a reimbursement of expenses the Airport has incurred. Kelly McElroy added that the Newton City-County Airport also received some of the original CARES Act funding. They looked into helping other businesses but were told it was not allowed because the money was earmarked for Airport operations and/or revenue shortfalls from the Airport.

Project Updates– John Oswald

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

Other Business:

The next WAAB meeting will be held virtually on Monday, April 5, 2021 at 3:00 p.m.

Motion to adjourn at 4:07 p.m. by Ron Ryan, second by Paul Davis. 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