

MINUTES OF THE CITY OF WICHITA
WICHITA AIRPORT ADVISORY BOARD

Monday, April 5, 2021

Present: Charles Fletcher (Chairman), Tim Bonnell (Vice Chairman), ShaQiyla Banks, Paul Davis, Joseph Ellzey, David Eslinger, Dwight Greenlee, Kelly McElroy, Jonathan McRoy, 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; Elizabeth Anderson, Secretary; Leah Gisick, Airport Clerk

City Staff: Jay Hinkel, Deputy City Attorney

Guests: Lonny Wright
Hunter Funk

Mr. Fletcher called the meeting to order at 3:00 p.m. and a roll 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 Tim Bonnell and second by Joseph Ellzey to approve the minutes of the March 1, 2021 Wichita Airport Advisory Board meeting (WAAB). Motion carried unanimously.

Director's Report – Victor White:

The Wichita Airport Authority has qualified for the following Federal Economic Relief Grants: Coronavirus Aid, Relief, and Economic Security Act (CARES), Coronavirus Response and Relief Supplemental Appropriation Act (CRRSA), and the American Rescue Plan Act of 2021 (ARPA). The total of all grants come to \$23,845,409 for ICT, \$916,760 for ICT Concessions, and \$356,821 for AAO.

The purpose of these grants is to replace revenue that we have lost. Their use is limited to operations, personnel, cleaning, sanitization, janitorial services, combating the spread of pathogens, and debt service payments. These grants include the condition that the Airport retain and employ 90% of its employees through the end of September 2021. Every three months an employee status report is turned in to the FAA.

The CDC has announced that fully vaccinated people are now at low risk for travel. TSA is reporting daily the number of people going through checkpoint nationwide, and the numbers are much higher than they have been for the past year. Passenger traffic at ICT for 2020 was down around 55% compared to 2019.

The Airport's cleaning and sanitizing efforts will continue as traffic continues to rise. More restrooms are being opened in the terminal, as is customer service, sitting areas on the concourse, and the mezzanine area with the History of Wichita Aviation displays. Drinking fountains are also being turned on and additional water bottle filling dispensers are being installed.

Two Airport employees received Raving Fan Awards recently. Officer Travis Britt and Custodial Supervisor Fred Taylor each, at separate times, assisted passengers who were unable to find rides to their destinations in Wichita, by giving them rides in their personal vehicles.

Airport Hotel Development – Brad Christopher

Brad Christopher shared a PowerPoint about the Airport Hotel LLC Concession & Lease Agreement. The Airport Hotel LLC (AH) has plans to build and operate a new hotel north of the Hampton Inn & Suites at 1523 S. Ridge Road. AH is the same developer who also constructed the Airport's Hampton Inn & Suites. A hotel flag has not yet been designated, as a land lease must be executed before a franchise agreement will be issued by a hotel brand. However, the hotel flag is required to be an upscale, high quality, and nationally recognized brand under the Agreement provisions.

AH will lease approximately 140,000 square feet of land and the hotel will be no less than 100 rooms. Minimum private investment will be \$15 million for construction and furnishing the property. The lease term will commence on January 1, 2022 as a 30 year term with two 10-year renewal options.

The land rent for the first three years will be \$0.5262 per square foot. In 2025, the land rent will be replaced with a Concession fee of 1% of gross revenues, or a Minimum Annual Guarantee of \$73,668, whichever is higher. The Concession Fee increases to 3.5% in 2049, 4.5% in 2057, and to 5.5% in 2062, if the option periods are exercised.

Following approval of the Lease, construction is expected to begin in early 2022 with completion of the Hotel by June 1, 2023.

Mr. Greenlee asked whether or not the street in front of the new hotel would be improved and who would have to take on the cost. Brad explained that this stretch of Ridge Road will be the new hotels primary and only access source. The road is in bad condition. The airport has already begun the process of submitting a petition for road improvements. John Oswald with Airport Engineering is currently working with City Engineering to sort out the details.

Motion by Dwight Greenlee and second by Tim Bonnell to approve the Concession and Lease Agreement's financial and business terms and to recommend approval of the Agreement by the Wichita Airport Authority. Motion carried unanimously.

Project Updates– John Oswald

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

Air Service Updates – Valerie Wise

Ms. Wise presented a PowerPoint with an Air Service Update. Beginning in March, passenger volumes have been trending upward leading to Airlines adding additional flights for the summer. June flights are expected to increase 36% over April.

Mr. White added an update on the COVID-19 rapid PCR testing lab located in the terminal. Around 4-6 people, who are departing for international flights, are being run through the lab per day.

Other Business:

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

Motion to adjourn at 4:16 p.m. by Ron Ryan, second by Tim Bonnell. 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