

MINUTES OF THE CITY OF WICHITA
WICHITA AIRPORT ADVISORY BOARD

Monday, July 12, 2021

Present: Charles Fletcher (Chairman), Tim Bonnell (Vice Chairman), ShaQiyla Banks, Paul Davis, Joseph Ellzey, David Eslinger, Dwight Greenlee, John Hennessy, Jr., Kelly McElroy

Airport Staff: Scot Rigby, Interim Director; Brad Christopher, Assistant Director; Valerie Wise, Air Service and Marketing Manager; Jean Zoglman, CFO; John Oswald, Engineering and Planning Manager; Deidre Cronk, Airport Grants Coordinator; Traci Nichols, Properties Manager; Belinda Dome; Properties & Contracts Analyst, Elizabeth Anderson, Secretary; Leah Gisick, Airport Clerk

City Staff: Jay Hinkel, Deputy City Attorney

Guests: Zach Martin, KSN

Mr. Fletcher called the meeting to order at 3:01 p.m. No one came forward to speak on the public agenda.

Approval of Minutes:

Motion by Tim Bonnell and second by Dwight Greenlee to approve the minutes of the June 7, 2021 Wichita Airport Advisory Board meeting (WAAB). Motion carried unanimously.

Director's Report – Scot Rigby:

Mr. Rigby introduced himself as the Interim Director. Mr. Rigby also serves as the Assistant City Manager. Board members requested that the WAAB be given the opportunity to choose which member(s) serve as part of the selection committee for the open position of Director of Airports. Mr. Rigby assured them he would bring the request to the City Manager.

Jay Hinkel joined at 3:04 pm.

Operating Budget and Capital Improvement Program – Jean Zoglman:

Ms. Zoglman shared a PowerPoint presentation regarding the Airports Operating Budget and Capital Improvement Plan. Due to the COVID-19 pandemic, the Airport does not expect to hit 2019 passenger activity until 2024 or 2025 and the current goal is to not exceed the 2020 Budget airline rates that were set pre-COVID. A total of \$24 million in operating grants have been awarded in response to COVID. The airlines were appreciative that the strategic application of these grants and diligent expense management has allowed the 2021 Budget rates to be reduced by 10% as of July 1st.

Properties and Contracts Update– Brad Christopher:

The building at 7227 Harry Street has been vacant for some time after the leasehold was abandoned by Honeywell, however the Lease Agreement does not terminate until 2035. Honeywell has negotiated with Epoch, LLC, the real estate holding company of Millennium Concepts, Inc, and would like to assign the lease to Epoch with the intent of it being subleased to Millennium Concepts, LLC. This request for Assignment and Assumption of the lease will be added to the Wichita Airport Authority section of the City Council’s Agenda for July 20th.

Supplemental Agreement #3 (SA3) for the Clemens Aviation Lease Agreement was shared with the WAAB. The intent is for it to go before the City Council, acting in the capacity of the Airport Authority Board, on August 10th. SA3 has no changes to the terms, conditions, rights, duties, or obligations of the original Lease Agreement. The amendment is simply an expansion of the leasehold adding around 50,000 sq. ft. Mr. Christopher requested WAAB consideration to recommend approval of SA3 to the City Council, acting in the capacity of the Airport Authority Board.

Motion by Dwight Greenlee and second by Joseph Ellzey to approve Supplemental Agreement No. 3. Motion carried unanimously.

It has been six years since the new terminal building opened and the Airport has decided to solicit a Request for Qualifications (RFQ) for an experienced and qualified professional consulting firm to assist airport staff in evaluating the current Terminal ticket counter space. The goal is for the consultant to conduct research and look at industry standards to see if ticket counter space is being used as efficiently as possible.

Project Updates– Construction and Development – John Oswald:

Mr. Oswald shared a PowerPoint presentation showing updates of several ongoing projects including multiple runway, taxiway, and Airfield pavement projects at both the Eisenhower and Jabara Airports.

Project Updates– Jabara Airport Layout Plan – Brad Christopher:

The Planning Advisory Committee for the Jabara Airport Layout Plan (ALP) will be meeting on Wednesday July 14th. Later that afternoon there will be a public open house workshop at the Wichita State University Tech Campus. Coffman Associates, Inc. will present the WAAB with the preliminary final plan for the Jabara ALP and answer questions at the August 2nd WAAB meeting

The location of a large portion of Lindberg Rd and 43rd Street penetrates an area known as the Runway Protection Zone on the north and northeast side of Jabara Airport. The ALP and Narrative Report recommends and encourages that Lindberg Road and 43rd Street be vacated for purposes of aeronautical and public safety. Mr. Christopher and Mr. Oswald plan to be on-hand for the

Metropolitan Area Planning Department Subdivision meeting/hearing on July 15th, and the following week on July 22nd for the Metropolitan Area Planning Commission meeting/hearing.

Air Service Update– Valerie Wise:

Ms. Wise shared a PowerPoint presentation showing the significant increase in passenger traffic compared to 2020.

Other Business:

The next WAAB meeting will be held in-person with virtual participation available on Monday, August 2, 2021 at 3:00 p.m.

Motion to adjourn at 4:30 p.m. by Charlie Fletcher, 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	3/31/2023
John Hennessy, Jr.	Sedgwick County – 2 nd District	3/31/2023
Tim Bonnell	Sedgwick County – 3 rd District	3/31/2023
Shaqiyla Banks	Sedgwick County – 4 th District	3/31/2022
David Eslinger	Sedgwick County – 5 th District	3/31/2023
Kelly McElroy	REAP Representative	3/31/2022