AIRPORT BOARD AGENDA

September 10, 2026 at 6:00 PM

Airport Alaska Room/Zoom

https://juneau.zoom.us/j/81320381493
Or join via audio: 1-253-215-8782 Webinar ID: 813 2038 1493

TO TESTIFY: CONTACT SHANNON VAN VALIN, 907-586-0962

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

   A. **August 13th, 2026 Board Meeting Minutes**

4. **APPROVAL OF AGENDA**

5. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

6. **UNFINISHED BUSINESS** None.

7. **NEW BUSINESS**

   A. **ATCT Roof Replacement Design Funding**

   Staff request Board approval to appropriate $75,000 from Airport Fund Balance to advance design of the Air Traffic Control Tower Roof Replacement project, CIP A50-117. The funding will allow design work to proceed in support of the FAA NOFO grant project and is expected to be reimbursed upon receipt of the FAA grant.

   Board Action: Approve the appropriation of $75,000 from Airport Fund Balance to CIP A50-117, ATCT Roof Replacement, for design costs, with reimbursement anticipated from the FAA grant.

   B. **Guardian Flight Hangar Area Paving Opportunity**

   JNU staff identified drainage, snow removal, and FOD concerns in the unpaved area adjacent to the new Guardian Flight hangar. With Secon already scheduled to pave the site on September 18, JNU has an opportunity to complete this work at a substantially lower cost than a separate future project.

   The estimated cost is $87,429 for pavement or $60,519 for a rolled D-1 surface. The Board could fund the improvement through Airport Fund Balance, rent credits, or a combination of both. A rent credit could also be spread over time to reduce the annual impact, such as approximately 100% of rent for two years, 50% for four years, or another proportional amount and duration. The Board could also authorize a partial rent credit with the remaining cost paid from Fund Balance.

Board Action: Provide direction on the preferred improvement and funding approach and, if approved, authorize Airport funding, rent credits, or a combination thereof in an amount not to exceed $87,429.

C. Airline Use and Lease Agreement and Financial Model Modernization

JNU is preparing to negotiate successor airline Use and Lease Agreements (ULAs) with Alaska Airlines and Delta Air Lines, with the goal of establishing a modern, standardized agreement that can be made available to qualifying airlines operating at JNU. The Airport is targeting implementation with FY28, effective July 1, 2027.

As part of this effort, staff also intends to modernize the Airport's financial model and underlying rate-setting methodology. While the model was streamlined during the prior budget cycle, it continues to rely on legacy allocation methods, including the 85/15 allocation between Part 121 and Part 135 activity and fixed allocations of certain shared costs. The financial-model work and ULA negotiations are functionally intertwined because proposed agreement terms must be evaluated for their effects on airline rates, Airport revenues, cost allocations, reserves, capital funding, and long-term financial sustainability. The proposed consultant scope will include review of the existing financial framework, development and comparison of alternative rate-setting and cost-allocation methodologies, modernization of the financial model, development of JNU's ULA business and negotiation framework, participation in airline negotiations, financial modeling of proposed agreement terms, and support through Committee and Board review, FY28 budget integration, and implementation. Staff intends to issue a competitive RFP for these services.
Based on preliminary discussions with an experienced airport financial consultant, staff estimates the work may cost approximately $75,000 to $100,000. Staff requests authorization to spend up to $100,000 for the combined ULA negotiation and financial-model modernization effort. The final contract amount will be established through the competitive procurement process.

Board Action: Approve expenditure of up to $100,000 from Airport Fund Balance, for professional consulting services associated with the JNU Airline Use and Lease Agreement negotiations and financial model modernization, subject to completion of the competitive RFP process.

D. Fund Balance Projections and Capital Reserve

Airport’s projected fund balance has been updated per FY26 actuals. The Capital Reserve remains at approximately $59,000 in available funds, and JNU continues to await final CBJ year-end reconciliation and confirmation of the Airport’s fund balance.

The public notice period for JNU’s current Passenger Facility Charge (PFC) application has now concluded, and staff are preparing the final application for FAA review. Approval of the application would allow eligible previously forward-funded costs to be reimbursed to the Capital Reserve, restoring additional capacity.

JNU also continues to await final CBJ year-end reconciliation and confirmation of the Airport's fund balance. Current projections therefore remain preliminary but provide an important starting point as FY28 budget development begins.

See Attachment A.

8. STAFF REPORTS

A. Airport Project Manager's Report—Andres Delgado

B. Airport Project Manager's Report—Ke Mell

C. Airport Project Manager's Report—Mike Greene

9. CORRESPONDENCE

10. COMMITTEE REPORTS

11. ASSEMBLY LIAISON

12. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

13. BOARD MEMBER COMMENTS

14. ANNOUNCEMENTS

15. NEXT MEETING DATE The next Airport Board Meeting will be held on October 8th, 2026 at 6:00PM in the Alaska Room /Zoom.

16. EXECUTIVE SESSION Airport Manager's Annual Performance Evaluation

17. ADJOURNMENT

ADA accommodations available upon request: contact the Clerk's Office (907)586-5278 or city.clerk@juneau.gov at least 36 hours prior to a meeting, to request ADA arrangements.