

AIRPORT BOARD
AGENDA
6:00 P.M., TUESDAY, JANUARY 8, 2019
ALASKA ROOM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: Regular Monthly Meeting of December 11, 2018
- IV. APPROVAL OF AGENDA
- V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
- VI. UNFINISHED BUSINESS
 - A. **Terminal Reconstruction Schematic Overview.** Airport staff will present the current Schematic Site Plan and Floor Plans for the Terminal Reconstruction project for general information and discussion.
- VII. NEW BUSINESS
 - A. **Land Lease Term Approval.** The Airport will be entering into a land lease agreement with Alaska Seaplanes for a new cargo and passenger support services facility, proposed north of the main terminal. This lease will be secured by agreement, but commence upon start of Lessee's leasehold improvements (once the Airport has designed public area and demolished old sections and prepped the land for construction, currently estimated for February 2021). According to the Airport Leasing Policy and City Ordinance, the Airport Manager must receive approval for a lease term over 35 years. Based on proposed cost of investments, the tenant has requested a lease that would exceed the 35-year threshold. The tenant has estimated an investment well in excess of \$575,000 for a new facility and is requesting a 40-year lease.

Juneau International Airport Leasing Policy Term Schedule, September 6, 2016:

Commercial Investment Schedule		
		Current
Years	5	N/A
	10	\$75,000.00
	15	\$150,000.00
	20	\$225,000.00
	25	\$350,000.00
	30	\$450,000.00
	35	\$575,000.00
	35+	Airport Board Approval

Non-Commercial Investment Schedule		
		Current
Years	5	N/A
	10	\$30,000.00
	15	\$60,000.00
	20	\$100,000.00
	25	\$175,000.00
	30	\$250,000.00
	35	\$300,000.00
	35+	Airport Board Approval

*At renewal, if no additional investment is made lease term will be set for 10 years (see ord. 53.20.100)

**Airport Land Lease Requests of greater than 35 years must be approved by the Airport Board (see ord. 05.20.020)

***Investment is defined in section VII.A.

Board Motion: *“Approve a lease term of 40 years for Alaska Seaplane Services cargo and passenger support services facility, for a new lease located north of the main terminal area (approx. 20,000 sq. ft. parcel).”*

B. Airport Manager’s Report:

1. Airport Fund Balance (AFB) and Capital Revolving Account (CIP) Balances (Attachment #1). As requested, these spreadsheets will be monthly Airport Board Agenda attachments as well as be published on the Airport’s website. The latest balances reflect the Board’s approval of \$380,000 for the departure lounge exit lane system funded by the AFB (however, still waiting for final Assembly appropriation).

2. State of Alaska Occupational Safety and Health (AKSOH) Notice of Violation Letter. As mentioned at the December 2018 Airport Board meeting, the Airport received the formal letter of alleged violations stemming from their June 20-21, 2018, inspection. An informal teleconference was held to review the violations on December 17, 2018. There were a total of 16 violations listed of which 11 had associated fines totaling \$34,000. AKOSH has a public sector allowance to purchase safety improvements in-lieu of the fines (mitigation costs for current violations are not allowed). The Airport will be putting together some ideas over the next couple weeks to submit to AKOSH for approval. AKOSH appreciated JNU Airport’s quick response and cooperation, and really appreciated the Airport taking the ‘high road’ to use the money toward safety betterment. They were also pleased that the Airport used the violations (sand/chemical facility) in a positive way to assist in securing the special grant for a new facility. The Airport requested use of the sand/chemical building match to grant as in-lieu of fines, but was denied due to previously being funded. The Airport had to respond and prove compliance by January 2, 2019; that letter was sent on December 31, 2018. Staff requested an extension on the Fall

Protection training until May 31, 2019; all other citations were abated by their deadlines.

3. Transportation Network Companies (TNC) Agreements/Collection. Agreements with Lyft and Uber are now in place. Lyft has been collecting/remitting fees since early October 2018 and the Uber agreement was just finalized this month. Thank you to John Coleman, Airport Business Manager, for working and negotiating these agreements with companies and the Law Department. The Airport receives \$1.50 for each drop-off and pick-up.

4. CBJ Leadership Team Retreat. CBJ held a leadership retreat for managers and department directors on December 18, 2018. A variety of topics including Assembly goals, budget and department summaries were on the agenda.

5. Hot Topics. As requested by the Airport Board, the following is a list of on-going topics that staff is working on in addition to the regular Architect and Engineer Project Reports:

- AKOSH citation mitigation and safety purchases in-lieu of penalties
- Marine Engineers' Beneficial Association (MEBA) union negotiations to begin again in January 2019 (3-year contract)
- Legislative Reception January 16, 2019, Centennial Hall
- FY20 budget updates; Finance meeting TBD
- Exit Lane System funding through AFB pending Assembly appropriation
- Badging Office Assistant replacement recruitment underway
- Badging system upgrades delayed due to technical infrastructure delays with Millennium Corporation, but anticipate end of January/early February 2019.
- Honsinger Pond/Access (work in progress) with State DOT, Bicknell, CBJ
- JNU Class D airspace change scheduled for January 3, 2019.
- Terminal Reconstruction
 - o Design consultants are preparing a fee proposal for LEED services. Also a schedule that evaluates the impact to the project should LEED certification be required.
 - o Working on Art Committee appointments with CBJ
 - o Terminal Schematic Design in progress
 - o FAA equipment relocation
 - o U.S. Customs space requirements
 - o FAA Office space requirements
 - o Temporary relocation and phasing
 - o Review of leases and contracts affected by construction
 - o Reconfiguration of lobby space/check-in kiosks for Alaska Air
- Tenant Insurance reminders are being sent out. Several certificates have lapsed in our records.
- Runway 26 MALSR approach lighting discussions with FAA. Staff submitted permit continuance requests to State and Corps of Engineers to keep current.
- Tailwind Restaurant Concession Theft. Cash was taken from Tailwind's office on December 30-31, 2018. Case is under investigation.

- Airfield Maintenance Equipment repair for grader drive shaft and loader brake accumulator pressure valve combined at a cost of \$10,000. At this time, staff plans to absorb costs in budget.
 - Snow Removal Equipment Acquisition is on-going.
 - Elevator contingency protocol
 - Maintenance programs refinement (roofs, heat pump equipment, etc.)
 - Staff Training Programs (safety and health) for AKOSH
6. Airport Engineer Report (Attachment #2)
7. Airport Architect Report (Attachment #3)

VIII. CORRESPONDENCE:

IX. COMMITTEE REPORTS

A. **Finance Committee:**

B. **Operations Committee:**

X. ASSEMBLY LIAISON

XI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XII. BOARD MEMBER COMMENTS

XIII. ANNOUNCEMENTS

XIV. TIME AND PLACE OF NEXT MEETING:

A. Airport Board, 6:00 p.m., February 12, 2019, Alaska Room

XV. EXECUTIVE SESSION

XVI. ADJOURN

ATTACHMENT #1

AIRPORT CAPITAL REVOLVING ACCOUNTS (combined)

Date	CIP Revolving Balance*	Reimbursed Amount (+)	Forward Fund Amount (-) anticipate reimbursement	Encumbered Amount (-) permanent/ <u>no</u> reimbursement	Description
	\$819,246	-	-	-	BUDGET
Aug-18		\$23,438	(\$23,438)		PFC9 reimburse Master Plan match (portion)
Feb-16			(\$3,000)		SREF Geothermal remaining encumbrance
Jan-14			(\$39,063)		RWY Rehab match (portion) anticipate 2019 reimbur
Apr-15			(\$32,849)		RWY Rehab match (portion) anticipate 2019 reimbur
Jul-18		\$310,000	(\$310,000)		Sand/Chem/Fuel Design.
Nov-18			(\$21,988)		Sand/Chem/Fuel Construct match antic 2019 reimb (org \$106,250)
	\$722,346				AVAILABLE BUDGET

*Represents all 3 Capital Accounts: Airport Revolving Capital Reserve Acct (ARCRA), Airport Construction Contingency Reserve, Project Design

ATTACHMENT #1

AIRPORT FUND BALANCE

Date	Fund Balance	Reimbursed Amount (+)	Forward Fund Amount (-) anticipate reimbursement	Encumbered Amount (-) permanent/ <u>no</u> reimbursement	Operating Budget +/- (to balance or residual budget-end)	Description
	\$2,804,325					
Aug-18		\$1,801,875				PBB Gate 2 FAA grant rec'd - fwd fund project
Aug-18		\$131,938				TWY A Design match, deappropriate - used Sales Tax
Jul-18		\$500,000				RWY Rehab Construct Unused contingency portion
		\$10,922				RWY Rehab Construct Unused portion
	\$5,249,060					
Aug-18		\$43,750				PFC9 reimburse TWY A/E Design match
Aug-18		\$37,789				PFC9 reimburse Master Plan match (portion)
Aug-18		\$64,610				PC9 reimburse Alex Holden/cargo road rehab
Aug-18		\$228,251				PFC9 reimburse RSA NE/NW Apron Des/construct match
Aug-18		\$50,000				PFC9 reimburse ARFF Bldg match (portion)
	\$5,623,460					
			(\$13,501)			RWY Rehab match (portion) anticipate 2019 reimbur
			(\$17,573)			RWY Rehab match (portion) anticipate 2019 reimbur
				(\$380,000)		Replace Exit Lane System CIP funding (No Reimb)
	\$5,212,386					
					(\$174,300)	*FY19 contribution to balance proposed budget
					(\$198,900)	*FY20 contribution to balance proposed budget
					(\$1,857,000)	*3-mo Operating Reserve (based on budget) FY19
	\$2,982,186					<i>represents usable amount/available fund cash</i>

* varies by budget year

ATTACHMENT #2



MEMORANDUM

TO: Patty Wahto
Airport Manager

DATE: January 9, 2019

FROM: Mike Greene
Airport Project Manager

RE: Engineering Projects Monthly Report

Project specific summaries of project status and activity are presented below.

RSA Expansion Phase IIC

All work on the project has been suspended by the contractor for winter shutdown. Work that will continue through the winter will include periodic Storm Water Pollution Prevention Plan and site/staging area inspections.

The current project schedule calls for all work to resume on March 15, 2019, and for all work to be Substantially Complete on or before July 30, 2019.

As the engineers of record, DOWL continues to provide construction administration and inspection services for this work.

The services of Haight and Associates has been retained to develop a conduit layout plan within the Northwest Development Area that will be used to facilitate the necessary power and telecom upgrades associated with all future hangar development in this area. A Letter of Agreement has been finalized and this work is currently being designed. The conduits will be installed in the spring by Change Order to SECON.

Float Pond Improvements

The float plane pond was shut down on December 1 to facilitate the work associated with the project, and is currently scheduled to be re-opened on or before April 1, 2019. Southeast Earthmovers has drained down the pond and continues to work on dewatering and excavating the work area for the installation of the new drain valve vault. JNU Airfield Maintenance has removed the float plane dock ramps to prevent damage to the ramps and to allow the pond to be drained down lower than originally planned. This is helping the Contractor by keeping pond water out of the work area. The project is scheduled to be Substantially Complete on or before May 31, 2019.

As the engineers of record, PND Engineers continues to provide construction administration and inspection services for this work.

ATTACHMENT #2

Taxiway A Rehab and Taxiway E Realignment Design, and Taxiway D-1 Relocation

PDC Engineers has submitted the 65% design documents for the Taxiway A and E projects. These documents have been submitted to the FAA and presented to stakeholders. These documents have also been reviewed by Wilson Engineering, Inc. (civil) and by Haight & Associates (electrical) and their peer review comments have been submitted to PDC Engineers. JNU has completed their review of these documents and has also submitted their review comments to PDC Engineers for incorporation into the final set of design documents.

The goal is still to release the Taxiway A Rehabilitation and Taxiway E Realignment project for competitive bid this coming spring.

The Taxiway D-1 documents are at 100% and the bid will be released in the Spring of 2019 to correspond to the bid of the Taxiway A/E project. Engineer's estimate for the Taxiway D-1 project is \$1.1M.

Fed-Ex Expansion

A Letter of Agreement has been finalized to obtain survey services from DOWL to verify the current lease lot lines and develop the expanded lease lines associated with the proposed expansion of the Fed-Ex building. DOWL has started their site survey work and is expected to have a draft survey available for review by JNU and R&L Leasing, Inc. next week.

Lavatory Waste Dump Site

A schematic design is currently being developed by Ken Nichols for submission to the U.S. Food and Drug Administration.

Parking Lot Repairs

The short-term, long-term and staff areas of the large parking lot are all in need of general repairs. These repairs include the removal and replacement of large portions of the concrete curbs and gutters, the removal and replacement of large portions of the asphalt paving and subbase, upgrades to the storm water collection and drainage system, upgrades to the exterior lighting and the installation of new signage and striping. JNU has general parking lot repairs on its Capital Improvement Plan but does not currently have any money to address any of these repairs.



ATTACHMENT #3

MEMORANDUM

TO: Patty Wahto,
JNU Airport Manager

DATE: January 2, 2018

FROM: Catherine Fritz, AIA
JNU Airport Architect

RE: Architect's Report of December 2018 Activity

F&W Construction continued working on punch list items at the Snow Removal Equipment Facility's (SREF) Wash Bay. The facility is operating well and as-built documents are underway.

Dawson Construction has begun mobilizing for construction of the Sand/Chemical and Fueling Station project. The earthwork subcontractor has moved an excavator to the site and the construction surveying is underway. Dawson's crew is constructing foundation forms in an off-site location to expedite the foundation process and reduce operational impacts of cold weather. ECI Architects is currently developing a fee proposal from the Construction Administration team that will include the on-site inspectors.

Schematic Design documents for the Terminal Reconstruction project were submitted on December 26, 2018. The documents were sent to the Cost Estimator to ensure that the scope remains within the project budget. A detailed schematic document review is being scheduled for late January 2019. Airport projects staff began developing temporary office plans to keep terminal operations going throughout construction. These plans are being reviewed and refined with affected tenants, and will be incorporated into the overall project phasing schedule. The Terminal Reconstruction Project is scheduled for a required "City Project Review" with the CBJ Planning Commission on January 22, 2019. This review considers the project's consistency with the CBJ Comprehensive Plan and Title 49. The Airport's request for exemption to LEED certification was heard at three meetings with the Juneau Commission on Sustainability during November and December, but the Commission did not take action. Instead, they asked for additional information, as well as requesting that the project begin the LEED certification process. The design consultants are preparing a fee proposal for LEED services and a schedule that evaluates the impact to the project should LEED certification be required.

The process for appointing members to the terminal project's 1% for Art panel continued through December, with applications for two public seats being due January 2, 2019. The CBJ Human Resources Committee will review applications on January 7, 2019, then these two members, plus the other four seats as prescribed in the ordinance will be scheduled with the CBJ Assembly in January 2019 for appointment.

The punch list is nearly complete on the Passenger Boarding Bridge (PBB) at Gate 2, and the final change order was prepared. As-built drawings are underway, and the process of project closeout has begun.

Projects staff met with Alaska Airlines and airport staff to develop temporary operational procedures for possible elevator outages. The proposed protocol will also be reviewed by Delta Air Lines.

Other architectural projects during December included:

- Continued close-out documentation for the Aircraft Rescue and Fire Fighting project.
- Continued surplus equipment auction preparation.
- Continued planning for a new secure exit lane system, including development of a funding appropriation and considering procurement options for the equipment.

ATTACHMENT #4



612 W. Willoughby Ave., Suite B
P.O. Box 21989, Juneau, AK 99802
Phone (907) 586-4351
www.seconference.org
Email info@seconference.org

SOUTHEAST ALASKA REGIONAL DEVELOPMENT ORGANIZATION

June 11, 2018

David Epstein, Chair
Juneau International Airport Board of Directors
City and Borough of Juneau
1873 Shell Simmons Dr. Suite 200
Juneau, AK 99801

Re: North Terminal Renovation

Dear Mr. Epstein and Board Members:

Southeast Conference wrote to the Airport Manager (October 19, 2017) urging that the design team work with stakeholders to design a fundable project for the North Terminal. It is critical that the project go beyond the "lipstick" and "Band-Aids" of the past 70 years and address the serious building problems and inefficiencies that exist today. We applaud the efforts that have resulted in the options under consideration this week.

Our membership, which is comprised of businesses and communities throughout southeast, relies on the Juneau International Airport for both jet service as well as the services provided by the commuter airlines that work out of the northern terminal. Option One, which embraces a private-public partnership, is the only alternative that actually addresses the multiple needs of the North Terminal.

Southeast Conference urges the Juneau International Airport Board of Directors to embrace Option One which will support existing users and allow for growth and business expansion. This would be good for the communities and businesses in the region who rely on a streamlined, functional and safe terminal as well as for the Capitol City who receives them.

Thank you for your efforts to make the Juneau International Airport a vital and vibrant hub for our region's transportation system.

Sincerely,

Robert Venables
Executive Director
Southeast Conference

Cc: CBJ Mayor Ken Koelsch and Assembly Members
Patty Wahto, Airport Manager



The Greater Juneau Chamber of Commerce

9301 Glacier Hwy, Suite 110 • Juneau AK 99801 • (907)463-3488

Board Members

Richard Burns

President

Juneau Radio Center

Mike Satre

President Elect

Hecla Greens Creek Mine

Eric Eriksen

Past President

AEL&P/AVISTA

Max Mertz

Treasurer

Mertz CPA & Advisor

Bruce Denton

Secretary

Juneau Self Storage

Dan Fabrello

Jensen Yorba Lott

McHugh Pierre

Goldbelt Inc.

Eric Forst

Red Dog Saloon

Charlie Williams

Valley Paint Center

Linda Thomas

Alaskan Brewing Co

Erica Simpson-Qureshi

Platinum Real Estate Group

Benjamin Brown

JAHc

Capital Members

AVISTA

AEL&P

Alaska Airlines

CCTHITA

Diamond Members

Alaska Seaplanes

Alaskan Brewing Co

Elgee Rehfeld Mertz

Hecla Greens Creek

Robert Green & Co.

Benefactor Members

Alaska Litho

Alaska Marine Lines

Alaska USA

Coeur Alaska

First Bank

Juneau Radio Center

Sealaska

May 10, 2018

[sent via email]

David Epstein, Chair

Juneau International Airport Board of Directors

City and Borough of Juneau

1873 Shell Simmons Dr., Suite 200

Juneau, Alaska 99801

RE: North Terminal Renovation

Dear Mr. Epstein and Board Members;

On October 9, 2017, the Greater Juneau Chamber of Commerce wrote to encourage you to move forward with the renovation of the North Terminal at the airport. Since that time, you and airport staff have identified a public-private solution to complete the project, which includes the construction of needed parking and loading access between two sets of proposed North Terminal lease lots.

It is our understanding that the airport's costs for this project are partially funded with Federal Aviation Administration support in the amount of approximately \$3 million. If not used on an 'air-side' project in the near future it will otherwise lapse and be transferred to other approved projects. Loss of this funding would make it even more difficult to complete the project. Staff's *innovative public-private* approach appears to address both the "knuckle" and North Terminal renovation with available funding provided the FAA portion is not allowed to lapse.

This project has funding available, creates construction jobs important to local contractors and improves our primary transportation hub, which is long overdue for upgrades and changes. We encourage you, again, to move forward with this project as expeditiously as possible.

Thank you for your consideration.

Sincerely,

Craig Dahl, Executive Director

Greater Juneau Chamber of Commerce

cc: Mayor Ken Koelsch
CBJ Assembly Members
Patty Wahto, Airport Manager
Airport Board of Directors



Executive Offices
3100 Channel Drive, Suite 300, Juneau, AK 99801
907.463.4000 - www.searhc.org

May 21, 2018

Sent by electronic mail to patty.wahto@jnuairport.com

Mr. David Epstein
Chairman
Juneau Airport Board
1873 Shell Simmons Dr.
Suite 200
Juneau, Alaska 99801

Dear Chairman Epstein,

As one of the largest consumers of regional air travel in Southeast Alaska, we are writing to support the airport's plan to renovate the commuter airline terminal, or North Terminal, at the Juneau International Airport. Specifically, SEARHC endorses "Option 1" which would allow the current facility to be replaced by new buildings developed by individual air carriers in connection with a public concourse.

The Southeast Alaska Regional Health Consortium is one of the oldest and largest Native-run health organizations in the nation. We serve 32,000 patients at our local clinics and hospitals, with 1,070 staff members across twenty eight communities throughout Southeast. Timely and reliable air transportation is critical to executing our mission, with several thousand passenger segments flown within Southeast Alaska each year, primarily on Alaska Airlines and Alaska Seaplanes.

While the jet concourse at the Juneau Airport has received needed renovation to meet current customer standards, the commuter airline terminal is woefully outdated and cramped. We understand that after many years of struggling to obtain funding for North Terminal renovations, and falling short, the airport staff has devised an innovative program to leverage what funds it does have to attract increased federal funding as well as private investment from the air carriers themselves. This is a win-win-win, for the airport, the operators, and the travelling public like ourselves.

The airport, in our view, should proceed with Option 1, as it represents the greatest good for the greatest number of your constituents and ours. If carriers transporting the majority of regional commuter traffic are working cooperatively with the airport and willing to invest their own resources to develop new modern facilities, we should recognize that as a unique opportunity unlikely to be improved upon. We encourage you to proceed and stand ready to support this effort in any way we can.

Dan Neumeister
Executive Senior VP
SouthEast Alaska Regional Health Consortium
Direct: 907.364.4577 | Mobile: 530.680.5752
3100 Channel Drive, Ste. 300, Juneau, AK 99801 | searhc.org



Municipality of Skagway

GATEWAY TO THE KLONDIKE

P.O. BOX 415 SKAGWAY, ALASKA 99840

(PHONE) 907-983-2297 – Fax 907-983-2151

WWW.SKAGWAY.ORG

June 12, 2017

David Epstein, Chair
Juneau International Airport Board of Directors
City and Borough of Juneau
1873 Shell Simmons Dr., Suite 200
Juneau, Alaska 99801

Re: North Terminal Renovation

Dear Mr. Epstein and Board Members:

As a frequent customer of the current Commuter Terminal at the Juneau airport, I strongly support your staff's recommendation to move forward on a public-private solution to the outdated facility.

The commuter facility has outlived and outgrown its current location. Commuter air service, soon to be international, has unlimited growth potential.

I encourage the board to move forward with their proposed public – private North Terminal Renovation commuter project, preserve the FAA federal funding, and provide the outlying communities a terminal which meets their unique needs.

Sincerely,

Monica Carlson, Mayor
Municipality of Skagway

cc: Kent Craford
Patty Wahto, Airport Manager
Airport Board of Directors

ATTACHMENT #4
CITY OF TENAKEE SPRINGS

John Wisenbaugh
MAYOR
citytke@gmail.com

P.O. Box 52
Tenakee Springs, Alaska 99841
Phone 907-736-2207
Fax 907-736-2249

May 28, 2018

David Epstein,
Chair Juneau International Airport Board of Directors
City and Borough of Juneau
1873 Shell Simmons Dr., Suite 200
Juneau, Alaska 99801

RE: North Terminal Renovation

Dear Mr. Epstein and Board Members;

Tenakee Springs is a small community of about 100 people 50 miles southwest of Juneau. Seaplane service here is vital to our physical and economic well-being. Our citizens all pass through the North Terminal of the Juneau Airport several times annually. Daily scheduled air service is currently provided by Alaska Seaplanes under the U.S. Dept of Transportation's Essential Air Service Program. The existing North Terminal has barely provided adequate space for Seaplanes to do business and the structure is deteriorating. The airport access and parking changes forced by the Dept of Homeland Security has made passenger baggage and freight delivery extremely inconvenient and difficult for our mobility handicapped citizens.

We encourage the Airport Board to adopt Option 1 of the recommendations of your Operations Committee and allow Seaplanes to build their own terminal building with a connecting concourse to the Alaska Airlines Terminal. The proposed temporary parking, freight and passenger offloading area will be a boon to Seaplanes customers from all over Northern Southeast.

Thankyou for your attention to this matter
Respectfully,

John C. Wisenbaugh
Ex officio Mayor

City of Kake

"HOME OF THE WORLD'S LARGEST TOTEM POLE"

P.O. BOX 500
KAKE, AK 99830
PHONE: (907) 785-3804
FAX: (907) 785-4815

June 1, 2018

David Epstein, Chair
Juneau International Airport Board of Directors
City and Borough of Juneau
1873 Shell Simmons Drive, Suite 200
Juneau, AK 99801

Re: North Terminal Renovation

Dear Mr. Epstein and Board Members;

As a remote island community with limited AMHS service, the community of Kake depends on scheduled air service for access to Juneau, with the Juneau International Airport commuter airline terminal ("North Terminal") serving as the community's gateway to the rest of Southeast, the state and the national air transportation system. Scheduled service from Alaska Seaplanes is a vital lifeline for the community of Kake, which just unanimously supported continuing Seaplanes' Essential Air Service for another four-year term.

As a USDoT Essential Air Service community, the federal government recognizes Kake air service as of critical importance, and places obligations on our air service provider that must be accommodated at the hub airport (Juneau).

The current Juneau Airport facility which accommodates Kake air service has not been substantially invested in for decades, and is far behind modern standards for airline passenger infrastructure.

In light of insufficient public funding, the Juneau Airport staff has developed an innovative public/private partnership approach to addressing the shortcomings of the North Terminal by tearing it down and making the land available for private development. Allowing Alaska Seaplanes to build its own private terminal facility connected to the main terminal via a public concourse will be a huge step forward.

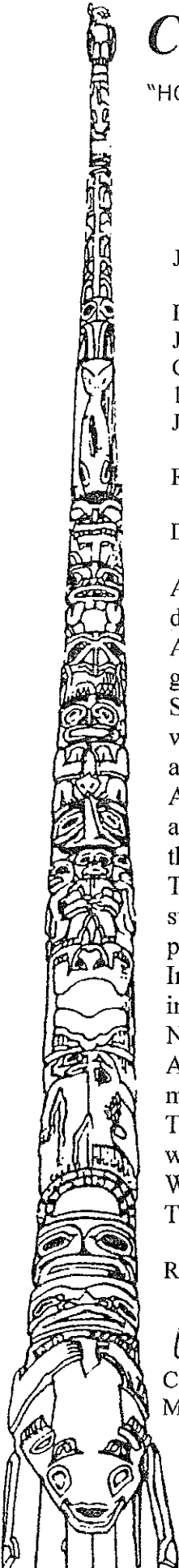
The plan for freight drop-off parking adjacent to this new terminal facility is a very welcome improvement over the present situation which is cumbersome and inefficient.

We strongly support the Airport Board proceeding with "Option 1" for the North Terminal, as the best option for the flying public and the community of Kake.

Respectfully,

Christine Bitterman

Christine Bitterman
Mayor



ATTACHMENT #4

*xĐÇ x

Community of Elfin Cove

PO Box 1

Elfin Cove, AK 99825

907-239-2226 Voice/Fax

Board of Directors:

Dennis Meier, Chair (15)

907-239-2205

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maryjolord-wild@elfincove.net

David Epstein

Chair Juneau International Airport, Board of Directors

City and Borough of Juneau

1873 Shell Simmons Dr., Suite 200

Juneau, AK 99801

RE: North Terminal Renovations

Dear Mr. Epstein and Board Members;

I write in behalf of the community of Elfin Cove in support of the Phase II Terminal Reconstruction project and specifically "Option 1" from the Airport Operations Committee meeting minutes from May 18, 2018.

The Juneau International Airport is the regional air transportation hub, which makes living and working in remote Alaska possible. Elfin Cove relies heavily on Alaska Seaplanes for access to medical services, goods and supplies, and connecting with interstate flights for personal, business and tourist travel. The number of passengers and amount of freight being delivered to Alaska Seaplanes has increased over the past few years and the current North Terminal building no longer meets the needs of scheduled air service passengers and freight operations. We anticipate that freight and passenger air service will continue to increase in the future.

We urge the airport to proceed with the staff recommended "Option 1" which will allow Alaska Seaplanes to build a new terminal facility in conjunction with an airport-funded concourse connecting the air taxi facility to the main terminal. The aspect of this plan which would allow for a temporary parking lot for cargo unloading at the new receiving counter, eliminating the need for carts shuttling back and forth across Shell Simmons Drive, is appealing due to the high volume of freight that is delivered for Elfin Cove to Alaska Seaplanes.

ATTACHMENT #4

From: Norm Carson [<mailto:nlcarson@att.net>]
Sent: Tuesday, June 05, 2018 11:21 AM
To: Patty Wahto
Cc: carl@flyalaskaseaplanes.com
Subject: North Terminal Improvements

To: David Epstein, Chairman
Airport Board

Dear Mr. Epstein and Board Members,

The Pelican Chamber of Commerce, (18 members), support Option 1 in considering the North Terminal Improvements.

The North Terminal of the Juneau International Airport is Southeast Alaska's regional air transportation hub. Daily scheduled air service to Pelican is provided by Alaska Seaplanes under the US Department of Transportation's Essential Air Service program. Seaplanes is a critical transportation link for Pelican, providing access to medical services, goods and supplies, and connecting interstate flights for personal, business and tourist travel. The existing North Terminal building, dating back to the 1940s, no longer meets the needs or expectations of scheduled air service passengers and freight operations. Juneau Airport staff have struggled to come up with funding for replacing the building, and so have come up with a new option—a public private partnership between the airport and tenants which would allow Alaska Seaplanes and others to build their own facilities on land vacated by tearing down the old portion of the terminal. A game-changing aspect of this plan is a dedicated temporary parking lot for cargo unloading at the new Seaplanes cargo receiving counter, eliminating the need for carts shuttling back and forth across Shell Simmons Drive. We urge the airport to proceed with staff recommended "Option 1" which will allow Seaplanes to build a new terminal facility in conjunction with an airport-funded concourse connecting the air taxi facility to the main terminal.

Thank you for considering our recommendation.

Norm Carson, President
Pelican Chamber of Commerce
PO Box 737
Pelican, Alaska 99832



City
of
Pelican

BOX 737 - PELICAN, ALASKA 99832 - PHONE: 735-2202/2203 - FAX: 735-2258 - EMAIL: cityhall@pelicancity.org - WEBSITE: www.pelican.net

EQUAL OPPORTUNITY EMPLOYER

June 6th, 2018

Airport Manager Patty Wahto

and

David Epstein, Chair

Juneau International Airport Board of Directors

City and Borough of Juneau 1873 Shell Simmons Dr., Ste 200

Juneau, AK 99801

RE: Juneau Airport Board Operations Committee May 18th, 2018 Meeting, Phase 2 Terminal
Reconstruction Discussion, Attachment # 1, Option #1

Mr. Epstein and Board Members;

I am writing in support of Alaska Seaplanes considering building their own facilities as proposed in
Option 1.

I completely agree with the "Pros" in the discussion and believe that an improved freight handling
facility leased or built by independent operators will improve the services to remote communities like
Pelican. We are excited that Alaska Seaplanes is growing to meet our growing needs, and freight traffic
is increasing beyond the capacity of the existing available space.

As a construction contractor myself, I believe new builds are good for everyone.

The Juneau Chamber said it best, "This project has funding available, creates construction jobs
important to local contractors and improves our primary transportation hub"

Approving Option #1 is a win, win way to move forward with the Juneau Airport Reconstruction.

Respectfully submitted,

Walt Weller, Mayor

Pelican, Alaska

ATTACHMENT #4

I am confident that a continued partnership between the Juneau International Airport and Alaska Seaplanes dedicated to the improvement of regional air service by proceeding with "Option 1" in the North Terminal reconstruction will benefit many communities like Elfin Cove. We fully support your efforts and look forward to the updates to the Juneau Airport.

Thank you for your consideration.

Sincerely,

Kelly Crump

Chairman - Community of Elfin Cove



May 22, 2018

David Epstein
Chairman, Juneau International Airport Board
1873 Shell Simmons Dr., Suite 200
Juneau, Alaska 99801

Emailed to: patty.wahto@jnuairport.com

Dear Mr. Epstein,

We are writing in regard to the Juneau Airport's future plans for renovation or replacement of the North Terminal. Wings Airways supports the direction airport staff has been moving over the last several months—towards a public-private partnership between the airport and North Terminal tenants that would allow them to build their own facilities on leased land, in exchange for the airport directing the greater part of local and federal funds towards the "knuckle" and other non-revenue-generating areas of the building.

Several of the Wings Airways shareholders have worked on the airfield for decades now, including in the North Terminal building. We are well aware of the deficiencies of that facility. We are also well aware of tight economic situation right now requiring public agencies to do more with less. Along that line, it is refreshing to see the airport take an innovative approach to using what scarce local resources it has to leverage federal and private investment, maximizing the amount of funds possible, and directing the bulk of those funds towards areas of the building that benefit all users.

As a small business sensitive to controlling costs in this inflationary environment, we believe opportunities to leverage outside investment such as this should be pursued aggressively, as it reduces the potential pressure for increased revenue through fees and charges. As such, we urge your support for airport staff's "Option 1" plan for the North Terminal.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Clough'.

Albert Clough
Vice President
Wings Airways