

AIRPORT BOARD
AGENDA
6:00 P.M., THURSDAY, JULY 7, 2016
ALASKA ROOM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: Regular Monthly Meeting of June 14, 2016
- IV. APPROVAL OF AGENDA
- V. PUBLIC COMMENTS
- VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

A. Wings Airways Request for 30 year Lease on ‘Wings/Seaport’ Hangar
(Attachment #1): Wings Airways is working with Wells Fargo on the sale of the ‘Wings/Seaport’ hangar facility located at 8421 Livingston Way (Block P, Lot 4B). Wings Airways has requested a new 30-year lease based on their proposed purchase of the hangar facility (rather than an assignment of lease). The bank would also require this longer term commitment for financing the purchase.

A similar lease term was granted for TEMSCO in January. The updated Leasing Policy has not been finalized which would define ‘investment’. The request for a specific term commensurate with the purchase price would adhere to the language in the current leasing policy that the term of a lease be *‘long enough to allow the leaseholder a reasonable return on capital investment’*.

The TEMSCO lease was approved by the Board as a *‘one-time event until the Leasing Policy [could] be updated’*. This was a policy decision by the Board. Staff recommends treating this Wings Airways’ lease similarly.

Board Motion: *Approve Wings Airways request for a new 30-year lease, based on the purchase of the Wings/Seaport hangar located at 8421 Livingston Way, Block P, Lot 4B.*

B. Aircraft Rescue and Fire Fighting (ARFF) Grant Appropriation: Staff has applied for a Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grant in the amount \$2,584,688 for ARFF Building Modifications, to accommodate the new truck. A grant offer is expected at the end of the July. In the meantime, staff requests approval to introduce the grant for Assembly appropriation, along with funds from the Airport Fund Balance as partial Local Match. Additional funding for local match was previously approved by the Assembly through CBJ 1% sales tax. State match is anticipated after FAA grant award, and will be appropriated at a later date.

Board Motion: *“Appropriate a Federal Aviation Administration Airport Improvement Program grant in the amount \$2,584,688 and Local Match in the amount \$50,000 from the Airport Fund Balance Account, to the Airport Rescue and Fire Fighting Building Modifications Capital Improvement Project, and forward to the Assembly for final appropriation process.”*

C. Aircraft Rescue and Fire Fighting (ARFF) Building Modification Bid:

(Addendum of bid summary to be handed out at meeting) Construction bids for the ARFF Building Modifications project (contract E16-146) are currently scheduled to open on July 7, 2016, at 2:00 p.m. The protest period will extend to the close of business on July 8, 2016. There are no alternates identified in the project. The Airport Board will be asked to recommend that the construction contract be awarded to the lowest responsive and responsible bidder, pending no protest action, verification of all contract documentation, and appropriation of grant funding and local match. This will then be forwarded on to the Assembly. Summary of bids and proposed motion will be presented at the meeting.

D. Airport Manager’s Report:

1. Airport Rescue and Fire Fighting (ARFF) Truck Storage during Construction. The Streets Department has given the Fire Department/Airport permission to use the old Valley Street building to store the new ARFF truck (and whatever we need to store) during ARFF building reconstruction. We will still meet our current Index C with our trucks and the new truck will be minutes away for quick access.

2. Economic Impact Study. A *draft* of the updated Economic Impact Study can be found on the Airport website. The draft in-depth report link is:

http://www.juneau.org/airport/projects/documents/JNUEconomicImpact_June_29_2016Draft.pdf .

The draft summary flyer link is:

http://www.juneau.org/airport/projects/documents/11_17_FLYER_JNU_Economic_Impact_June_28_2016.pdf

These are out for review and comment at this time. Please direct any comments to Ken Nichols, Airport Engineer.

3. Airfield Projects Update.



Frangible stop signs on roadways.



Freshly painted/marked fuel tanks.



Infield mowing and landside trimming is a continuous operation this summer. Crew has continued brushing the fence line as well.

4. Airport Engineer Report (Attachment #2)

5. Airport Architect Report (Attachment #3)

VIII. CORRESPONDENCE:

IX. COMMITTEE REPORTS

A. **Finance Committee:** The Airport anticipates multiple FAA Airport Improvement Program grants over the next couple months. These grants will need to appropriate local match, and in one case, forward fund State match until the grant process is completed. Due to the complexity of the funding and the proposed use of Airport Fund Balance, staff is requesting a Finance Committee meeting be held in the next few weeks. The proposed date for the meeting would be July 18.

B. **Operations Committee:** Meeting still pending review of comments on draft Leasing Policy.

X. ASSEMBLY LIAISON

XI. PUBLIC COMMENTS

XII. BOARD MEMBER COMMENTS

XIII. ANNOUNCEMENTS

XIV. TIME AND PLACE OF NEXT MEETING:

A. Airport Board, 6:00 p.m., August 9, 2016, Alaska Room

XV. EXECUTIVE SESSION

XVI. ADJOURN