

**MINUTES OF THE CITY OF WICHITA
WICHITA AIRPORT ADVISORY BOARD**

Monday, January 3, 2005 – 3:00 p.m.

Present: Tim Austin, Dion Avello, Ron Estes, Mitch Faroh, Charles Fletcher, Beth Garrison, Willis Heck, Dorothy McKay, Dave Murfin, Jay Swanson, James Thompson

Absent: Charles Bouilly and Bill Calloway

Airport Staff: Tom Nolan, John Oswald, Valerie Wise, Jean Zoglman

City Staff: Doug Moshier

Chairman Austin called the meeting to order.

Approval of Minutes

Avello requested a revision to the minutes pertaining to the Fair Fares discussion at the December 6, 2004 meeting. It should reflect that the City Manager was encouraging the Fair Fares Board to persuade the business community to back AirTran.

Motion by Faroh to approve the minutes of the December 6, 2004 Wichita Airport Advisory Board meeting as amended. Motion carried unanimously.

Public Workshop – North Terminal Area Residential Property Owners

The recent ICT master plan has identified the residential area between Harry Street and Pueblo for long-term aviation development. John Oswald, Director of Airport Engineering and Planning, presented a map showing this three-block area of land north of the post office. At the August 26, 2004 public workshop a comment was made that the airport would not actively pursue the acquisition of any property for ten years. Since then, at the October WAAB meeting, the Board took a position to set aside funds each year over the next ten years so that the airport would be in a position to purchase land if there was a “willing seller.”

Estes commented that at the October WAAB meeting, the Board was not aware of what the residents wanted, nor did it want to prevent the Airport from buying land for ten years if there was a willing seller.

Question from Randy Hardy. Hardy is the owner of Hardy Aviation Insurance whose property faces Harry Street. Hardy asked if he sold his property to the Airport, if he could lease it back from the Airport Authority on a commercial basis.

Nolan responded that commercial operations which generate jobs and activity is the ultimate goal for this area and that residential areas the focus of any acquisition plans by airport because they are considered by FAA as least compatible.

Randy Hardy: If the airport buys the property, have you thought far enough ahead for those people that have commercial aviation-related operations to continue to stay on the Airport and lease the land?

Nolan responded that the Airport would offer a lease consistent with past leasing policies, which call for rent payments and a land lease based on fair market value if it purchased the property.

Questions from Terry of L & M Aircraft: L & M Aircraft is located on the corner of Yucca and Harry and sells aircraft parts. Terry asked if the property is aircraft related, if the Airport will be interested in buying those buildings in the long-term. Terry also asked if the Airport wants to own the property or if the Airport just wants to have aircraft-related businesses in that location.

Nolan stated that the Airport is just trying to manage its real estate and land because development to the south is limited. If in ten years a business in that location is generating good activity, the Airport would be hard-pressed to control it and expend that kind of money. The plan is to foster the aviation development that has occurred at the Airport over the last 50 years.

Question from Terry: Over time if the Airport continues to buy houses, what will happen to those homes?

Nolan stated that it would be turned into green space. The buildings would be demolished.

Question from Terry: It is critical to the development of that property to have water, decent streets, etc. It is now very expensive for an individual to develop that property with utilities. Are there plans to build that kind of infrastructure to support that development?

Nolan stated that in ten years that kind of infrastructure would likely be developed. If the Airport owned that property, it would work with the City to develop the appropriate utilities.

Nolan addressed the neighbors and stated that if they are interested in selling their property now or at some time in the future, they are free to call the office and it would be considered.

Comment from Robert Frisbie: Frisbie has written to the Airport Administration Office and has not heard a response. His concern was with the communications process.

Question from John Provorse, who owns property at Harry Street and Airport Way, across from EAC. His business is involved in aircraft certification work. John asked, if some of these properties are sold to other private parties within the next ten years, will the Airport want priority over others to buy it or if another business wants to buy it, who will take precedent over it?

Oswald responded that no deals have been made yet. The procedure to follow if there is a willing seller is the property would be appraised, there would be an asbestos evaluation, and if staff decides to move forward, the Airport would make an offer at the appraised value. If two parties cannot come together, then the owner can do whatever he/she wants. This is to be a voluntary concept.

Murfin asked if there is a strong desire from the neighbors to keep those three blocks as a neighborhood.

Tricia Moreno, who owns property at 1544 S. Ridge Road, stated that she has been fixing up her house and does not want to spend more money fixing it up if she has to move. Moreno wanted to know if it is necessary to put everything on hold or if she can settle there.

Nolan reminded that there are no active airport plans to pursue any acquisitions for another nine or ten years. Swanson suggested that it would be advisable to continue to make improvements that would increase the value of the property even if she decided to sell.

Master Plan/Terminal Plan Update

The airport layout plan for Jabara Airport has been approved. The airport layout plan for Mid-Continent Airport will be submitted soon. Very shortly both master plans will be submitted for final approval. The process of selecting a program manager for the terminal plan project is underway.

November 2004 Statistical /Report

Total passengers in November showed a slight decline (-.72%) over 2003. Total passengers to date in 2004 are up 5.69% over 2003. Nolan stated that aircraft operations are expected to increase with the new Cessna Service Center now open.

Other Business

Austin stated that air service will be a top priority of the WAAB. Sam Williams of SHS will be taking over as Fair Fares Chairman.

There was discussion regarding the governance of the airport.

Meeting adjourned at 3:50 p.m.

Valerie Wise, Clerk