

MINUTES OF THE CITY OF WICHITA
WICHITA AIRPORT ADVISORY BOARD

Monday, September 12, 2016

Present: Rob Benton, Paul Davis, Joseph Ellzey, Charles Fletcher, Dwight Greenlee, John Hennessy Jr., Richard Kerschen, Carl Koster, Karyn Page, Thom Rosenberg, Ron Ryan, Brent Wooten

Airport Staff: Brad Christopher, Leah Gisick, Traci Nichols, John Oswald, Ty Richardson, Valerie Wise, Jean Zoglman,

City Staff: Jay Hinkel, Deputy City Attorney

Guests: Jerry Siebenmark, Wichita Eagle

Chairman Wooten called the meeting to order at 3:01 p.m. and asked if anyone was present to speak on the public agenda. No one came forward to speak.

Approval of Minutes

Motion by Dr. Rosenberg and second by Mr. Fletcher to approve the minutes of the August 1, 2016 Wichita Airport Advisory Board meeting (WAAB). Motion carried unanimously.

Director's Report – Brad Christopher

The Airport sustained no damage after the September 3rd earthquake. After each earthquake Airport staff goes around and observes all structures. The question was asked whether or not the Airport falls under the city's deductible since the city has an earthquake damage insurance policy. Ms. Zoglman explained that the Airport is under the same property policy, but individual departments are not subject to the full deductible. Anytime the Airport has a property claim, the deductible is \$3,000.

The Wichita Airport hosted the South Central Chapter of American Association of Airport Executives back in 2012 and will again be hosting it April 2-4 of 2017. Ty Richardson is the conference chairman.

Garver, an engineering company based out of Kansas City, has decided to have a presence here in Wichita. They will be leasing some office space on the Airport property and have hopes of expanding as time goes on. Caldwell Transport is also interested in leasing space and are interested in the Cargo building. They will be handling the delivery of lost luggage for the airlines beginning on September 22, 2016.

On Tuesday, September 20, the Health and Wellness Coalition of Wichita is having a 'Take Off To Health' event. It will include a 1 mile/5K Run and Walk around the StreetSide of the Airport Campus.

The Airport has been working with Uber to assist them in connecting their drivers with their riders. Uber has three reserved passenger loading spots in the Close-In Parking Lot. If Uber is parked there for longer than 30 minutes they are required to pay the normal parking rate, in addition to the fees they pay for doing business on the Airport property. Airport Chief Xanders, Brad Christopher, and Belinda Witt met with the Wichita Rideshare Coalition of Uber drivers so as to keep communication open and help them in understanding Airport procedures.

Valerie Wise announced that Alaska Air will begin service to Seattle on April 13th, 2017. Service will be seven days a week and will depart from ICT at 6:10pm. The flight will be on a 76 seater aircraft operated by SkyWest Airlines.

Karyn Page arrived at 3:18 p.m.

Leasing Policy – Brad Christopher

All members received an updated draft of the revised Leasing Policy and a shorter document that showed what changes/additions have been made. Rents have previously been based on a CPI escalation. When a rent agreement is signed for 10-20 years, it's laid out in the agreement exactly what the rent will be for the entire time period. The Airports policy of adjusting the rent based on CPI every year, made it difficult for tenants to budget and for the Airport to project revenues. Under the new Leasing policy the Airport will have a 3% annual increase of land rental rates, and it will be applied to both airports equally. The language in the policy however, allows for the Airport to do a fair market appraisal and make adjustments, if needed, every five years.

The purpose of this leasing policy is as a framework to follow for all agreements and for transparency. Potential tenants can get an idea of the Airport's policies and it also keeps the Airport within FAA regulations.

A Motion was made by Dr. Rosenberg to approve the new leasing policy, with all revisions and changes, and to re-evaluate the policy every five years. 2nd by Mr. Ryan. Motion carried unanimously.

Project Updates – John Oswald

Mr. Oswald presented a PowerPoint showing construction project updates. Leasecorp began construction on a fourth hangar with a fifth one will begin later this year. There will be a parking lot and street rehabilitation project which will include reconstruction on Air Cargo Road, Midfield Road, and the loop road around the terminal. The PowerPoint also showed pictures of the area Hangar Dynamix will use to build a new hangar, the two new passenger boarding bridges that have been installed at the Terminal, the 2 story addition being added by Midwest Corporate Aviation, and The Hampton Inn & Suites construction.

Mr. Koster left at 3:49 p. m.

Election of Officers

A motion was made by Mr. Ryan, second by Ms. Page, to nominate Dr. Rosenberg as Chairman of the Wichita Airport Advisory Board. Motion carried unanimously.

Three separate motions were made for the nomination of Vice Chairman of the Wichita Airport Advisory Board:

*A motion was made by Mr. Fletcher, second by Dr. Rosenberg, to nominate Mr. Kerschen.
A motion was made by Mr. Hennessy, second by Mr. Ryan, to nominate Mr. Fletcher.
A motion was made by Mr. Wooten, second by Ms. Page, to nominate Mr. Ryan.*

*A motion was made to close nominations by Dr. Rosenberg, second by Mr. Fletcher.
Motion carried unanimously.*

Eleven members were present to vote and did so by secret ballot. Five votes were entered for Mr. Ryan, three votes for Mr. Fletcher, and three votes for Mr. Kerschen.

Mr. Ron Ryan, by majority vote, was named the Vice Chairman for the next year of the Wichita Airport Advisory Board.

Other Business

The next WAAB meeting will be Monday, October 3, 2016 at 3:00 p.m.

Motion to adjourn at 4:17 p.m. by Mr. Greenlee, 2nd by Dr. Rosenberg

Leah Gisick, Clerk