

FORT WAYNE-ALLEN COUNTY AIRPORT AUTHORITY

Fort Wayne-Allen County Airport Authority Board Meeting

Regular Session

September 19, 2022

3:00 p.m.

A meeting of the Fort Wayne-Allen County Airport Authority Board was held on September 19, 2022 at the Fort Wayne Aero Center, 4401 Altitude Drive, Fort Wayne, Indiana, 46809, Conference Room, F203, pursuant to proper legal notice. A quorum being present, Mr. Barry Sturges, Board President, called the meeting to order at 3:04 p.m.

ATTENDANCE:

**AIRPORT AUTHORITY
BOARD MEMBERS:**

Richard B. (Barry) Sturges, Jr., President, present
Gregg C. Sengstack, Vice President, absent
Timothy J. Haffner, Secretary, present
Jerome F. (Jerry) Henry, Jr., present
Kimberly M. Wagner, present
Réna Bradley, present

**AIRPORT AUTHORITY STAFF
& LEGAL COUNSEL PRESENT:**

Scott Hinderman, Executive Director
Robin Strasser, Dir. Admin. & Finance
Joe Marana, Dir of Operations and Facilities
Mike Deam, Airport Authority Attorney
Tom Trent, Airport Authority Attorney
Justin Treft, FBO General Manager
Stephanie Veit, Airport Development Director
Mary Easterday, Administrative Assistant

CALL TO ORDER:

A quorum being present, Mr. Sturges called the meeting to order at 3:04 p.m.

1. CONSIDERATION AND APPROVAL OF TODAY'S AGENDA AND CONSENT AGENDA

Mr. Scott Hinderman indicated staff had no changes to the posted agenda. Mr. Tim Haffner made a motion to approve the September 19, 2022 Board Agenda as posted and the Consent Agendas as presented below. Ms. Réna Bradley seconded the motion; the motion unanimously carried.

ADMINISTRATIVE CONSENT AGENDA:

- Approval of Board Minutes – 08.22.2022
- Review & Approval of Claims #22-09
- Accounts Receivable Report

BID CONSENT AGENDA:

(1) Public Safety Department Roof Replacement-Phase 1, TB22-D

Airport Staff solicited bids to replace the roof on a section of the Public Safety Department building that operates as a garage to house airport fire/safety vehicles. This section of the building is approximately 22' tall at the eave and has a roof that slopes 3":12". The existing metal roof system was damaged beyond repair in two separate high wind events.

BOARD MEETING MINUTES

September 19, 2022

Page 2 of 5

In response to the bid request, staff received two responses:

C.L. Schust	\$ 185,000.00
Fort Wayne Roofing	\$ 187,700.00

Airport staff reviewed the bids and recommended that the Board make an award to C.L. Schust as the lowest responsive and responsible bid in the amount of \$185,000.00. Approval was also requested for the Executive Director of Airports to sign the contract documents.

(2) Bid Results: Hangar 2041 Roof Replacement, TB22-C

Airport Staff solicited bids to replace the roof on Hangar 2041. The project scope includes the removal and replacement of the existing system down to the roof deck and provides for a new flexible sheet roofing membrane system.

In response to the bid request, staff received three responses:

C.L. Schust	\$ 569,000.00
Fort Wayne Roofing	\$ 407,700.00
McGuff Roofing	\$ 465,655.00

Airport staff reviewed the bids and recommended that the Board make an award to Fort Wayne Roofing as the lowest responsive and responsible bid in the base bid amount of \$407,700.00. Approval was also requested for the Executive Director of Airports to sign the contract documents.

CONTRACT CONSENT AGENDA:

(1) Order Number 1 for the Contract with Michael Kinder & Sons, AF21-01, FWA Airport Site Improvements-2021

This change order is a net project increase in the amount of \$7,836.19 and includes costs associated with additional concrete thickness on the full depth patching at the hangar door. The partial depth patching also encountered excessive spalling when it was milled out and required additional quantity depth of modified latex concrete.

Staff recommended approval of this change order with signature authorization for the Executive Director of Airports.

(2) Consideration & Approval of Contract with Martin Riley Architects. Engineers for Architectural Consulting Services

BOARD MEETING MINUTES

September 19, 2022

Page 3 of 5

Hangar 2003 which is leased by Sky West Airlines, sustained substantial damage as a result of the derecho that occurred on June 13, 2022. While initial emergency repairs were completed, Authority staff needs to prepare bid documents to complete the permanent repairs in accordance with structural assessments provided by the insurance adjusters. Authority staff has obtained a SOW and schedule of fees from Martin Riley Architects to verify existing conditions, conduct field measurements, develop drawings, prepare bid specifications, and oversee the construction process for the permanent repairs.

Authority staff requested Board approval of the professional services agreement in the amount of \$151,020.12. Staff requested approval for the Executive Director of Airports to execute the contract document.

2. ACTIVITY REPORT – AUGUST 2022

Mr. Scott Hinderman reported to board members on recent Airport Authority air service and marketing activities. His report to the board included the following:

- Activity for August 2022 is relatively flat - August 2022 enplanements were reported at 27,457 down less than 1% compared to August 2021 enplanements and up 13.7% year-to-date
- FWA is still operating in recovery mode from the Covid-19 pandemic and we anticipate meeting 2017 enplanement numbers by the end of 2022
- Delta is scheduled to discontinue service to Detroit in early October; however, Delta flights to Atlanta and Minneapolis will be serviced by larger aircraft which will result in an increase in Delta capacity by 54 seats per day (even with the loss of Detroit service)
- We anticipate the return of the Delta flight by mid-to-late summer of 2023; the routes had been profitable for Delta they were just unable to consistently man and fly the route
- Beginning October 6 American will add an additional flight to Charlotte and will begin operating 3 flights daily on the Charlotte route
- Board members inquired if we think we will lose passengers driving to Detroit once the Detroit flight is discontinued, and Mr. Hinderman commented that he feels we are more likely to lose passengers driving to Indianapolis to start their flights
- United will add 3 flights a day to Chicago during the months of October and November
- Mr. Hinderman commented that we are no longer losing passengers from “leakage” but rather “spillage” – simply because there are so few seats available out of FWA

3. CONSIDERATION AND APPROVAL OF AIR TRAFFIC CONTROL TOWER GROUND LEASE AGREEMENT

Mr. Scott Hinderman reported to the board that the current lease for the Air Traffic Control Tower will expire in September of 2023. Mr. Hinderman reported that the FAA has already reached out to staff regarding the renewal of a 20 year ground lease for the operation of the Air Traffic Control Tower located at the Fort Wayne International Airport. Mr. Hinderman indicated the current lease is set to expire September 30, 2023 and the lease being presented would start on

October 1, 2023. Mr. Hinderman noted that per FAA rules, they can not be charged for ground leases, hence there is no rental rate associated with this lease agreement. Mr. Hinderman summarized the lease agreement as follows:

Total Square Feet:	Approximately 14.452 acre for Air Traffic Control Tower
Lease Renewal Term:	20 years (current 20-year lease is set to expires September 30, 2023)
Start Date:	October 1, 2023
End Renewal:	September 30, 2043
Rental Rate:	\$0.00 – per FAA regulations
Right to Terminate	The Government may terminate this contract at any time; termination notice shall be delivered at least 30 days before the effective termination date
Improvements	None
Other Special Terms and Conditions	Government is responsible for snow and ice removal of the leased property

Mr. Hinderman also noted that legal counsel had reviewed the lease and provided approval of the lease agreement as presented. Mr. Timothy Haffner made a motion to approve the ground lease with the FAA for the operation of the Air Traffic Control Tower at FWA effective October 1, 2023 as presented. Ms. Kimberly Wagner seconded the motion; the motion unanimously carried.

4. INTRODUCTION OF ORDINANCE 22-02: ADDITIONAL APPROPRIATIONS ORDINANCE

Ordinance 22-02 was introduced by Mr. Timothy Haffner. A Public Hearing on Ordinance 22-02: Additional Appropriations Ordinance will be held at the October 17, 2022 board meeting.

5. NEW BUSINESS

Mr. Hinderman indicated staff had no additional business to bring before the board at this time. Mr. Hinderman did announce that the new gates 8-10 will open Thursday evening and the first outbound flights will depart from the new gates on Friday morning. Mr. Hinderman indicated he would be happy to provide a tour to any board member wanting to walk through the new area prior to Friday morning.

6. ADJOURNMENT

Mr. Haffner moved to adjourn the September 19, 2022, Regular Session Board Meeting at 3:14 p.m. Mr. Sturges adjourned the meeting.

EXECUTIVE SESSION:

An Executive Session was held prior to the regular session board meeting on September 19, 2022 at 2:00 p.m. at the Fort Wayne Aero Center, 4401 Altitude Drive, Fort Wayne, Indiana, 46809, Conference Room, F203, pursuant to proper legal notice, to discuss Personnel (pursuant to IC 5 14 1.5 6.1(b)(5) or (b)(6) or (b)(9), Lease Negotiations (pursuant to IC 5 14 1.5 6.1(b)(2)(D), pending or threatened litigation which is pursuant to IC 5 14 1.5 1(b)(2)(B), and confidential records which is pursuant to IC 5 14 1.5 6.1 (b)(7).

Attendance:

Richard B. (Barry) Sturges, Jr., President; present
Gregg Sengstack, VP; absent
Timothy T. Haffner, Secretary; present
Jerome F. (Jerry) Henry, Jr.; present
Kimberly Wagner; present
Réna Bradley; present
Mr. Mike Deam; present
Mr. Tom Trent; present
Mr. Scott Hinderman; present
Mr. Joe Marana; present
Ms. Robin Strasser; present
Ms. Stephanie Veit; present
Ms. Mary Easterday; present

By signing the minutes of the September 19, 2022, board meeting, it is hereby certified that nothing other than the topics, as noted above, were discussed during the Executive Session.

Signatures on File

Mr. Gregg Sengstack
Board Vice President

Ms. Kimberly Wagner
Board Member