

Regular Meeting of the Airport Advisory Commission
Held in the Conference Room at the RIAC – 1 Jerry Smith Circle
Thursday, February 21, 2019

Notice of this meeting given to the public in compliance with Section 10-15-1 through 10-15-4 NMSA 1978 and Resolution 18-55.

ROLL CALL

2. The meeting convened at 10:00 a.m. with Chair Kintigh presiding, and Vice Chair Armstrong, Commissioners Kunkel and Burress being present, with Commissioner Marley being absent.

City Councilors present: Judy Stubbs and Jacob Roebuck

Staff present: Scott Stark, Mark Bleth, Louis Najar, Evangelina Guerrero

Guests present: Dennis Corsi, Tim Archibeque, Justin Pietz, John Rostas, Adam Ambro, Christopher Huebner, Larry Connolly, and Lisa Dunlap

APPROVAL OF AGENDA

3. Vice Chair Armstrong moved to approve the February 21, 2019, Airport Advisory Commission meeting agenda as presented. Commissioner Kunkel was the second. A voice vote was 4-0, and the motion passed, with Commissioner Marley being absent.

APPROVAL OF MINUTES

4. Vice Chair Armstrong moved to approve the January 17, 2019 minutes. Commissioner Kunkel was the second. A voice vote was 4-0, and the motion passed, with Commissioner Marley being absent.

NON-ACTION ITEMS

5. Airport Director "Status Report" (new tenants, significant developments, new or renewed leases, etc., status of Air Service consultant RFP) – Scott Stark, Air Center Director, discussed the following: New & Renewed Lease Agreements, Pecos Flavors Lease Modification and Liquor License, Air Service Data & Statistics, Air Service Consultant Request for Proposal, Legal Committee, Procurement Officer, Navy, Ramp, NM Department of Aviation Grants.
6. Construction Project Updates (Hangar 1083, Terminal Food Service, Bldg. 60, Water Towers) Louis Najar, City Engineer, discussed the following PowerPoint presentations: Proposed Alternate Composite Tank PowerPoint presentation – (Contractor, Consultant Engineer, Federal Aviation Administration, Completion Date, Bid, City Council, and Environmental Protection Agency) and RIAC Restaurant & Bar Project PowerPoint presentation – (Layout, Materials, Pricing).

7. “Wide Body Hangar Development Program” Update – Dennis Corse, Armstrong Consultants, discussed the following PowerPoint presentation: Wide-Body Hangar - Warehouse PowerPoint presentation – Schematic Floor Plan (Fire Protection Building w/Tanks, Receiving & Loading Docks, Offices, Shops, HVAC, Hangar & Warehouse doors, etc.) Hangar Options, Aviation Warehouse Options, Site Options, Cost of Options, Infrastructure, Airport Comparison Analysis, Funding, NM Department of Aviation, Investors (Third-party developer), Seasonal Tenants, Go-to-market, Airport Authority, Economic Development
8. Airport Terminal Study Update – Justin Pietz, Armstrong Consultants, introduced Adam Ambro, Gensler, and he discussed the following PowerPoint presentation: RIAC Terminal Evaluation Study PowerPoint presentation – Forecast of Aviation Demand, Inventory (Existing Conditions, Functional Diagrams, Code Analysis, Structure Analysis, Historical Analysis), Alternatives (Facility Requirements, Options, Construction Costs, Component Options, Regional Context)

NEW BUSINESS/REGULAR ITEMS

9. Discuss options and make a recommendation for T-Hangar on issuing a Request for Proposal for third party construction – Scott Stark, Air Center Director and Mark Bleth, Air Center Manager discussed the following: T-Hangar Waiting List, Avflight, T-Hangar Building Development, Terminal Parking, Security, General Aviation Meeting – Saturday, February 23, 2019, Request for Proposal, Cost per Square Foot, Pricing, Infrastructure (water & sewer), FBO (“Fixed Base Operator”) operations and amenities

Commission comments for future agenda items

10. Discuss potential agenda items for the March 2019 meeting – Chair Kintigh discussed potentially presenting the following item on the agenda in March: Update for the “Wide Body Hangar Development Program”

Reports/Announcements – Members, Council, Staff – None

Public Participation – None

Adjourn

The meeting adjourned at 12:20 p.m.

Next Meeting Date

Next meeting scheduled for Thursday, March 21, 2019 at 10:00 a.m. in the RIAC Conference Room.