

**Sioux Falls Regional Airport Authority
Board Meeting Minutes**

March 24, 2016

Members Present: Lon Stroschein, Mike Luce, Julie Schnaible

Members via Conference Call: Dave Nelson

Staff Present: Dan Letellier, Richard King, Brad Nelson

Guests Present: Mark Weiderrich, Goldsmith Heck; Elizabeth Hurtz – Davenport/Evans

Ayes and nays were taken on all motions and all motions were passed unanimously unless otherwise noted.

Vice-Chairman Stroschein called the meeting to order at 12:02 p.m.

1. **Minutes-** Mike Luce moved and Julie Schnaible seconded approval of the minutes of February 25, 2016. Motion carried.
2. **Bills for Approval-** Dave Nelson moved and Mike Luce seconded approval of the bills as presented. Motion carried.
3. **Consent Agenda-** Report on Consent Agenda items by the Executive Director. Julie Schnaible moved and Mike Luce seconded approval of the consent agenda:
 - A. T-Hangar Lease with John Schreurs for airport hangar T1-4.
 - B. Lease assignment with U.S. Hotel Resort Management to transfer hotel lease to The Ramkota Companies.
 - C. Change orders for the Terminal Checkpoint expansion project totaling \$17,452.00
 - D. Change order with Beckman construction for changes to the Interior Finishes Project totaling \$280.00
 - E. Amendment to Task Order #41 with Goldsmith/Heck Engineers to increase fee by \$34,491.00
4. **Report by Executive Director-**
 - A. The Executive Director introduced the newly appointed Commissioner to the Board, Raquel Blount. Ms. Blount is currently the Vice-President of Commercial Real Estate for the Lloyd Companies and will bring valuable insight to the board when considering development opportunities for land owned by the airport.
 - B. 1. Construction Updates- The Deputy Director provided an update on construction. Phase 5 continues on schedule with a completion date of June 3rd. Shortly after the temporary escalator will be disassembled and then reassembled in its permanent location. Finishes to the lobby area will follow in June-August time period.

2. The Lower level interior improvement project is close to completion. New interior lights are being reviewed to improve the aesthetic appearance of the new column covers in the ticketing lobby
 3. Elmwood Mitigation Project, Phase 3 will resume April 4th with an anticipated completion date of June 10th. Once grow-in is accomplished this summer the entire project will come to a close by Labor Day.
- C. Proposed Elmwood Hotel- The Executive Director provided a brief review of the proposed hotel development by the City on the Elmwood Golf Course. The Authority and Air National Guard have been included in discussions regarding the location and potential issues related to air space protection and noise mitigation. The developer will be required to submit to the FAA an Air Space study to ensure the structure will not impact arrival or departure safety surfaces to the primary runway. The hotel lease will also require language that protects the Authority and City from all future litigation regarding noise which may impact the hotel due to its close proximity to the airport.

5. Old Business

- A. Sanford Health Lease for Children's Play Area- The Executive Director presented a revised lease to the board for review that provides for a children's play area on the concourse sponsored by Sanford Health. Julie Schnaible moved to approve the new lease as proposed. Mike Luce seconded. Motion carried.
- B. PFC Application Update- The FAA is completing its final review of the application and requested documentation has been provided. Future public meetings will be scheduled soon as well as consultation meetings with existing commercial airlines. Revised time line to begin collection of the fee has been pushed to August.
- C. Parking Study – Commissioner Nelson inquired about the status of a Parking Lot Study that was discussed at the October meeting. Executive Director Letellier informed the Board that a revised proposal has been received by Walker Parking Consultants utilizing data collected from our Master Plan to lower the proposed fee. Letellier is waiting for a follow-up proposal from KLJ Engineers to provide a similar study and a selection will be made between the two proposals. A presentation will be provided to the Board at the April meeting for consideration.

6. New Business

- A. Award Construction Bid for a Taxiway Extension and Alpha Taxiway Repair – Bids were opened on March 22nd for a project that will extend a general aviation taxiway and repair/replace sections of Alpha Taxiway. Two bids were received with the low bid presented by BX Civil and Construction. Dave Nelson moved to award the construction project to BX Civil and Construction for the base bid amount of \$1,091,964.10 and reject Alternate #1 in the amount of \$314,770.25. Mike Luce seconded. Motion carried

7. **Open Segment-** No discussion
8. **Executive Session-** Legal issue. Mike Luce moved to enter executive session at 12:52pm. Julie Schnaible seconded. Motion carried.

Dave Nelson moved to adjourn executive session at 1:50pm. Julie Schnaible seconded. Motion carried.

9. **Additional Item-**
 - A. Mike Luce moved to approve the proposed modifications to the Executive Director and Deputy Director Compensation plan as presented by Commission Stroschein to go into effect May 1, 2016. Julie Schnaible seconded. Motion carried.

Mike Luce moved to adjourn at 1:55pm. Julie Schnaible seconded. Motion carried.

Date

Secretary