

MEETING RECORD

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DATE: 8/30/2023
TIME: 3:31 – 4:53 PM
RE: Planning and Development Subcommittee Meeting (PDSC)
ATTENDEES: Tom Fleming, Diane Jones, Troy Bliss, Scott Schorling, Aaron Ehle, Dave Ruppel, Kate Morgan, Rick Turley, Stephen Hayne. Josh Birks was absent.

Begin Meeting Record 8/30/2023

Agenda Item #1: Meeting Minutes from July 26, 2023

- Board Member Jones moved to approve the minutes. The motion, seconded by Board Member Fleming, passed unanimously.

Agenda Item #2: Airport Development Review Process

- There is currently a strong demand for hangars, and several developers are interested in building hangars. The Commission requested updates to the development process and leasing policy before reviewing proposals.
- Staff reviewed the existing documents which are provided to developers and recommended updating the Available Land Map with more distinction between aeronautical and non-aeronautical use development.
- Board Members spoke in favor of updating the documents and map with designated uses, design guidelines, and specific infrastructure requirements. Multiple options for funding infrastructure development were discussed, including lease incentives for private development or government funding, presenting the items to the Commission for further direction.
- Board members agreed to compile a development process proposal for the Commission. This would outline a more specific policy for land use, leasing, and project phasing. The development map would be updated to include specific land uses, availability, and high-demand areas.
- This policy could include leasing rates and help establish a fair market price for hangars after the costs of infrastructure and building are determined.
- While this process is under review, proposals will still be accepted for the available Greenfield sites, which constitute approximately 20 acres of airport land.

Agenda Item #3: Open Discussion

- Board Member Fleming suggested taking a more in-depth review of the budget over a 5- to 10-year period for capital improvement projects which shows two options (with and without commercial service) to help guide the planning process.
- No members of the Airport Commission have volunteered to sit on the PDSC.

End Meeting Record