

MEETING RECORD

APPROVED AS AMENDED

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DATE: 12/6/2023
TIME: 3:31 – 4:51 p.m.
RE: Planning and Development Subcommittee Meeting (PDSC)
ATTENDEES: Tom Fleming, Diane Jones, Scott Schorling, Rick Turley, Troy Bliss, Josh Birks, Aaron Ehle, Dave Ruppel, Kate Morgan, Stephen Hayne, Conrad Cichos, Philip Glasgow

Begin Meeting Record 12/6/2023

Agenda Item #1:

Meeting Minutes from November 1, 2023

- Motion by Board Member Jones to approve the minutes as amended. Motion seconded by Board Member Fleming. All present Board Members voted unanimously to approve the minutes as amended.

Agenda Item #2:

Preparation for 12/14 Airport Commission Land Use and Leasing Policy Recommendation

- Members of the PDSC reviewed the Land Leasing Policy and Land Use Plan PowerPoint to be presented to the Airport Commission.
 - Emphasis should be placed on explaining how a new guiding document for Airport development would be more effective than the existing documents.
 - The FAA must approve any changes in land use from aeronautical to non-aeronautical.
 - Staff seeks support from the Commission to proceed with a clear leasing policy and designate some select properties to market and expedite business/commercial development.
- Members of the PDSC reviewed the Private Leasing and Disposition Strategy PowerPoint to be presented to the Airport Commission.
 - Properties used for aviation-related businesses may require a different development process and incentive structure than non-aviation businesses. Land designations can help determine appropriate development incentives.
 - A consultant brokerage firm that specializes in airport disposition may be able to provide contracted services at the Commission's direction which increase exposure and expedite the development of select/high priority sites at the airport.

Agenda Item #3:

Airport Commission Survey

- Board Members were requested to review the survey questions and provide feedback to staff after the meeting due to time constraints.

Agenda Item #4:

Open Discussion

- Stephen Hayne, representative of the Lear Earhart Hangar Association, presented the 101-hangar development proposed for Site B and requested information on how to proceed.
 - The Commission must provide direction regarding the development approval process before the proposal can be formally reviewed and granted any assurances.
 - The applicant team found that infrastructure development of site C is cost-prohibitive for smaller private projects and therefore is focusing on site B. Multiple builders may be able to collaborate on the development of site C to make it more affordable.

End Meeting Record