Minutes of the Joint Meeting of the MNAA General Aviation/Operations/Planning & Engineering and MPC Engineering & Planning Committees

BNA Nashville International Airport

Date:	June 4, 2020	Place:	Nashville International Airport Board Room / Electronic Meeting
Time:	3:00 p.m.		
Committee Members Present:			Bill Freeman, Chair; Nancy Sullivan, Vice Chair; and Amanda Farnsworth
Committee Members Absent:			None
Others Present:			Dexter Samuels, Board Chair; Trey Harwell, Board Vice Chair; Kevin Crumbo; Jimmy Granbery; Bobby Joslin; John Doerge; Christy Smith; Doug Kreulen; Cindy Barnett; and Angela Edwards

I. Call to Order

Chair Freeman called the General Aviation/Operations/Planning & Engineering (GAOPE) Committee meeting to order at 3:00 p.m., pursuant to Public Notice dated June 2, 2020.

II. Roll Call and Open Meetings Announcement

Ms. Angela Edwards, Staff Secretary, read the Open Meetings Act Announcement as follows:

The Joint Meeting of the MNAA General Aviation/Operations/Planning & Engineering and MPC Engineering & Planning Committees will be held in accordance with Executive Order No. 16, signed by Governor Bill Lee on March 20, 2020, as amended by Executive Order No. 34, signed by Governor Bill Lee on May 6, 2020, allowing a governing body to hold meetings by electronic or other means of communication without a quorum being physically present if the governing body determines that meeting by electronic means is necessary to prevent the spread of COVID-19 or other related epidemics to protect the health, safety and welfare of the public and members of the governing body. All votes taken during this meeting will be by roll call vote.

Ms. Edwards called roll of the members of the Joint Meeting of the MNAA General Aviation/Operations/Planning & Engineering and MPC Engineering & Planning Committees. All members were present.

III. Approval of Minutes

None

IV. Chair's Report

Chair Freeman stated he was excited to begin the discussion about the development of John C. Tune Airport (JWN) and the types of facilities and amenities that may be available in the future. These discussions and workshops will take place over the next several months. Chair Freeman thanked everyone for joining the meeting.

President Kreulen stated that Mr. Jeff Roach, AVP, Strategic Planning and Mr. John Corbitt, AVP, Real Estate Development, had begun the dialogue process with Aeroplex Group Partners (Aeroplex) and Aeroplex had already begun an evaluation. Staff envisions the Commissioners will meet a couple more times to discuss options with Aeroplex as their evaluations progress.

V. Items for Approval

None

VI. Information Items

A. John C. Tune Development Workshop

Mr. Roach began the presentation by explaining that the consultants from Aeroplex are attending the meeting electronically and would talk a lot about scope. Scope refers to the planning phases in the development. Today's presentation will focus on Scope I and II. Scope I entails the discovery, inventory and documentation while Scope II is the development plan for tornado impacted facilities. There may be tornado related activities completed in Scope III through V as requested by airport staff. Each scope has tasks and deliverables that Aeroplex will complete in the planning process.

Mr. Roach turned the meeting over to Mr. Curt Castagna of Aeroplex, Project Principal. Mr. Castagna gave a background of the company and its experience. Mr. Castagna introduced the team working on this project. Each team member gave a brief description of their experience in the industry.

Mr. Castagna turned the presentation over to Mr. Steve Domino, Senior Airport Planner. Mr. Domino discussed tasks completed to date. Those tasks included data requests such as base files, master plan, CAD files, forecast, tenant lease list, displaced tenant list, and hangar waiting list. Document review has been completed except for the master plan which is still being reviewed.

President Kreulen reported as things progress, there may be a need to prepare a new master plan depending upon the results of the evaluations and what the Board ultimately decides to build.

Committee Chair Freeman stated the tornado disaster had given the Board an opportunity to re-think what JWN will look like over the next 20 to 30 years and that the goal is not necessarily to rebuild exactly what was there previously. The Board would like to take a look at all possibilities of what could be done with the space such as types of hangars and amenities that would be attractive to customers and not be driven by what was there in the past.

Mr. Domino reported that a kick-off meeting with the airport staff had been conducted to understand limitations such as FEMA, insurance, and available funds. President Kreulen stated the Commissioners will set the strategic direction. There will be some FEMA help, some insurance money, and possibly some private development. Once the pool of money is known, staff will need to determine how to move forward financially with direction from the Commissioners. President Kreulen stated there would not be any restrictions as to what facilities or amenities could be built.

Chair Freeman spoke about the current financial climate. Interest rates may be the lowest in history which could allow JWN to be developed into a world class airport. Chair Freeman stated the Board did not necessarily want to borrow more money, but the market might help establish what the Board determines is affordable. Chair Freeman stated the Board would like the opportunity to see all options available and to come up with a plan that is a win for JWN, its customers, and the city.

President Kreulen told the Aeroplex consultants that while there are limitations, the Board does not want finances to be an issue while looking at all opportunities there may be at JWN.

Mr. Domino continued the presentation with Aeroplex's understanding of what the project needs are. The replacement facilities are to receive the highest priority. MNAA staff wants to maximize use of all available property. The FBO lease boundary may need to remain or it could change to maximize efficient layout. Forecasts indicate there are more corporate needs that need to be met. Terrain and grades may limit alternatives. Short term development will focus on the east side of the airport due to accessibility and sufficient area. The west side lacks infrastructure and access and would therefore be a long-term future development option.

President Kreulen stated there are Notices of Availability for parcels on the east side that have been put out for solicitation. Those sites will be included in this evaluation. MNAA could decide to go ahead with

firms that have sent in proposals or wait and decide the best use for those sites after Aeroplex's evaluations are complete. The west side area can be developed if it is determined it would be useful. There are no limitations as far as looking at all available options.

President Kreulen stated MNAA needs to give its insurance companies a plan for development and a realistic schedule as soon as possible as insurance will only pay for a certain amount of time for business interruption.

Mr. Domino stated engagement will be with the MNAA GAOPE Committee, MNAA staff, the FBO, displaced tenants, existing tenants, those individuals on the hangar waiting list, and others, if any.

President Kreulen stated there is a bigger group of clients with heavier aircraft at JWN that do not have hangars and that needs to be taken into consideration when evaluating hangar space. Mr. Castagna thanked everyone for their comments.

Mr. Castagna turned the meeting over to Mr. Steven Derengowski, Associate Airport Planner. Mr. Derengowski presented a series of slides showing layouts of JWN and discussed the destroyed/redevelopment area considerations and issues such as:

- Hangar Placement (size, location, and orientation)
- Taxilane Alignment (orientation, perpendicular and set back distance)
- Expandability (maximize available land)
- Site Grade (limited options, and terrain limitation)
- Tenant Leases (boundary in most advantageous location)
- Utilities (repair, replace and expand)

Mr. Derengowski concluded his portion of the presentation and turned the meeting over to Mr. Justin Castagna, Project Manager. Mr. Castagna spoke about task details in Scope II (Redevelopment Plan for Tornado-Impacted Facilities Plan of Approach). Those tasks include:

- Task 1 – Forecast Need, including discussion on FBO Site
- Task 2 – Comparable Analysis – Market Rental Rates Comparable to JWN
- Task 3 – Facility Requirements
- Task 4 – Prepare Development Alternatives

- Task 5 – Prepare ROM Cost Estimates
- Task 6 – Prepare Financial Analysis for Development Alternatives
- Task 7 – Prepare Development Layout Plan

Mr. Castagna then discussed the timeline for tasks related to Scope II. It is estimated these tasks would take approximately 16 weeks to complete. In Task 1, a survey will be sent to displaced and existing tenants to garner demand and interest at the airport in terms of what type of aircraft the consultants need to plan for.

Aeroplex will conduct two site visits in Scope II to get familiar with the airport, development areas, and to meet with airport staff. It is estimated that the first site visit will be in 30-45 days. Towards the end of Scope II, Aeroplex will present alternatives to staff and the GAOPE Committee.

Mr. Castagna went on to briefly discuss Scope IV (Development Plan for Undeveloped Land Related to Tornado Recovery Plan of Approach). Much of the work in this scope would be determined by Scope II Development.

After lengthy project discussions and feedback from Commissioners, Mr. Castagna thanked everyone for their comments and the helpful information provided.

This item was presented for information purposes only with no action required.

VII. Adjourn

There being no further business before the GAOPE Committee, Chair Freeman adjourned the meeting at 4:25 p.m.

William H. Freeman, Board Secretary