Minutes of the MNAA General Aviation/ Operations/Planning & Engineering Committee

BNA Nashville International Airport

Date:	November 5, 2020	Place:	Nashville International Airport Board Room / Electronic Meeting
Time:	10:00 a.m.		
Committee Members Present:			Bill Freeman, Chair; Nancy Sullivan, Vice Chair; Amanda Farnsworth; and Jimmy Granbery
Committee Members Absent:			None
Others Present:			Bobby Joslin; John Doerge; Chair Harwell; Kevin Crumbo; Christy Smith; Doug Kreulen; Cindy Barnett; Lisa Lankford; and Angela Edwards

I. Call to Order

Chair Freeman called the General Aviation/Operations/Planning & Engineering (GAOPE) Committee meeting to order at 10:05 a.m., pursuant to Public Notice dated October 30, 2020.

II. Roll Call and Open Meetings Announcement

Ms. Angela Edwards, Staff Secretary, called roll of the members of the MNAA GAOPE Committee. All members were present.

Ms. Edwards read the Open Meetings Act Announcement as follows:

The Meeting of the MNAA General Aviation/Operations/Planning & Engineering Committee will be held in accordance with Executive Order No. 16, as amended by Executive Order No. 34, as amended by Executive Order No. 51, as amended by Executive Order No. 60, and as amended by Executive Order No. 65, signed by Governor Bill Lee on October 28, 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.

III. Approval of Minutes

None

IV. Chair's Report

Chair Freeman had no Chair's Report but thanked everyone for their attendance.

V. Approval Items

None

VI. Information Items

JWN Redevelopment Financial Analysis

Mr. Jeff Roach, AVP, Executive Director, JWN, Ms. Traci Holton, AVP, Chief Engineer, Mr. John Corbitt, AVP, Real Estate, and Mr. Curt Castagna, President, Aeroplex, Inc., briefed the Committee on this item.

Mr. Roach reviewed the concept development areas, the redevelopment background, and progress to date.

Ms. Holton presented a map of the MNAA T-hangar development project in areas 1A, 1B, and 1C which sit on a 21-acre site to include 15 total buildings with fifty-seven 42 ft. units and forty-nine 48 ft. units, for a total of 106 units. Ms. Holton went on to discuss the construction research/progress including environmental, design, manufacturers, and a progressive design build. Ms. Holton presented the proposed redevelopment schedule beginning with the Request for Proposal advertisement in November 2020 to completed construction in July 2022. After questions and discussions, Ms. Holton concluded her presentation.

Mr. Castagna presented a map of the overall approved airport development concept breaking down each phase of development into total phase cost estimates (hard and soft costs) at today's prices. Mr. Castagna reported the complete development could take 10-15 years, conservatively.

President Kreulen discussed the MNAA development area funding sources including the airport's insurance proceeds, anticipated FEMA money, and BNA's Tennessee Equity Fund. MNAA's insurance consultant is working with different agencies for final numbers on insurance and FEMA proceeds.

After questions and lengthy discussions, Mr. Castagna discussed financial model assumptions and cost recovery rent structures.

Mr. Corbitt presented T-hangar rent history, future rental rate evaluation, and staff's recommendation to pursue a cost recovery and future development revenue stream model.

President Kreulen concluded the presentation with a review of next steps.

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

V. Adjourn

There being no further business before the GAOPE Committee, Chair Freeman adjourned the meeting at 11:31 p.m.

William H. Freeman, Secretary