

# ***Skyhaven Airport Operation Commission Skyhaven Airport***

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## **MINUTES OF MEETING NO. 18**

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**DATE OF MEETING:** *July 21, 2008*  
**LOCATION:** *Skyhaven Airport*

### **ATTENDEES:**

<b>Peter Bruckner- Present</b>	<b>Walt Colby- Present</b>	<b>Richard Jackson- Absent</b>	<b>Sandra Keans- Absent</b>
<b>Kenneth Ortmann- Present</b>	<b>Bill Richard- Present</b>	<b>Richard Wasson- Present</b>	<b>Sen. Kenney- Absent</b>
Glen Horne	Aimee Clancy		

- SAOC Members in bold

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### **Acceptance of Meeting Minutes of June 16, 2008:**

A motion was made by Kenn Ortmann and seconded by Walt Colby to approve the minutes of June 16, 2008. Unanimous.

### **Standard Topics**

#### **Project List - No change**

Hangar Wait List – Tenant in Hangar 1-10 has moved to Hangar 3-5. John Ricciotti is moving into Hangar 1-10. Updated Hangar Waiting List of 32 names posted. Bill Richard suggested a postcard be sent annually to each person on the list confirming their interest. If they do not respond by the requested date they will lose their place on the list. Motion was made by Bill Richard and seconded by Richard Wasson. Unanimous.

Finance Report – Accepted – Moved by Kenn Ortmann and seconded by Richard Wasson. Unanimous. It was noted that the next report will show different accounting class codes due to changes in the state accounting system.

FBO Update – The Annual Fly Market has been cancelled for this year. Gross revenues are down \$107,000 YTD. Fuel revenues are up, however, gallons sold are down by 3,000. Aircraft rental and instruction revenues are down by 75%. Glen contacted his insurance company regarding selling 93 Octane: there should be no problem and no increase in his rates.

### **Old Business**

<b>Item</b>	<b>Description</b>	<b>Action</b>
1.6	OVA Contract Negotiations -	Aeronautics

MTG #4 It was requested that Aeronautics continue talks with OVA to renegotiate the lease. A draft lease was requested for the September Meeting.

MTG #5 Jackson moves: Because of the delay caused by Rochester's decision on acquiring Skyhaven Airport, it has come to the attention of the SAOC that OVA has made the business decision to leave Skyhaven if a new contract is not signed by December 2007. The Commission respectfully requests that the (City) encourage the State of New Hampshire to quickly come to terms with OVA. The SAOC strongly believes that OVA has shown, during the previous 20 years, it is a profitable operation. OVA provides critical services which can not be easily duplicated. Seconded by Wasson. Vote is Unanimous.

MTG #6 Non-public session approved by unanimous roll call

Jackson moved to come out of non-public session – approved by unanimous roll call.

MTG #7 OVA's lease was discussed in detail on how to proceed with negotiations

MTG #8 Kenn Ortmann moved that the Commission go into non-public session for the purposes of contract negotiations with OVA under RSA 91. 2<sup>nd</sup> the motion by Bill Richard. Roll Call Unanimous

Motion by Kenn Ortmann to come out of non-public session 2<sup>nd</sup> by Dick Jackson. Vote is Unanimous. Motion by Bill Richard, 2<sup>nd</sup> by Kenn Ortmann to seal minutes to non-public session.

MTG #9 Changes being incorporated. Most everyone seems to be of the same understanding.

MTG #10 Contract has been reviewed by Aeronautics. SAOC will present their figures to Glen (OVA) for discussion.

MTG #12 No change

MTG #13 Discussed in non-public session.

MTG #14 Discussed in non-public session.

MTG #15 No change

MTG #16 No change

MTG #17 No change

**MTG #18 No change**

1.7

**Airport Transfer -**

MTG #2 City must make the decision by March 2008

MTG #3 No change

MTG #4 No change

MTG #5 Some discussion but no change

MTG #6 Discussed in conjunction with OVA Contract Negotiations

MTG #7 Discussed in conjunction with OVA Contract Negotiations

MTG #8 City council will vote to approve a study contract with RKG to include possibility of hangar rental expansion. Ortmann moves that SAOC support the economic potential of hangar expansion as part of the RKG study. Motion was seconded by Richard – Unanimous

MTG #9 Kenn Ortmann and Peter Bruckner met with Rochester Economic Development Commission (REDC). They seem to be supporting a PDA takeover due to financial stability issues. A working meeting was tentatively set up for November 1 at the City offices.

MTG #10 RKG will present their completed study to the City Council on November 20, 2007. SAOC passed a motion to write a letter to the City Council giving their comments to the study.

MTG #12 Some general discussion on RKG's survey results.

MTG #13 Discussed in non-public session.

MTG #14 Peter Bruckner moved that SAOC to write a letter to Director Ferns to explain that the role of the SAOC must be preserved and was seconded by Kenn Ortmann. Unanimous.

MTG #15 Underway.

MTG #16 It appears Skyhaven will be transferred to Pease Development Authority.

MTG #17 Jack Ferns and Dick Green are having a Long Range Planning Meeting Wednesday, June 18, 2008. Kenn Ortmann moved that a letter be sent to Peter J. Loughlin, Executive Committee, Vice Chairman, Marketing and Economic Development Committee from SAOC expressing an interest in being involved in the transition of the airport. Motion was seconded by Bill Richard. Unanimous.

**MTG #18 A motion was moved by Kenn Ortmann and seconded by Richard**

Wasson to draft a letter to Stephen LaBonte, Assistant Attorney General, indicating that SAOC strongly supports a temporary contract of no more than one year to allow a more deliberative process for a long term contract with PDA. Additionally SAOC requests the opportunity to review and comment on all contracts and leases relative to PDA and OVA prior to approval. A draft of this letter would be forwarded to Sandra Keans for comment and signature. Motion passed unanimously.

- 1.8 **Hangar Repairs** - Dick Jackson mentioned that the roof over hangar 2-0 is still leaking. They have made some minor repairs but it is still leaking. It was recommended that the roof be repaired as soon as possible. Dick Jackson said that if the supplies were purchased that EAA would do the repair. Tricia mentioned that a large project of this type needs to go out to bid to an approved vendor due to liability issues. Tricia said that she would look into accomplishing this project in the next fiscal year.

MTG #16 Conducting emergency maintenance to date--normal maintenance will resume after July 1, 2008.

MTG #17 Not addressed

**MTG #18 Not addressed**

- 1.12 **Hangar 3 Fire** - Inspection of Cleaning Service to be completed today. Aeronautics is waiting on 4 quotes from contractors to repair the building. It was determined and approved by the AG's office that rent is to be collected from the tenants after the date of the fire. Should the tenant feel as though they incurred a loss due to the fire they can submit a claim against the OVA's insurance. Tricia stated that any written correspondence regarding the failure to pay rent, legal or liability issues regarding the Hangar 3 fire will be directed to the Attorney General's office for review and response. Bambi Miller, part owner of an aircraft in 3-3 stated that she was asked to move items or be charged \$35.00 per hour to be cleaned. All inquiries regarding this issue are to be sent to the Attorney General's Office. MTG #2- Bids were received to repair Hangar 3- Cost \$100,578. It is currently waiting G&C approval. Once a notice to proceed is issued it may take up to 6 weeks for the hangar parts to arrive from the manufacturer. Contract lists 40 days to complete from start to finish. May be the end of summer before complete-worst case scenario. Some tenants may be having trouble recouping the loss (from the insurance company) to non-aeronautics items that were lost in the fire (i.e. cars, boats, motorcycles, mowers, etc.) The AG's opinion that the damage to the contents of the hangar is not the responsibility of the State. The FAA grant assurances prohibit the use of hangars for anything non-aviation related. (See attached) MTG #3 Passed G&C. Horne Construction is the contractor. Today at 11:00 am is the preconstruction meeting for the project. It will take 4-6 weeks for the building parts to arrive. MTG #4 Letters have been sent to the Hangar 3 tenants addressing the timeframe of the project. Additional letters were sent to the remaining hangar tenant notifying them of the pending work. We are currently waiting for the building parts to arrive from Erect-A-Tube. Anticipated start time will be in August. MTG # 5 Horne Construction will be finished with the Hangar repair within 2 weeks (September 15, 2007). Schedule allows for the end of September. Repairs are going well. MTG #6 Not addressed MTG #7 Not addressed MTG #8 Repair due to fire damage expected to be completed (substantial) October 1st. MTG #9 Discovered the wrong sealant has been installed which will cause 2 weeks of inconvenience for the tenants in Hangars 3-1, 3-2, 3-3 and 3-4. Tricia is meeting with Horne and the Engineer this week to develop a plan to repair the floor and to perform a walk through to determine punch list items. MTG #10 The Bureau of Public Works is working with Horne Construction to replace the incorrect sealant currently on the hangar floor. A meeting is being scheduled with the CEO of Horne Construction to remedy the issue. MTG #12 The bureau is still negotiating with the insurance company. The wrong floor was put down due to wrong specs from Public Works. A solution is being investigated for a repair by June 2008.

MTG #13 Bureau of Aeronautics has received a quote for placing a sealant on the hangar floors but is currently researching options that are less costly. It is requested that an email update on the status of the insurance reimbursements be sent to the SAOC members.

MTG #14 Waiting on DOT Bureau of Public Works for floor repair solution.

MTG #15 Floor solution should be resolved in June.

MTG #16 The amendment to Horne Construction's lease will be put before G&C on May 21<sup>st</sup>. It is expected that the work will commence after June 16<sup>th</sup>, 2008.

MTG #17 Floor should be completed June 23 through June 27.

**MTG #18 Project complete. Awaiting reimbursement from insurance company.**

8.1 **Budget Costs for New Hangar-** Jacobs Edwards and Kelcey (JEK) provided a cost estimate for both a 100 x 80 and 65 x 75 hangar. The cost for the 100 x 80 was over the amount available in the Capital Budget. It was asked that we look into the possibility of building an addition in lieu of a new hangar.

MTG #9 Awaiting information from JEK on the addition.

MTG #10 JEK submitted a cost analysis for the addition. Information will be saved for a future date and/or decision

MTG #12 This item to remain for further discussion.

MTG #13 Peter Bruckner recalled this was a tabled item from previous meetings(s).

Carol Niewola confirmed that it has been tabled until such time as a decision has been made on the ownership of Skyhaven Airport. Kenn Ortmann and Bill Richard asked what types of uses this hangar could have. Carol suggested that aircraft storage, aircraft maintenance and repairs, and similar aviation uses are all possible. Kenn asked if in lieu one large hangar if several smaller T-hangars could be built instead. Carol said that the project description for the proposed bond to fund the project would need to be changed if this were to happen. Dick Wasson noted that a proponent of a proposed bus building in Rollinsford also wants to purchase and install a metal building, similar in concept to this topic's proposed conventional hangar. She said this title could be modified if something else were selected instead of the large hangar. He asked whether there would be any economies of scale in the airport teaming up with this person to purchase and construct the two buildings. Bill noted that while that may be possible, the hangar may have some unique features that negate using the same bid specifications as the bus building.

MTG #14 No change.

MTG #15 Tabled.

MTG #16 Not addressed, hold for further discussions.

MTG #17 Not addressed

**MTG #18 Not addressed**

10.1 **Master Plan Technical Study for Approaches and Runway Length –**

MTG #12 The Bureau is waiting on the 2008 funding. The project will commence no earlier than this summer.

MTG #13 Carol said that the state has the draft scope and fee from the consultant for this study and are preparing to submit the grant application for April 1, 2008. No work will be able to start on this project until the grant funds come in from FAA who is waiting on Congress to authorize and appropriate grant funds for FY 2008. Sen. Kenney asked when the funds might be released. Carol said that it could be June at the earliest or as late as September. The funding bill is caught on how to fund the FAA and its programs into the future. Sen. Kenney expressed a willingness to sign a letter encouraging our Congressional delegation to act on this bill expeditiously.

MTG #14 Continuing to wait for FAA Funding.

MTG #15 Congress has currently funded only 75%. Approximately 6 out of the 11 projects statewide will be funded due to the Block Grant Program. Carol will be the lead on the project once it is funded.

MTG #16 Awaiting federal funds.

MTG #17 Agreement issued. Carol will notify SAOC.

**MTG #18 Funds received. Once meetings have been established SAOC will be notified.**

14.1 **CIP**

MTG #14 Will continue to be eligible for \$150K Entitlement which can be saved and possibly banked (depending upon the passed legislation) if priority changes. It has been reported that Congress has allocated over 3.2 billion dollars nationally with 75% to be spent through June 2008. SAOC will continue to monitor this. Peter Bruckner made a

motion that SAOC make a note that AMPU Analysis and Obstruction Removal are high priority issues. Motion was seconded by Bill Richard. Unanimous.

MTG #15 No change.

MTG #16 No change.

MTG #17 No change – next scoping – late July or August.

**MTG #18 Next scoping in August.**

15.2 **Beavers**

MTG #15 Dick Jackson reported that the dam has extended east and west by multiple feet.

MTG #16 Beavers have been removed. Water is still rising.

MTG #17 Robert McMaster was on site last week. Beaver removal and lowering of flood water.

**MTG #18 Not addressed.**

16.1 **Airborne Check Point – VOR** The FAA has filed a NOTAM saying that the checkpoint is not usable. They flew the checkpoint to determine its new location. FAA will publish in the future.

MTG # 17 Determined to be waiting for approval.

**MTG #18 Waiting for it to be published in the AFD.**

16.2 **Glycol SRE** – will do in the Fall, if the Bureau is still the airport management.

MTG #17 Not addressed.

**MTG #18 Not addressed.**

16.3 **Fuel Farm Alarms** – Repaired.

MTG #17 Not addressed.

**MTG #18 Not addressed.**

17.1 **SAOC Taxiway Completion Ribbon Cutting Ceremony.** Kenn will put something together.

**MTG #18 Kenn is still anticipating an August event.**

17.2 Regarding a memorial to Dr. Richards - Kenn Ortmann suggested contacting Dr. Richards' wife for a picture of Dr. Richards in his plane to be framed and placed in the Terminal Building Lobby.

**MTG #18 Kenn will contact Mrs. Richards for a picture.**

## **New Business**

Item	Description	Action
18.1		

**END OF MEETING: *Adjourned 9:45 a.m.***

**NEXT MEETING: August 18, 2008**

**FUTURE MEETINGS: September 15, 2008 and October 20, 2008**

**Respectfully submitted,**

**Aimee Clancy for Peter Bruckner**