

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



Date:	April 8, 2020	Place:	Nashville International Airport Board Room Nashville, Tennessee
Time:	9:00 a.m.		
Committee Members Present:	Bill Freeman, Chair; Nancy Sullivan, Vice Chair; and Amanda Farnsworth		
Committee Members Absent:	None		
Others Present:	Jimmy Granbery; Bobby Joslin; Board Chair, A. Dexter Samuels; Christy Smith; Board Vice-Chair Harwell; 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 9:06 a.m., pursuant to Public Notice dated April 3, 2020.

II. Roll Call and Open Meetings Announcement

Ms. Angela Edwards, Staff Secretary, 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.

Ms. Edwards 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, 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

Chair Freeman called for approval of the Minutes of the March 11, 2020 GAOPE Committee meeting.

A motion was made by Commissioner Farnsworth and seconded by Commissioner Sullivan. Ms. Edwards took a roll call vote and the motion carried by vote of 3 to 0.

IV. Chair's Report

Chair Freeman had no Chair's Report.

V. Items for Approval

None.

VI. Information Items

A. John C. Tune Development Update

Ms. Margaret Martin, VP, Chief Development Officer, briefed the Committee on this item. Ms. Martin discussed strategic development for John C. Tune Airport (JWN). Strategic development encompasses multiple partners and types of parcels:

- Undeveloped land
  - East Side (21 acres - 4 parcels)
  - West Side (16 acres – may expand)
- Improved land
  - 1 parcel (0.3 acres between hangars)
  - Other opportunities on apron since demolition
- Damaged property
  - 14 T-hangars
  - 3 Corporate Flight Management (CFM) hangars
- Business partners (current and potential)
  - CFM
  - Modern Aviation
  - Metro Police
  - 3<sup>rd</sup> party developer

Several months ago, an RFQ was put out for non-aviation assistance for development of land at JWN. The responses received were exactly what was needed. However, since the tornado, some needs have changed and new opportunities have developed. MNAA needs a partner to identify best ways to develop the land. Aeroplex was one of the respondents to the original RFQ and were highly qualified.

Currently, MNAA staff is working through a proposal with Aeroplex to help with the strategic development of JWN.

Aeroplex specializes in providing airport and aviation development, consulting and management services to the aviation industry. They have extensive experience working with airports, aircraft operators/FBOs and municipalities all over the country.

In October 2019, Notices of Availability (NOAs) for 5 parcels were issued (approximately 21 acres). In December 2019, six proposals were received. In February 2020, interviews were conducted with respondents. March 3, 2020 the tornado struck JWN. These proposals have not been put on hold, but the process has been slowed down a bit to make sure MNAA has an expert firm on board now that there are other opportunities for development. There is a respondent that may be the best choice to move forward with that development but MNAA wants the opportunity to consult with an outside firm to ensure it is in the best interests of the airport before proceeding.

Ms. Martin presented a slide showing where the development parcels are located, along with the Automated Weather Observing System (AWOS) and the future Air Traffic Control Tower.

Ms. Martin then spoke about the tornado-damaged property options under evaluation. CFM is required per its lease terms to rebuild hangars 1, 2, and 3 and the terminal building. MNAA understands CFM's insurance proceeds are sufficient to cover the estimated rebuild cost, but are awaiting the exact amount.

Another option would be to assign CFM's lease to Modern Aviation (Modern) as CFM requested a few months ago. MNAA could assign the agreement as-is, same standards and lease term, or, negotiate a 3-party assignment to include additional capital investment by Modern in exchange for additional term and improved standards.

Also under evaluation, is the option for new hangars of different size/orientation rebuilt by CFM with additional funding by MNAA; keep lease term as-is or evaluate buy-out opportunity and possibly MNAA getting a percentage of revenue share.

MNAA is currently evaluating re-build options for its own destroyed T-hangars.

Chair Freeman inquired as to the location of the tower and the middle 6-acre parcel. President Kreulen explained that the new tower location would take over an acre and would take out one of the hangars that would have gone there.

President Kreulen stated he believes staff is more prepared to start doing this analysis and allowed Ms. Martin to issue an emergency procurement to get Aeroplex on board. After the initial assessment, Aeroplex would set up a working group with the Commissioners to agree on what should be developed, the schedule, and how to move forward.

Commissioner Farnsworth stated she had the pleasure of meeting Curt Castagna with Aeroplex and he is the Chairman of the National Air Transportation Association (NATA) and was responsible for the design of the Van Nuys Airport and making Van Nuys the reliever airport for LAX. Commissioner Farnsworth stated she thought Mr. Castagna would be a great help as JWN becomes more of a reliever airport to BNA.

President Kreulen went on to say that Mr. Castagna is the President & CEO of Aeroplex, has 35 years' experience, is on the Board of Commissioners at LAX and is a pilot. President Kreulen stated to Chair Freeman that Commissioner Farnsworth recommends his company to be a valuable tool in helping guide development efforts at JWN.

Commissioner Freeman inquired as to the cost of Aeroplex's services. President Kreulen stated while it is still in the procurement phase, when speaking to Ms. Martin about it last week, they were thinking approximately \$20K for an initial assessment.

Commissioner Joslin inquired as to the location of the AWOS and asked if it could possibly be moved to the west side because it is located on valuable property. President Kreulen stated if it is moved, it would cost a few million dollars, but it would free up 4-5 acres and staff could do a cost/benefit analysis at a later time.

Commissioner Joslin asked what the estimated cost would be to build back the 14 hangars as-is with the same footprint. President Kreulen stated staff did a review earlier in the week and the estimate is \$16,718,886 (insured value). The replacement value is \$29,949,978.56 The legal team will be in negotiations with the insurance company because MNAA would want the replacement value. Commissioner Joslin then asked what the timeframe would be to begin construction of hangars. President Kreulen stated that is what Aeroplex would help determine.

Commissioner Granbery strongly encouraged getting Aeroplex on board before doing anything.

Chair Freeman thanked the Commissioners for their reference on Aeroplex. Chair Freeman agreed with Commissioner Granbery to get Aeroplex on board. Once Aeroplex is officially on board, President Kreulen stated he would get a meeting set up for the Commissioners to meet with them.

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 9:41 a.m.



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Amanda Farnsworth, Secretary