

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



Date: March 10, 2021 Place: Nashville International Airport Board Room / Electronic Meeting

Time: 9:00 a.m.

Committee Members Present: Bill Freeman, Chair; Nancy Sullivan, Vice Chair; Amanda Farnsworth; and Jimmy Granberry

Committee Members Absent: None

Others Present: Aubrey B. Harwell III; Kevin Crumbo; Bobby Joslin; John Doerge; Christy Smith; Joycelyn Stevenson; 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 9:00 a.m., pursuant to Public Notice dated March 5, 2021.

II. Roll Call and Open Meetings Announcement

Ms. Angela Edwards, Staff Secretary, called roll of the GAOPE Committee and asked for a vote on the approval of holding the meeting electronically and a waiver of reading of the Open Meetings Act Announcement. All members were present and the approval of holding the meeting electronically and waiver of reading the Open Meetings Act Announcement passed by vote of 3 to 0. The reading of the Open Meetings Act Announcement was waived, but is included in the Minutes as follows:

The Meeting of the GAOPE Committee will be held in accordance with Executive Order No. 16, signed by Governor Bill Lee on March 20, 2020, which allowed governing bodies to meet electronically regarding essential business in light of Coronavirus Disease (COVID-19), and that order was extended by Executive Order Nos. 34, 51, 60, 65, 71, and 78. All votes taken during this meeting will be by roll call vote.

III. Approval of Minutes

Commissioner Granberry made a motion to approve the Minutes of the February 10, 2021 GAOPE meeting and Commissioner Farnsworth seconded the motion. Ms. Edwards took a roll call vote and the motion carried by vote of 3 to 0.

Commissioner Sullivan joined the meeting at 9:06 a.m.

IV. Chair's Report

Chair Freeman had no Chair's Report.

V. Items for Approval

None

VI. Information Items

A. JWN Construction Redevelopment Update

President Kreulen briefed the Committee on the redevelopment schedule and provided a map of overall construction broken down into different areas.

Ms. Traci Holton, AVP, Chief Engineer, explained that initial review of the redevelopment concept produced by Aeroplex identified two immediate issues as follows:

- 1) Area B taxiway could not be constructed as shown in compliance with the FAA Advisory circular; and
- 2) The 10-bay t-hangar buildings in Area C extended to the edge of the roadway pavement

Ms. Holton gave a detailed explanation of different options to alleviate the issues in Area B and Area C. Based on existing site conditions, elevations, budget considerations, and schedule impacts, President Kreulen recommended approval of Option 4 for Area B and Option 3 for Area C.

Area B, Option 4 removes the perimeter taxilane at the southwest corner of the project. This option has no schedule impacts and provides an overall cost savings of approximately \$800k to the project. This option would allow for continued taxiing operations that are similar to what is onsite today, along with preserving taxiway R1 and the hold pad.

Area C, Option 3 utilizes (5) 8-bay t-hangars at the southeast corner of the project to meet the 40-bay minimum requirement. This option has no schedule impact and has the lowest cost impact at approximately \$700k. This option also allows for preservation of the existing underground utilities, existing entry road, and landscaping.

After lengthy discussions, Commissioner Granbery made a motion to approve President Kreulen's recommendation of Option 4 in Area B and Option 3 in Area C as presented. The motion was seconded by Commissioner Farnsworth. Ms. Edwards took a roll call vote and the motion passed by vote of 4 to 0.

B. JWN Rent & Storage Agreement Implementation Plan

Ms. Margaret Martin, VP, Chief Development Officer, presented a timeline of the JWN Rent and Storage Agreement Implementation Plan for the existing 45 hangars.

Notices will be sent to existing JWN tenants via e-mail and certified mail by May 1, 2021. The notice contains 4 key pieces of information as follows:

- 1) Terminates existing hangar storage agreement effective June 30, 2021; and
- 2) Contains new hangar storage agreement and provides June 1, 2021 deadline for tenants to return new agreement with required supporting documents; and
- 3) Notice that new agreement will be year-to-year instead of month-to-month, and will automatically renew on July 1 each year unless terminated by either party; and
- 4) Notice of upcoming rent increase effective July 1, 2021 (under new agreement)

Ms. Martin discussed required documentation to accompany the storage agreement and informed the Commissioners that failure to return the executed agreement by June 1, 2021 may result in forfeiture of the hangar when the agreement terminates on June 30, 2021.

Ms. Martin then discussed key terms contained in the new storage agreement, such as rent increases based on CPI, security deposit, and requirements for assignment and subleasing.

After lengthy discussions and questions, Commissioner Granbery made a motion to approve the framework as presented by Ms. Martin and to move this item for full approval by the Board of Commissioners. Commissioner Farnsworth seconded the motion. Ms. Edwards took a roll call vote and the motion passed by vote of 4 to 0.

VII. Adjourn

There being no further business before the GAOPE Committee, Chair Freeman adjourned the meeting at 9:41 a.m.



William H. Freeman, Board Secretary
