

DRAFT - Internal Working Document

All preliminary concepts depicted herein are subject to change and refinement upon further engineering study and discussions with stakeholders.



MNAA Board Workshop – Terminal II / CONRAC Siting Study

July 17, 2024

BNA

Call to Order

July 17, 2024

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Approval of Minutes

MNAA Board Workshop

May 15, 2024

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1. Board Update Summary
2. Consolidated Rent-A-Car Center (CONRAC) Site Selection
 - CONRAC Elements
 - Shortlist Sites B1 or B3
 - Confirm Site for Further Development
3. Next Steps and Questions

Board Workshop Agenda

Steve Martin, Paslay Group
Terminal II Program Manager

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Update	Terminal II Decisions	CONRAC Decisions
1. January 10, 2024	<ul style="list-style-type: none"> 8 candidate TII sites 	
2. February 14, 2024	<ul style="list-style-type: none"> TII candidate sites refined to 3 	<ul style="list-style-type: none"> 7 candidate CONRAC sites
3. April 10, 2024	<ul style="list-style-type: none"> TII candidate sites refined to 2 	<ul style="list-style-type: none"> CONRAC sites refined to 3
4. May 15, 2024	<ul style="list-style-type: none"> TII site confirmed 	<ul style="list-style-type: none"> CONRAC sites refined to 2
5. July 17, 2024		<ul style="list-style-type: none"> Goal: Confirm site for further development

1 Goal for Today's Board Workshop:



Confirm Site for Further CONRAC Development

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Consolidated Rent-A-Car Center (“CONRAC”)

- **Customer Service Building (“CSB”)**
 - Lobby, Transactions
- **Ready Return (“R/R”)**
 - Pick-up and Return
- **Quick Turn Around (“QTA”)**
 - Wash, Clean & Fuel (not publicly accessible)





- Meets 2049 demand (54 MAP)?
 - Yes
- Requires escalator / elevator core?
 - Yes
- Additional roadway improvements required?
 - Yes
- Can all of the above be delivered in 5 – 7 years?
 - CONRAC – Yes
 - Roadways – Unsure
- Financially feasible?
 - TBD
- Requires shuttle to TII?
 - Yes

Challenges Common to Sites B1 and B3

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Site B1

- Adjacent to parking garage & existing CONRAC
- Moving sidewalks for customers in “sky bridge”
- Requires new parking garage to meet 3 – 5 year demand; will be converted to future CONRAC use
 - Parking demand study underway



Site B3

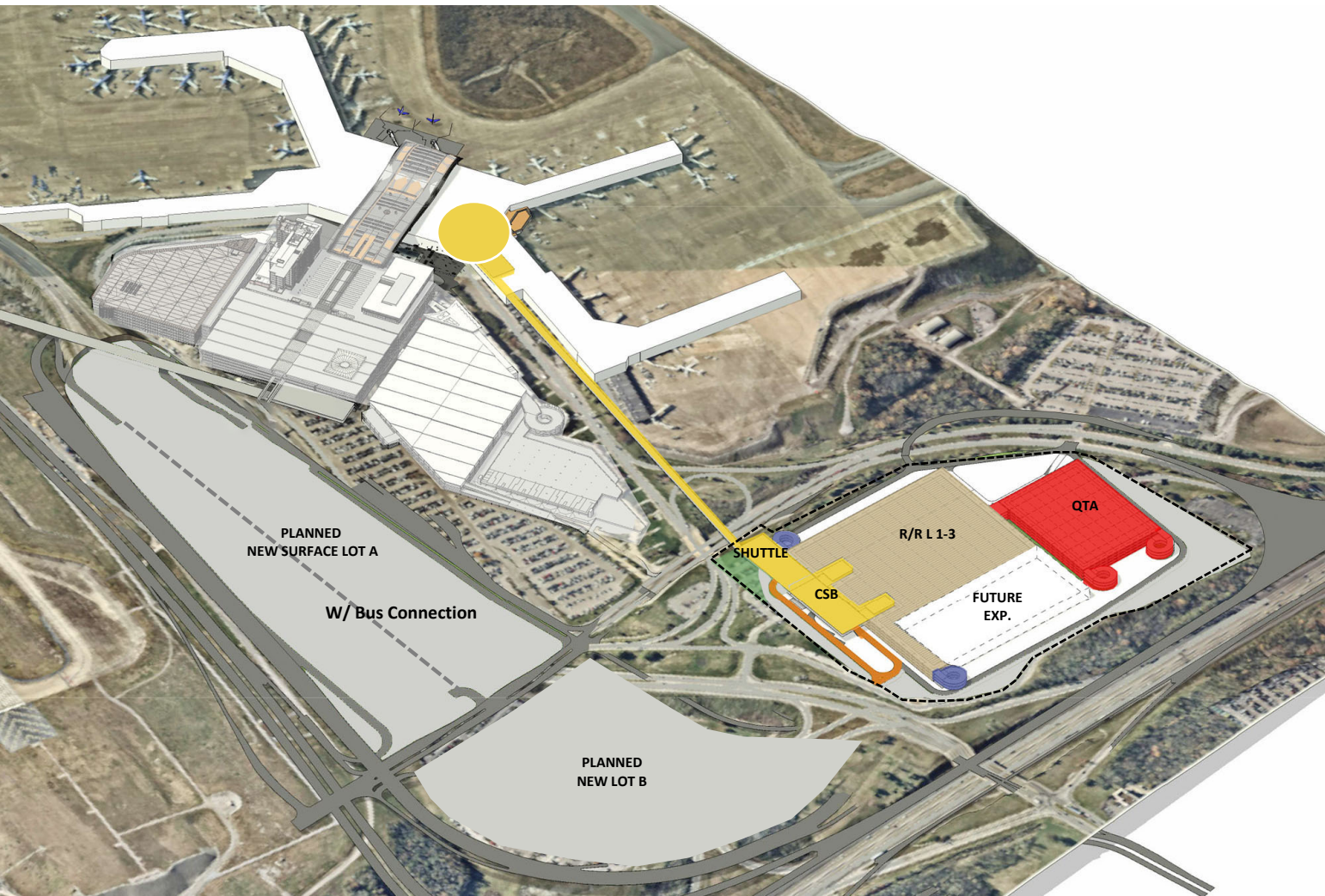
- Located in Lot C, displacing existing parking
 - Requires expanded surface Lot A & B
- Two terminal connection options:
 - 1: Moving sidewalks in “sky bridge” or
 - 2: Automated “Shuttle Tram”



Overview of CONRAC Layout on B1 and B3

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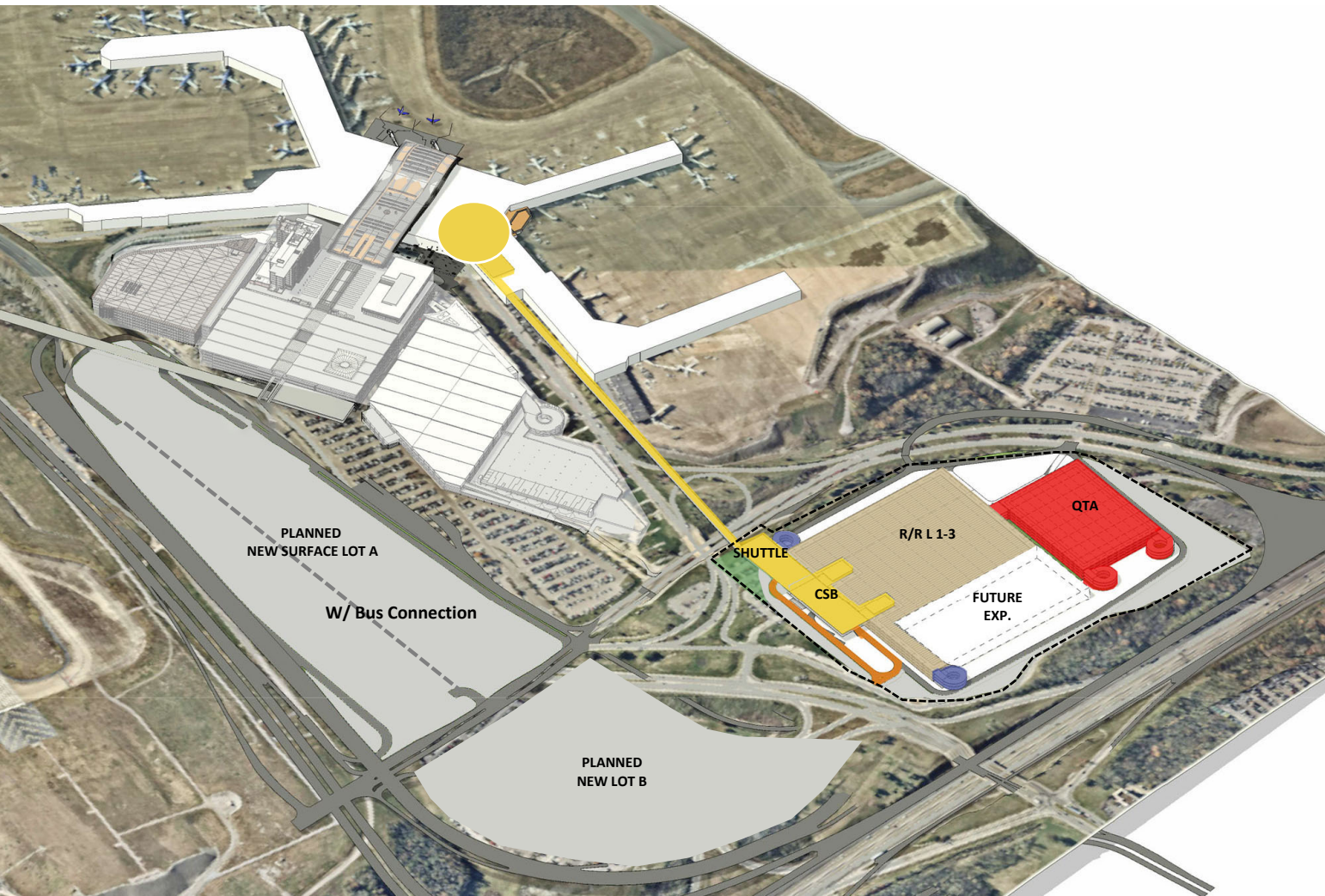


- 2,500' walking distance from bag claim center
- Further than Providence, RI (2,115'), the longest CONRAC walk of any U.S. Airport
- Customer Service:
 - Is 2,500' too far to walk?

B3 Base Case Fatal Flaw

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- \$276M Capital Cost of Shuttle Tram solution plus \$4M O&M annual
 - Atkins, Lea + Elliott
- Would require the highest CFC of any U.S. airport
 - From \$4.50 to ~\$20 daily rate
 - Landrum & Brown + PFM analyzing
- Total Capital Requirement: Cost Prohibitive

B3 Shuttle Tram Cost Prohibitive

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- **Suspend further development on B3**
 - Customer Service – Too far to walk
 - Alternative Shuttle Tram – Cost prohibitive
- **Recommend further B1 development**
 - Parking Strategy: Finalize long-range parking plan (start garage)
 - Traffic: Finalize traffic model (upgrade roadway/curb design)
 - CONRAC: Define detailed program
- **Develop Financial Plan (CEO/CFO)**
 - New Horizon I (airside)
 - A, D, BHS, Central Ramp
 - New Horizon II (landside)
 - Parking, Roadways, Curbs, CONRAC

	September 18, 2024 Workshop 6 th Board Update	October 9, 2024 Retreat 7 th Board Update	Nov – Jan 2025 Workshop 8 th + Board Update(s)
TERMINAL II	<ul style="list-style-type: none"> • Preliminary MNAA & Tenant Relocation Plan • Review TII Layout Options 		<ul style="list-style-type: none"> • Preliminary & Refined TII Delivery Plan & Schedule • Preliminary TII Financial Assessment
CONRAC	<ul style="list-style-type: none"> • Review results of further B1 development (Integration) <ul style="list-style-type: none"> – Long-Term Parking Demand – Traffic Model 	<ul style="list-style-type: none"> • Authorize CFC Increase • Preliminary CONRAC Delivery Plan & Schedule 	<ul style="list-style-type: none"> • Refined CONRAC Delivery Plan & Schedule • Preliminary CONRAC Financial Assessment
OTHER	<ul style="list-style-type: none"> • Updated Plan of Finance <ul style="list-style-type: none"> – New Horizon I 		<ul style="list-style-type: none"> • Preliminary Plan of Finance <ul style="list-style-type: none"> – New Horizon II

Next Board Workshop – September 18th

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Questions



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Meeting Adjourned

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