

Meeting Agenda  
City of Bangor Airport Committee Meeting  
City Council Chambers 3<sup>rd</sup> Floor  
June 10, 2014

The following City Councilors were in attendance: David Nealley (filling in for Nelson Durgin, Airport Committee Chair), Pat Blanchette, Ben Sprague, and Gibran Graham. The following City Staff were also in attendance, City Manager, Cathy Conlow, Airport Director Tony Caruso, and Marketing Director Risteen Bahr. Also in attendance was Republic Parking Manager Parke Clemons.

1. Additional Lease agreement with C & L Aerospace-temporary warehouse space.

The Airport is requesting Airport Committee approval of a short-term lease agreement with C & L Aerospace. C & L Aerospace has recently requested to lease additional warehouse space for their operation. This short term lease agreement outlines the terms and conditions for the rental of the warehouse section of Building #600. This section of Building #600 is the previous location of their operation. This agreement outlines a month-to-month lease of \$4,060 for 15,000sq ft. of warehouse space necessary to store equipment, parts and materials. The Airport respectfully submits this agreement for Airport Committee review and recommends approval.

Questions/Comments:

Councilor Blanchette asked is this rent a fair market rent? Director Caruso responded yes it is. Councilor Blanchette motioned to approve and Councilor Sprague seconded.

2. Agreement with Zimba Company Inc.

This short term lease outlines the terms and conditions for the rental of a vehicle parking area. Zimba Company has been awarded a construction contract for the phase 1 expansion project at Eastern Maine Medical Center (EMMC) and they require dedicated parking for their personnel and equipment. This agreement may be extended if Zimba is successful in being awarded the additional phases for this expansion at EMMC. This agreement outlines a temporary term of June through December 2014, with an option for an extension through June 2016. The lease rate is established at \$850 per month. The Airport will be responsible for the maintenance and snow removal.

Questions/Comments:

Councilor Blanchette asked if this was a paved lot and if it can handle heavy trucks/equipment. Airport Director Caruso responded that a portion of the lot is the Old Guard Base and it is rated

for heavy equipment. Councilor Blanchette also noted that in the future that all leases should have a statement included in the lease regarding that the property should be left in the same condition as when they leased it. Councilor Sprague motioned to approve and Blanchette seconded.

### 3. Airport statistics-May 2014

Director Caruso indicated that the total monthly passengers was up by 2.5% and the YTD was down by 4%. The load factors for Allegiant was at 90%, Delta at 72% and US Airways at 82%. Market Share for Allegiant was 15%, Delta at 36% and US Airways at 49%. Total Operations was down 4%. Fuel sales was up by 6.7%. Airport Director Caruso indicated that the Allegiant flight to Punta Gorda, which was seasonal, will not be returning due to small load factors. Marketing Manager Bahr indicated that we have good reports from US Chamber office and the travel industries. The International travel is up industry wide... The United flights have started their flights to Chicago this month. Marketing Manager also indicated that the Porta Gorda flights were light in their frequency. She also indicated that the Tampa St. Pete and The Sanford flights are performing very well.

### 4. Airport parking update.

Parking Manager, Parke indicated that the Shuttle Lot was opened for a total of 94 days this year, from February 12<sup>th</sup> thru May 13<sup>th</sup>. They had a total of 2275 cars that were parked. The peak day in the Shuttle lot was March 2<sup>nd</sup> with 447 vehicles. The peak day in all lots was March 4<sup>th</sup> was a total of 1167 vehicles. The total revenue was \$118,637! They were up by 2.8% from 2013. For the Canadian parkers, on 3/6/12 they had 66% Canadian, 3/9/13 they had 65% Canadian, and 3/7/14 was at 62%. As a point of reference, Canadian vehicles made up 11% of the overnight inventory on 6/9/14.

Questions/Comments:

Councilor Blanchette asked if the rates were in line with the other Airports. Parking Manager Clemons indicate that Bangor is below the other Airports.

Meeting Adjourned.