

Meeting Agenda
City of Bangor Airport Committee
City Council Chambers 3rd Floor
May 12, 2015

The following City Councilors were in attendance: Airport Committee Chair Gibran Graham, Councilors, and Pat Blanchette. Pauline Civiello, David Nealley, and Sean Faircloth. Also in attendance, City Manager Cathy Conlow, Airport Director Tony Caruso, Marketing Manager Risteen Bahr.

Agenda:

1. The Lander Group: Lease agreement

Airport Director Caruso indicated that the Airport is requesting Airport Committee approval of a short-term lease agreement with the Lander Group. The Lander Group has recently requested to lease shop space for an aviation business segment of their operation. They desire to lease shop space to build and perform maintenance on aviation related equipment, and for the build and assembly of aviation grade packaging. This short term lease agreement outlines the terms and conditions for the rental of specific shop space within Building #600. This agreement outlines a month-to-month lease rate of \$273 for 1,009 sq. ft. of shop space necessary for their operation.

Questions/Comments:

Councilor Graham asked about how long you expect this lease to be. Airport Director Caruso indicated that it could be 6 months to a year.

Motion to accept by Civiello and seconded by Nealley

2. Lifelight of Maine: Lease agreement

Airport Director Caruso indicated that the Airport is requesting approval of a new lease agreement between the City of Bangor and Lifelight of Maine, LLC. Lifelight is in the process of expanding their fleet of aircraft and consolidating operations, and they desire to lease a majority of the Hangar #600. This will include over 17,000 sq. ft. of hangar space and over 7,000 sq. ft. of office space. As part of this expansion, they wish to make improvements to the facility. This includes items such as adding restrooms, upgrading existing restrooms, improving the HVAC system, improving the IT infrastructure in this facility, upgrading and adding required stairs (per City code), and making improvements to the fire suppression system. The new lease agreement outlines the list of improvements that are approved that will mutually benefit both

Parties. The new lease agreement also outlines a ten (10) year term, with a five (5) renewal term, with rental credits during Years 1 through 5 for approved facility upgrades. Annual revenues from this new lease are estimated at over \$75,000 for Years 1-5, and over \$95, 000 for the following years.

Questions/Comments

Councilor Nealley indicated that they have been a great tenant and indicated that this is a win win for Bangor.

Motion to accept by Nealley and seconded by Civiello

3. Airport statistic-April 2015

Airport Director Caruso indicated that last year we had a banner year in passenger's statistics. In April the airport is down 11.8% for total monthly passengers and down by 8.9% YTD. Numbers were down due to weather cancellations and by reduced capacity. Our monthly totals are holding steady for the past three (3) years. Total Operations were by 5%, International landings were down by 23%, and Domestic landings were down by 16%. These were also due to weather cancellations and reduced capacity. Airline load factors remain strong, Allegiant at 86%, Delta at 98%, and US Airways at 83%. Market share is at the following: Allegiant at 29%, Delta at 29% and US Airways at 42%. Fuel sales were down by 29%. The DOD is continuing to decline, which is the primary driver causing the overall fuel sales to decline. Our retail and resellers fuel sales are both up. On May 20th, Delta will start a new service with the Mainline Service. Overall the capacity will be down, but it is a larger jet. June 4th United will be starting up Chicago service again!

Questions/Comments

Councilor Nealley asked if any word on the Military traffic. Airport Caruso indicated that no updates as of yet. It was requested that we inform Maine's Congressional Delegation of the situation.

4. Airport Construction projects-updates
 - a. Domestic terminal renovations

Airport Director Caruso indicated that the Domestic terminal renovations were progressing well. The TSA and baggage area are also on schedule.

- b. Upcoming AIP Projects;

Director Caruso discussed the following projects to provide the Committee with information as these projects will be coming forth for approval to award the bids and to appropriate and accept the Federal funding.

Rehabilitate-Portion of Taxiway A

Taxiway Alpha is Bangor's largest taxiway and runs parallel with the runway. There are sections of this taxiway that are showing signs of cracking and grooves from the frequency and weight of heavy aircraft. Cracking in the pavements also creates small pockets of FOD that could be harmful to aircraft. Sections of Alpha taxiway are now nearing this 20 year life span whereby the FAA will approve funding for the project. In 2015 the portion of Alpha taxiway from the ARFF station to "m" taxiway will be rehabilitated. This section is approximately 1600 feet long by 75 feet wide of new pavement.

Reconstruct and Narrow Taxiway N Shoulders

Taxiway November is the oldest taxiway on the airfield and leads to the 600 area to where multiple aircraft can be parked. Taxiway 'N' and the shoulder pavement are original to Dow AFB-military era and the shoulders are in extremely poor condition. This project will consist of reconstructing approximately 850'X30' of shoulders behind the taxiway. While doing this project the Airport will reduce the amount of pavement eliminating 26,000 square feet of impervious surface.

Rehabilitate Dock Area Taxi Lane

The taxi lane area around the four large hangars is another area of significant pavement and concrete issues. This area has significant cracking and concrete damage creating another FOD issue. This area is also home to the newly renovated and leased hangars to C & L Aviation where they have multiple aircraft parked ready for repair and painting. The plan is to mill out the concrete and replace with bituminous pavement through the taxi lane and around the hangars.

Reconstruct GA Apron-South Entrance

The south entrance into General Aviation/Light Duty Ramp is also in need of rehabilitation. Funding is available which will help to address the 30 plus years of existing pavements that are showing significant wear, crackling, and pot holes. The project includes reconstructing approximately 80,000 square feet of ramp and taxi lanes for GA aircraft. This project will also include moving the movement area boundary back, adding additional taxiway lighting, and improving the drainage in this area.

Replace Gates 11 & 12 trench Drains: ASR Mitigation

The trench drains around gates 11 & 12 which collect storm water from the ramp are concrete structures that are collapsing due to ASR. ASR is known as Alkali-Silica Reaction. This condition results in the concrete on the ramp expanding when the temperatures rise. The expansion of

the concrete pushed on the trench drain, collapsing it from the bottom. This project will result in the elimination of the trench drain and replacement of the drainage with regular storm drains.

Questions/Comments

Councilor Blanchette asked how often the runway checks are. Director Caruso responded that they do runway checks at least twice a day. They check pavement, pot holes, and etc.

Meeting Adjourned