

ATTACHMENT #1

MINUTES of
AIRPORT BOARD OPERATIONS COMMITTEE MEETING

July 22, 2005

Glacier Fire Station Meeting Room, 2:00 p.m.

I. **CALL TO ORDER:** Committee Chair Joe Heuseisen called the meeting to order at 2:15 p.m.

II. **ROLL CALL:**

Airport Board Operations Committee

Staff/CBJ Present:

Members Present:

Pete Carlson

Allan Heese, Airport Manager

Fred Gaffney

Virginia Harris, Airport Planner

Joe Heuseisen

Cynthia Johnson, Lands Resource Officer

Airport Board Member Present

Public Present:

Tom Williams

None

III. **BUSINESS:**

A. **Land Acquisition Discussion:** Airport staff prepared and distributed copies of CBJ Assessor's maps highlighting nine sites near the Airport for consideration and further research as possible candidates for acquisition. A spreadsheet listing information about the parcels was distributed.

The Airport is now seeking to acquire a site consisting of several contiguous parcels located on the southwest corner of the intersection of Crest Street and Airport Boulevard. It is labeled "Site 10" on the Assessor's maps and is described on the spreadsheet.

Airport Planner Virginia Harris prepared a memo about JNU's FAA PFC # 7, which includes \$1,000,000 for a land acquisition project (distributed electronically on July 25, 2005, to all attendees).

Joe Heuseisen opened the meeting for discussion. Airport Manager Allan Heese introduced Site 10, which the Airport, through the CBJ Lands and Resources Office, is negotiating to purchase. The estimated cost of this site is \$500,000. Fred Gaffney asked why the land was being purchased – for future expansion or for revenue? Allan Heese said the site is for the possible relocation of the tower or for surface parking that would be needed during construction of a new terminal. Two other sites (the site of current Aspen Hotel and the site of future residential development by St. Vincent dePaul) had been considered for relocation of the tower or surface parking, but they are no longer available.

Cynthia Johnson introduced her work researching Site 10. Ms. Johnson reported that she is just beginning the work by researching FAA requirements about property acquisition. Ms. Johnson is working to calculate the area of this site that is able to be developed .

Ms. Johnson spoke of the greater potential uses of larger sites than smaller sites. A larger site might be compiled from smaller contiguous parcels. Also, the Airport might consider larger parcels that are now developed but are not developed to their highest potential.

Mr. Heese agreed with the recommendation of greater possible use of larger sites compared to smaller sites. Some of the sites under consideration today are groups of contiguous parcels and some of them are already developed.

Cynthia Johnson also offered the perspective that acquiring properties that are already developed would likely pose less permitting challenges concerning sensitive areas than development of undeveloped land. The group agreed about the need for awareness about sensitive areas and other constraints that might limit development.

Tom Williams agreed to the idea of acquiring contiguous larger parcels rather smaller noncontiguous parcels.

Cynthia Johnson offered the perspective that it could be strategic for a buyer to consider several competing properties.

On another topic, Fred Gaffney expressed the benefit of revenue-producing, Airport-owned hangars. Allan Heese discussed the Airport Board's (unwritten) policy against Airport-owned hangars and added that the detailed analysis of potential revenue from Airport owned hangars has not been done.

Allan Heese and Virginia Harris presented information about the nine sites under discussion. Tom Williams said that the Channel Aviation property, east of the Terminal and contained within Airport property, could generate revenue immediately and is relatively large. This property is surrounded by Airport property and meets the contiguity criterion. Pete Carlson said he favored Site 9 (located south of La Perouse Avenue at Ladd Street) and Site 10.

The group discussed the contiguous nature of Site 9 and its location directly bordering the Airport proper. The group also acknowledged that there were properties to the west of Site 9 that could be potentially grouped into a larger contiguous parcel. The parcels further to the west of Site 9 also border the Airport.

The group discussed the Honsinger property of approximately 80 acres that borders the Airport. It is located east of the Northeast Quadrant.

Joe Heuelsen agreed with Allan Heese that the Operations Committee should look at potential funding sources for land acquisition, understanding that approximately \$500,000 is expected to be used to purchase Site 10.

The group agreed that relatively large sites comprised of contiguous parcels were desirable. It was agreed that sites bordering the Airport are also desirable.

Fred Gaffney moved, Joe Heuelsen seconded, that Airport staff should further research Site 8, Channel Flying Property, Parcel 5B1501080020, located to the east of the terminal and Site 9, Parcel 5B1601210120, located south of La Perouse Avenue at Ladd Street. The Honsinger property (Parcel 5B1401020070) should be researched as a possible longer-term acquisition. The motion passed by unanimous approval.

IV. **ADJOURN**: The meeting was adjourned.

Attachments: Assessor's Map Highlighting Parcels for Consideration
Spreadsheet with Information about Parcels for Consideration
Memo to Allan Heese, Airport Manager, from Virginia Harris, Airport Planner,
dated July 19, 2005, re: approved land acquisition project of FAA PFC#7