

**TACOMA NARROWS AIRPORT ADVISORY COMMISSION
MEETING SUMMARY**

Thursday, May 11, 2017

A regular meeting of the Pierce County Tacoma Narrows Airport Advisory Commission (TNAAC) was held on Thursday, May 11, 2017 at 6:30 PM. The meeting was held at the Goodman Middle School Commons, 3701 – 38th Ave. NW, Gig Harbor, WA 98335.

I. Call to Order & Welcome

Chair Bob Felker called the meeting to order at 6:34 PM. Commission members introduced themselves.

TNAAC VOTING MEMBERS	
Present:	Bob Felker, Chair Brad Pattison, Vice Chair Michael Murphy Terry Lee Laura Fox Hal Cline Brian Durham Larry Fickel Wiley Moore Kurt Grimmer arrived at 6:44 pm
Excused:	
TNAAC NON-VOTING MEMBERS	
Present:	
Excused:	Michael Perrow, City of Gig Harbor; Derek Young, Council District 7
PIERCE COUNTY STAFF	
Present:	Toby Rickman, Deputy Director Steve Wamback, Interim Administrator Jay Simons, Operations & Maintenance Supervisor Cindy Willis, Office Assistant
VISITORS	
Present:	Twelve members of the public signed the attendance sheet.

II. Approval of Prior Meeting Summaries

By motion, the meeting summaries for January 12, 2017 and March 9, 2017 were approved unanimously.

III. Visitors and Petitions

(Public comments are limited to 3 minutes per person on non-agenda items.)

None.

IV. Reports

- Jay Simons, Operations & Maintenance Supervisor, provided the O&M report. The Tower Gate was broken, but has been rebuilt. One big project for us is the 1524-A t-hangar; the gutter leaks badly and we will be patching it in the next couple weeks. In the Hub parking lot, the garbage bins are being moving to the other side of the parking lot to reduce the potential for spillage. Waste oil was spilled and we were written up in our stormwater inspection. Three hangar leases were turned in today and we're expecting another tomorrow (two for t-hangars and 2 for communal hangars). The big mower will be moved to TIW on May 24. A Corsair plane for the Pappy Boyington Memorial will land at the airport later this month.
- Wings & Wheels Director, Jensene Linenko, announced that the 7th annual show would be July 2. It's a sister event to the Tacoma Freedom Fair. There are some awesome planes and motorized parachutes coming. If any tenants or flying clubs want to participate, please contact her. Tickets are between \$10-20 and the show runs from 11:00-4:00. There will also be live music, food, a beer garden, and a car show. Jensene has talked to Tacoma Narrows Aviation, the Civil Air Patrol, flying clubs, and the Chamber of Commerce – we can always use more support. Booths are available for groups. The Kiwanis Club and Eagles or VFW are coming. Air show prices are going up everywhere, so ours are in line with them.
- Steve Wambach, Interim Administrator, provided his report. The Airport Rules & Regulations package was submitted to the Executive and Council; we are waiting for a final hearing date. As members of our interested parties list, you'll receive an automated email telling you when a date is set. The non-aeronautical use policy was blended into the AR&R for both airports. The policy is much the same as was shared last month with comments from the public and both advisory commissions incorporated from the last meetings. The rules no longer refer to division managers, just the department director or designee.

Brad Pattison asked about the timeline for inspections. Steve said the federal policy is being applied through local regulations. Our deadline is to show the FAA that on July 1, 2017, we have adopted a policy which has been ratified by the Pierce County Council. We'll work with the condo association and individual owners to do inspections as people are available as expeditiously as possible. Steve and Toby met with Patty Murray's staff about four weeks ago regarding the FAA Authorization Act; we are supportive of having a tower at TIW; we expressed it is very important to this airport which is a community asset and economic engine. Hal Cline asked if there's a threat of losing the tower; Steve said there's always the threat that tower could be defunded. Steve said it's important to maintain the tower. Senator Murray is very supportive.

Dan Neil asked if airport businesses were given an opportunity to review the proposed AR&R. Steve said the non-aeronautical proposal was mailed to the interested parties list and input taken at the March 9 meeting.

Steve said the FOTNA Fly-in/Drive-in movie event is scheduled for August 12 and we're working to help sponsor that event by covering permitting costs.

Steve thanked everyone who he's worked with for the past three months in this interim position. The Commission thanked him for his good work.

- Tower Report – Bonnie Malgarini, control tower chief, expressed her thanks for Senator Murray's support of the tower. Our weather has been rainy, but when the sun comes out, there are planes everywhere; we're up over 3,000 operations since last year at this time. We expect it to continue. ATP continues to grow and expects to get more planes. PAVCO is also getting busier. We had a new controller start a month ago; she's a former Army controller.

Terry Lee asked about the budget cycle for federal support. It has to be approved every year. Bonnie said we're looking to reach 80,000 operations this year. She discussed the differences in airport ops and tower ops and said the count includes only those ops that occur while they're open (8:00 am to 8:00 pm). Bonnie said an annual runway safety (RSAT) meeting is required by the FAA. Our airport is quite safe because we don't have to cross the runway, so we also discuss other safety issues. It's mostly a pilot/controller forum, but all are welcome to attend. It's May 31 at 10:00 at the Airport Office unless attendance requires a larger venue; please RSVP.

V. New Business

- Hangar Rate Study – Michael Transue has been working with the Pierce County Council as a policy analyst and for the Performance Audit office. When the Council adopted the 2017 budget, there were two provisos: 1) Thun fuel concession and 2) TIW lease rates. The proviso required an analysis of hangar lease rates at TIW, specifically based on market comparisons to other area airports and conditions of the hangars. We looked at how hangars can be improved, the effect on lease rates, and the ability to attract lessees. We got three proposals from experts in hangar rates and chose ValBridge Property Evaluators. In the last 2-3 weeks, Murray Brackett has toured the airport and some hangars. He'll be done by the end of June and will provide an update.

Brad Pattison asked if the appraiser was provided minutes of past TNAAC meetings so he understood our concerns. Michael said he'll have the clerk provide them.

Larry Fickel asked if this study can be accomplished in time for the 2018 budget. Michael said they got a later start than they'd like, but he thought it was possible to roll this into the 2018 budget.

Kurt Grimmer asked if the tower counts impact hangar interest. Michael said the contractor will determine that. He'll look at the capital plans and how they impact lease rates.

Brad Pattison asked if the contractor would come to the next TNAAC meeting and discuss his findings. Michael said we'll have to see if we're within budget; a contractor presentation is likely at the Performance Audit Committee, but we'll ask if he can come to TNAAC also.

Bob Felker wondered if the hangar comparison included airports outside Washington; no.

Terry Lee asked if it needs to be vetted through the FAA before it goes to the Council; Toby said no; it's within the Council's purview.

- 2018 Budget Update – Toby Rickman, Deputy Director for Planning & Public Works, is responsible for six divisions. He brought a draft of what the 2018 budget proposal might look like. For 2017, expenditures are \$620,000 with revenues of \$643,000; we'll see how they come in. Both airports are in the same fund; things are looking OK for TIW, but not PLU so we're in the red for both airports last year. In 2018, there are some changes for IT and other department costs have gone up; we have no control over those amounts. The 2018 revenue category is less, so we're looking at leases. We have to go to the Executive with a balanced proposal for both airports. Our only flexibility is in staffing. We have to wait to fill the Administrator position until we're in the black; we have to survive on the existing help. When we bought TIW, the City of Tacoma was 65% through the lid project on Stone; they had already negotiated a significant change order with the contractor; since the FAA didn't have that money in a grant, the County inherited a \$1.3 million hole. The County had a plan to sell the Elk Plain property to plug that hole; unfortunately, the recession hit and the property didn't sell. We borrowed money so the airport could continue to operate. The property was up for sale again in 2015, but the deal fell through again, and there currently is no buyer for that property. \$530,000 is due by 12/31/17. The good news is that we've been saving REET money to use for capital purposes. We've been able to save enough REET that we can pay that \$530,000 bill. The bad news is the remaining \$800,000 is due in 2018 and we don't have enough to pay it. We borrowed from the ferry fund; by state law, we have to pay it back.

Terry Lee said when the County and PenMet Parks bought TIW, we also got Madrona Links which went to PenMet Parks with the right to operate it. PMP paid \$980,000 for Madrona Links and that money was to be used for improvements to TIW. Deb Wallace didn't know what happened to that money. Toby said we tracked the money; the FAA reserved that cash for TIW projects, but it still left a \$1.3 million hole. Michael Murphy asked how it will be repaid. Toby said this year's REET figure to share between the two airports is \$400,000; paying that bill will mean delay for some projects. Toby said we'll meet with the Finance Dept. and have to come up with a plan. Ultimately, the General Fund is responsible.

Larry Fickel asked how much the Elk Plain property is worth; roughly \$6 million. Larry asked about our relationship budget wise with Thun Field. Toby said both airports are in the same fund; when the Council sees the airport fund, they don't distinguish between airports.

Bob Felker said Thun had a \$130,000 deficit in 2016; is it looking any better in 2017? Toby said we're working on significant leases to cover perhaps half that; we have to look at staffing. If we leave the administrator position vacant, we hope to break even. Another wrinkle: there's discussion about who will be responsible for maintaining buildings in the County. Right now, our staff (Justin, Jay, and Lissa) do the maintenance. If we have to pay another department to do building maintenance, we'll have to take the money out of our budget. We won't know for sure until the end of the year.

Brad Pattison hopes there's some way to make people understand that airports provide commerce for businesses and people. Lots of County resources don't break even, but the airports provide educational support for people training in the industry. The General Fund should contribute toward airports because they make life better. Toby said he's the airports' biggest cheerleader. He took the Executive to Thun Field and they talked to businesses, the CAP, Sheriff, Clover Park Technical College, etc.; he got a great tour and walked away realizing that airports have community value beyond simple leases. Thun Field provides 187 jobs. The plan is to do a TIW tour.

Laura Fox is familiar with the Elk Plain property; why won't it sell? Toby said it's a 63-acre property on SR-7 near JBLM. Developers were talking to big box stores and then the economy went south. Box stores have remodeled rather than building new. A broker tried to interest mining operations, but economically it doesn't make sense for them. It's zoned MUD within the UGA. We just need to reach the right price. Laura said the County needs to get realistic and get rid of it. Toby said we've turned it over to our property people. It needs to be back on the tax rolls. We were promised that Elk Plain money and we need it to repay the loan. We will work to set up an economic development task force; we want to partner with a group of people to come up with a strategy. Several TNAAC members (Bob Felker, Terry Lee, Larry Fickel, and Wiley Moore) said they'd be happy to participate to come up with ideas for financial solvency.

Brad Pattison asked about signage. Toby said we already have the banner brackets and need to design the signage. We plan to do that this year, including a business directory and creating airport identity.

Terry Lee asked who will be the interim administrator. Toby said Lauren will return as the Interim Administrator. Toby thanked Steve for doing double duty. Commission members also expressed their appreciation.

- Open Government Training – Each Commission member received a handout to complete self-training; this must be done once every four years. Please return your signed statement confirming you completed training by the end of July.
- Distribution of TNAAC Volunteer Award for 2016 – Members received certificates for the group award.

VI. Adjournment

The chair adjourned the meeting at 8:05 pm.

TO CONTACT THE TACOMA NARROWS AIRPORT ADVISORY COMMISSION

Regarding any items on this agenda, or any other issues:

Call:	(253) 798-7250 (Airport Administration)
Fax:	(253) 798-2740
Mail:	Tacoma Narrows Airport Advisory Commission 2702 South 42 nd Street, Suite 201 Tacoma, WA 98409-7322
Email:	pctnaac@co.pierce.wa.us
Submit comments online:	www.piercecountywa.org/tacomannarrows (click on "contact us")

TNAAC Next Meeting

Date: Thursday, July 13, 2017
Time: 6:30 PM
Location: Location TBD