

NAMPA AIRPORT COMMISSION
JUNE 13, 2016

The meeting was called to order at 5:30 pm by Chairman Mark Miller

Roll Call:

- Members Present: Mark Miller, Tom Howard, Gene Clark
- Council Liaison: Randy Haverfield
- Members Absent: Brent Ross

Proposed amendments to the agenda; None

MOVED by Clark, and seconded by Miller to **approve the minutes** for the **Regular** meeting of May 19, 2016.

MOTION CARRIED

Staff Report:

Monte Hasl, Airport Superintendent, presented the following staff report:

- Open Units; Wait List: Fuel Report.
- Airfield Conditions; RWY/TWY & Apron in good shape; RWY/TWY lighting systems operating normally; PAPI operating normally; AWOS operating normally, completed tri-annual inspection; the segmented circle erosion repair has been completed.
- Miscellaneous; Dr. David Beverly has been selected for the Airport Commission, he will be appointed by City Council on June 20; TNT Dynamite Grill's final day is June 30; Terminal building security camera upgrade is scheduled for the week of June 27th; East side hangar development –Mad River hangar is near completion, Bartlow has yet to break ground; Shuttercraft, the City Attorney is drafting a letter of default for non-aviation activity and unauthorized sublease; East 18 acre farm, has water issues, working with irrigation district and the local water master; Weed/rodent control is ongoing, there is a Chihuahua loose on the field, currently trying to trap it with the assistance of animal control; No unauthorized vehicles; NOTAMS, crane west of airfield.

The Commission inquired as to the delay on the Bartlow hangar. The Superintendent reported there has been an issue in the building department that Mr. Bartlow is working through.

Grant Report:

AIP-26 (Wildlife Hazard Assesment) – Tom Lemenager, J.U.B. Engineers, updated the Commission. The 12 monthly inspections have been completed. J.U.B. is now preparing the Wildlife report.

AIP-27 (Phase 1 Environmental Study for Purchase of Land in the Runway 11 RPZ) – Tom Lemenager, J.U.B. Engineers, updated the Commission on our next AIP project; Planning for the Environmental Assessment for the Land Purchase in the runway 11 RPZ (runway protection zone). The project is moving along. The next step is a real estate market analysis. Also, J.U.B. will evaluate the non RPZ land to determine if the land is salvageable. The Surveyor has ordered the title report and will then complete a boundary survey. J.U.B. is in the process of requesting authorization to enter the property from the owner. The Environmental team is currently writing the resource evaluation for the property. J.U.B. is coordinating with Terra Con to schedule a soil inspection on the property.

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As part of the planning project the FAA is requiring an Alternative Analysis. An alternative that has been identified by the City is to shift Kings Road to the west and then direct Airport Road traffic to 39th Street. Airport road would be a dead end on the west end.

The Commission discussed the alternate analysis that has been identified.

AIRPORT BUSINESS

Authorize Mayor to sign First Amendment to the Lease and Memorandum of Amendment with Two Millers Holdings, LLC (Mark Miller) for Lot 2234 – Chairman Miller recused himself, as he is a member of Two Millers Holdings, LLC. The Commission then tabled this item until the next meeting as a quorum is not present for this topic.

Proposal from Warhawk Air Museum to discuss leasing the lot east of the Museum for parking– Sue Paul and Rick Bugatsch presented the request to the Commission. The Museum has several events each year that attract a large number of guests. They have noticed that construction on the Airport has picked up and would like to secure land for parking as well as land for an addition building. They would like the area directly to the east of the museum as well as a lot 200 ft south of the existing parking to the east of the Museum.

Sue Paul presented the Commission with a letter of support from the Director of Economic Development for the City of Nampa.

The Warhawk indicated they would pay the full lease rate for the lots to the setback line on both lots.

The Commission discussed the proposal for both areas. The Commission indicated the south lot for the building could be held on reservation with the stipulation if another party becomes interested in that lot the Warhawk would either immediately lease the lot or relinquish the lot to the interested party.

The Commission discussed the lot for event parking. The Commission inquired about the security plan to keep general public off of the taxiways. Mr. Bugatsch indicated barriers would be set up and they work with Civil Air Patrol to manage parking and traffic flow.

Ms. Paul indicated they will be starting a capital campaign for the new building. A reservation for the lot would work with the campaign for the improvements. They would like to start leasing the north lot for parking as soon as possible.

Commissioner Howard MOVED and seconded by Clark;

The Airport Commission hereby instructs staff to prepare a lease for the North parcel for the next Commission meeting; and to prepare an indefinite reservation with a first right of refusal for the South parcel.

MOTION CARRIED

Proposal from John Forsberg to lease/operate the Café space in the terminal– John Forsberg, of Meridian Idaho, introduced himself to the Commission. Mr. Forsberg is a private pilot and owns two successful restaurants in Meridian.

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He is interested in operating the café at the Airport. However there are a few issues he sees. Those issues are; the current space requires an owner operator to work 24/7; the current configuration of the kitchen is not set up for seamless production; the seating area is quite small and would need an expansion to become viable.

Mr Forsberg indicated by remodeling the kitchen to create an effective production line and expanding the dining area, the café would be viable and he would be very interested in leasing the space.

The Commission discussed if a budget amendment could be requested to remodel the space. Also the Commission discussed the current Master Plan as it shows the terminal building being replaced in the next 10 years.

In the discussion of remodeling the space Mr. Forsberg indicated he would like to see the kitchen area enclosed and laid out for proper kitchen flow. The current patio could be enclosed and the seating area could then be expanded.

Councilman Haverfield stated, in 2011 when he was an Airport Commissioner; he drew a conceptual remodel quite similar to this. He will send these drawing to staff.

The Commission continued discussing the space. The space, as is, would be great for a small pastry shop or if a small nonprofit were to operate the café.

MOVED by Howard and seconded by Clark to **adjourn** the meeting.

MOTION CARRIED

Chairman Mark Miller adjourned the meeting at 6:10 PM

Passed this 11th day of July, 2016



COMMISSION CHAIRMAN



AIRPORT SUPERINTENDENT, SECRETARY



June 10, 2016

Sue Paul
Executive Director
Warhawk Air Museum
201 Municipal Drive
Nampa, ID 83687

Dear Sue,

The Warhawk Air Museum has been an important asset in the city of Nampa for over a decade. We are proud of the caliber of museum you have built in that time. As one of the top tourist destinations in our region you play a vital role in enhancing the image of Nampa and opportunity to attract visitors for extended stays in our city. In the last two years our office has worked closely with the Nampa Chamber of Commerce to further develop the tourism industry in Nampa to capitalize on the visitors who come to our city. Throughout all of those efforts the Warhawk is consistently part of the conversation. In addition to bringing in outside visitors, and extending the stay of individuals traveling through Nampa, you have played an important role in educating our community and honoring area veterans.

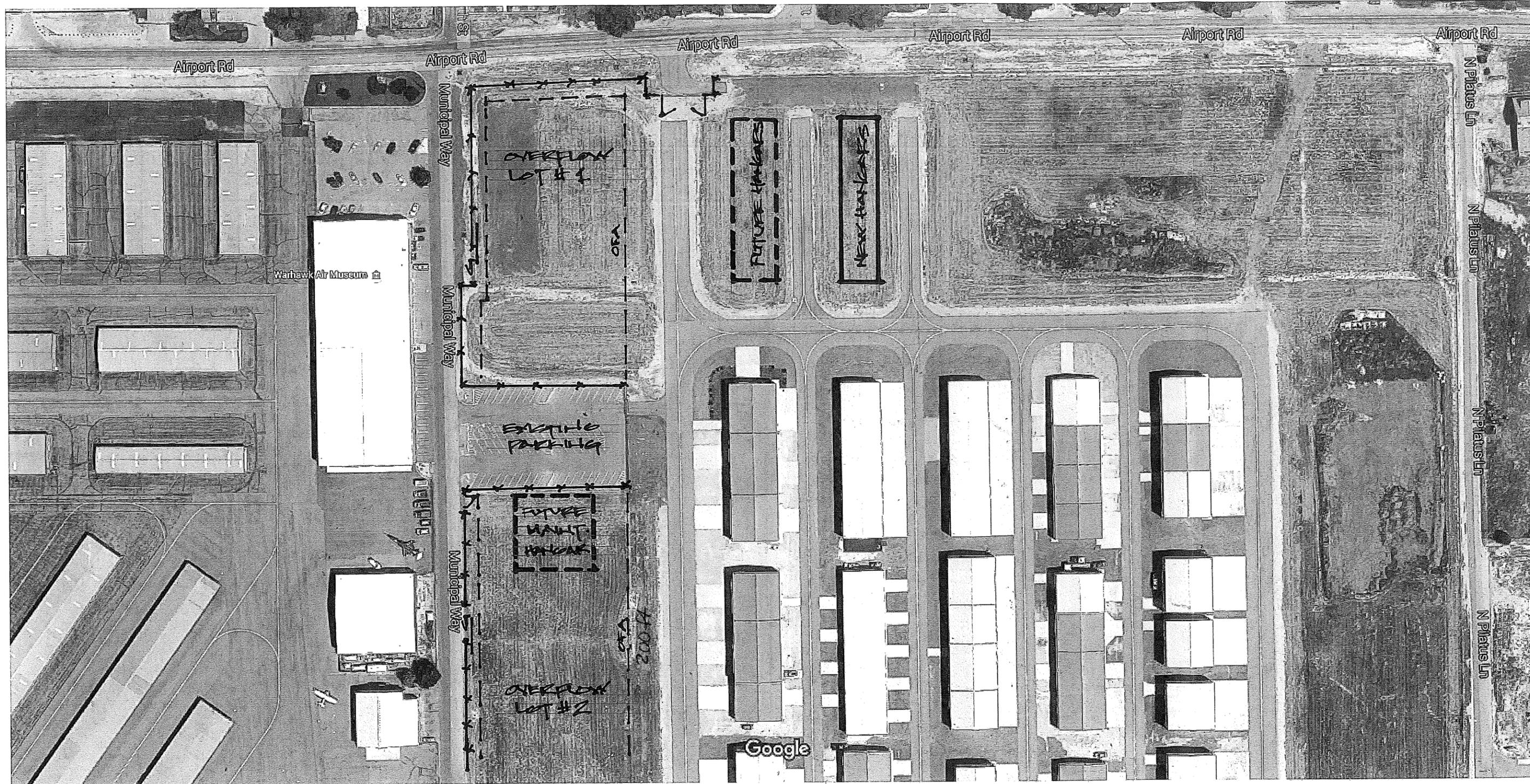
Through the five to eight public events and educational symposiums you conduct each year the Museum continues to become a cornerstone of the community raising interest and understanding of our Nation's history. We fully support your efforts to continue to grow the facility and increase the number of individuals visiting both the museum and Nampa. Your plans for future growth in programming, attendance, and facilities are impressive. As the museum provides a great economic impact to the community we support your efforts to expand through leasing additional property from the Nampa Airport. My office looks forward to continuing to work with the staff at the Warhawk to realize the growth potential of the facility and collaborate further in building tourism in Nampa.

Sincerely,

Beth Ineck
Economic Development Director

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