

MINUTES OF MEETING
JOPLIN AIRPORT BOARD MEETING
June 10, 2021

The Airport Board met in the board room at the at the Joplin Regional Airport Commercial Aviation Terminal Building. The meeting was brought to order at 7:00 A.M.

Item 1: Roll Call and Approval of Minutes from the last meeting.

Board members attending included Mike Bentley, Fred Osborn, Bob Loudermilk, Kelli Starkweather, Rob O'Brian and Randy Moore. Richard Russell was absent. Staff present included Steve Stockam and Melissa Hunter. Also attending was Shannon Hoffman and Jack Schaller from Olsson Associates, Alden Burge hangar tenant, Brian Jones from Missouri Southern State University, Wayne Adolphsen, Jason Flynn, Gage Mefford, Natalie Immesote and Marsha Rulla from Mizzou Aviation.

Approval of Minutes:

Mr. Osborn voted to approve the May meeting minutes. Mr. O'Brian seconded. All were in favor.

Item 2: Old Business

Mr. Stockam addressed the board regarding the construction progress on Runway 18-36. He stated that heavy construction has begun on the south end. They have dug down to explore and found an old concrete runway which was suspected to be there. They are preparing to do the final cuts on the subgrade, and we are pleased with the progress. They have also started the removal of old asphalt and began building drainage structures on the north end. Mr. Stockam added that we will need to move dirt to backfill around the new intersection due to the grade being much higher. The construction has not been slowed by recent rain showers. North of the terminal building, they are building a mobile concrete batch plant and building rock stock to prepare for the closure. A 4-6" water line will need to be installed to run the concrete batch plant. They will cut through the entrance road during the overnight hours in order to be completed before flights the following morning. Mr. Flynn asked when will the runway extension be done. Mr. Stockam replied that it will be completed down the road, it is not part of this project.

Next Mr. Stockam spoke about the recent Airline change over. It has been an exciting week with new airline service starting on Tuesday. Everything went smoothly overall explained Mr. Stockam. American Airlines last flight in was cancelled on May 31. The first flight in on United/SkyWest from Chicago had 24 people on board. Houston is currently our #1 market according to Mr. Stockam. Greg Atkins from SkyWest mentioned that he had never seen an opening with such high load factors. We are very excited to see how it goes he also commented. It will be interesting to see how travel changes after Labor Day, it will show what the business market will be post COVID. Mr. Stockam had positive discussions with United representatives regarding the future of air travel in Joplin he stated. We had 3 flights last week that were booked full. Ms. Starkweather asked if we might move to a larger plane. Mr. Stockam replied

that it is SkyWest philosophy to offer additional flights providing more options rather than large plane sizes. Mr. Stockam added that he has gotten requests for the flight schedule to be made available on the airport website, however, the schedule changes so frequently, we don't want it to cause problems with possible inaccurate information. Mr. Osborn asked how the switch over went with the SkyWest digital sign boards. Mr. Stockam replied that it went well. He added that we have a lot of paperwork that still needs updating. Ms. Starkweather asked how the ticket giveaway went at the business expo. Mr. Stockam replied that we had a lot of interest at our booth and all three ticket sets went out to people living inside the Joplin community.

Item 3: New Business

Next, Mr. Stockam spoke to the board regarding two recent requests for proposals. One was for an Aviation Consultant and the other was for the General Aviation (GA) Terminal Space. We received two responses for each request. Mr. Stockam stated that the GA terminal space proposal was not aimed toward an FBO, but for any business, and he thought a restaurant would suit the airport nicely. He added there may be labor issues in the restaurant industry currently. Mizzou Aviation and Fly Big Air were the two bidders for the GA space. Ms. Starkweather suggested all the guests introduce themselves to the board. Mr. Alden Burge spoke to the board suggesting that a restaurant would be a good addition to the airport. He listed other airports that have a restaurant and it makes the airport a fly to destination. He suggested it makes operations larger and he added that he hopes the labor issue will only be temporary. Mr. Adolphsen asked to address the board regarding his bid. He stated that Mizzou Aviation is a 64-year-old operation, one of the oldest in Missouri. He submitted a proposal for a restaurant in the GA Terminal space. He added that it would be a 20-year bid and he has a vested interest in the airport. He needs space for expansion of his current business. He asked that the other bidder, an FBO, be required to meet the same qualifications that are required of Mizzou Aviation. Mr. Stockam replied that any FBO would be required to go through the minimum standard FBO process. Mr. Moore asked who owns the old Alpha fuel farm. Mr. Stockam replied that Jeff Asbell is the owner with a land lease to the airport. Mr. Moore replied that if another FBO came in, they would need to build their own fuel farm, or they would have to sub lease from Asbell. Mr. O'Brian asked Mr. Adolphsen to speak about how he plans to use the space. Mr. Adolphsen replied that the south end would be to expand their administration offices and classroom space. The north end would continue to be used for Freedom of Flight Museum and Civil Air Patrol folks. He explained that they would co-use that space. The front glass area would be used as a restaurant. Mr. Adolphsen further explained that a portion of the proceeds from the restaurant would be shared with the City. It would be approximately 2% to 3%. Mr. Moore asked if we could research into how other airports operate with restaurants. Mr. Stockam commented that we had an old restaurant and lounge in the GA terminal in the past and it paid a base rate and percentage to the airport. He added that it would be a good location to sit and watch planes with all the glass that faces the airfield. Mr. Jones congratulated the airport on its progress over the past 20 years. He stated that this is a very important decision that will greatly affect the general aviation community. Mr. Moore asked what the evaluation process would be. Mr. Stockam replied that the airport board would present a decision. Then a meeting would be had between the airport board chairperson, Kelli

Starkweather, Mr. Stockam and David Hertzberg, Director of Public Works to further discuss that decision. Their decision would be taken before the City Council. Mr. Stockam asked the board to submit questions addressed to the bidders. The board will meet for a lunch discussion on Monday, June 28th between 11am and 1pm. The bidders would be requested to attend and give a presentation and the board would further discuss and provide a decision.

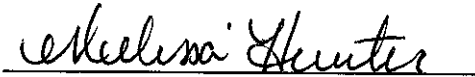
The Aviation Consultant request for bidders was responded by Martin and Martin as well as our current aviation consultant, Crawford Murphy and Tilly. Mr. Stockam stated that Martin and Martin are not what we are looking for at this time. Mr. Schaller from Olsson Consulting addressed the board. He explained that his company is forming an aviation consulting team in Pittsburg KS. They will be interested in bidding in our next aviation consulting cycle.

Ms. Starkweather asked if the airport does random inspections of airport hangars. Mr. Stockam replied that we can do so per our lease agreements. Our airport operations personnel take the opportunity to drive around the hangars when they are open to do informal spot inspections, but we don't normally do formal inspections unless a problem is being reported. Ms. Starkweather suggested that it would be a good idea to do an annual inspection of planes and locks etc. Mr. Osborn asked how the airport handles cyber security. Mr. Stockam replied that the airport is on the City of Joplin network and inside their firewall. We don't allow anyone to remote into our security system.

Mr. Moore voted to adjourn the meeting. Seconded by Mr. Osborn.

The meeting was adjourned at 8:05 am.

Approved,



Melissa Hunter, Airport Clerk



Kelli Starkweather, Chairman of the Board