

**LOUISVILLE REGIONAL AIRPORT AUTHORITY
BOARD MEETING
JULY 20, 2022**

The regular meeting of the Board of the Louisville Regional Airport Authority was held on July 20, 2022. Chairman Dale Boden convened the meeting at 3:03 p.m. in the Boardroom of the Louisville Regional Airport Authority, Louisville, Kentucky.

Board members present: Mr. Dale Boden, Ms. Toni Clem, Mr. Mitchel Denham, Mayor Greg Fischer, Mr. Pat MacDonald, Mr. John A. Moore and Ms. Lesa Seibert. Not in attendance: Mr. Cleo Battle, Ms. Nikki R. Lanier, and Mr. Brian Lavin. Mr. Tom Halbleib attended as counsel to the Board.

Staff Members in attendance: Ms. Brenda Allen, Ms. Natalie Chaudoin, Ms. Dodie Caulk, Ms. Noel Jolly, Mr. Dan Mann, Ms. Kim Pemberton, Mr. Brian Sinnwell, Ms. Megan Thoben, Mr. Darrell Watson and Mr. Jason Wheeler.

Also in attendance: Mr. Phil Clark, Ms. Mary Rose Evans, Mr. Kevin Fuhr, Mr. Dave Mayer, Mr. Robert Rush, Mr. Todd Tabor and Mr. Todd Walter.

Prior to the consideration of the minutes, Chairman Dale Boden advised the Board that Ms. Mary Rose Evan's term expired July 15th and thanked her for her 20 years of service to the Board. Mr. Mann thanked Ms. Evans for service to the Board and for being a liaison between the Authority and the airport's neighbors. Mr. Mann presented Ms. Evans with a crystal airplane commemorating her service and a pair of noise canceling headphones in acknowledgement of her work related to sound insulation and airport noise.

CONSIDERATION OF MINUTES

On motion duly made and seconded, the minutes of Board meeting held on June 8, 2022 were unanimously approved.

STAFF REPORT

CONTRUCTION

Mr. Brian Sinnwell presented the construction report. The Authority has completed sound insulation of 107 homes since November of 2021 and currently has insulation of 15 residential properties underway. He anticipates we will receive an additional \$12 million grant for sound insulation from the FAA in the next few months.

Mr. Sinnwell advised the Board work is underway to replace 204 pavement slabs on our runways and taxiways on both the eastside and westside of the airfield. In the terminal, work is underway to remodel the restrooms in the baggage claim area and to replace the central plant mechanical, electrical and plumbing equipment. For the geothermal project, 420 wells are drilled which is

about 65% complete. Mr. Sinnwell thanked the Authority's staff for their hard work to keep the facility running during the remodeling and upgrades to the facilities.

In the business park, the interchange project is out for bid and bids are due August 5. Mr. Sinnwell advised the Board the construction of the warehouse facility should be complete in the next two months. Mr. Mann advised the Board the Authority has three leads for the tenants for the building, two that want to lease the building and one that wants to purchase the building.

CONSENT ITEMS

1. Appointment of Safety and Security Officers — Louisville Muhammad Ali International Airport — Approval

The Director of Public Safety has reviewed the qualifications of Christina Gaddis, Jason Hairgrove, and John Payne and has concluded that they satisfy the qualifications set forth in the Board's November 18, 1998 resolution and recommends their appointment as an airport Safety and Security Officers.

Mr. Mann recommended the Board appoint Christina Gaddis, Jason Hairgrove, and John Payne as airport Safety and Security Officers, to serve at the pleasure of the Board until such time as the Director of Public Safety shall terminate the appointments; and authorize and direct the Authority's Director of Public Safety to administer the Oath of Office. On motion duly made and seconded, the Board approved Mr. Mann's recommendation.

Mayor Fischer commended our Public Safety Team for being courteous and customer focused in addition to performing their public safety jobs.

2. Airside Pavement Rehabilitation — Bowman Field — Contract Award

This project consists of reconstruction, mill, overlay, seal coat, crack repair, and patching of existing airside pavement at Bowman Field to maintain and extend its useful life. This project was advertised in *The Courier-Journal* and was posted on the Authority's website. Four bids were received with the lowest, most responsive bid from All-Star Paving, Inc. of Seymour, IN with a unit price base bid of \$454,376.50 and an additive alternate unit price bid of \$86,758.45 for a total bid price of \$541,134.95. Authority staff and our consultant have reviewed the bid documents submitted by the All-Star Paving, Inc., have verified their bid to be responsive, and recommend the contract award.

Mr. Mann recommended the Board award the contract for the LOU 2022 Airside Pavement Rehabilitation project at Bowman Field to All-Star Paving, Inc. of Seymour, IN in accordance with the unit prices set forth in the bid for both the base bid and the additive alternate for a total contract amount of \$541,134.95; and authorize the Executive Director to execute the necessary contract documents subject to review and approval by counsel as to legality of form and content. On motion duly made and seconded, the Board approved Mr. Mann's recommendation.

ACTION ITEMS

3. CMTA Energy Solutions — Task Orders No. 2B and 2C — Louisville Muhammad Ali International Airport — Approval

At the September 15th, 2021 Board meeting, the Airport Authority approved a contract with CMTA Energy Solutions (CMTA ES) for Construction and Energy Management Services for the next phases of Terminal Renovation work. Since the approval and award of the Task Order 1 construction package in March 2022, work has been underway on the first phase of this major terminal mechanical and electrical infrastructure upgrade and tie-in to the new Geothermal System and Wellfield with the overhaul of the terminal's main mechanical rooms, baggage claim restrooms, and central plant. Design and bidding phase services have also been completed on the second phase of this work, Task Order 2, containing landside MEP work, the installation of new baggage claim equipment, rental car counter renovations, relocation of the information desk, and various baggage claim ceiling, lighting, and flooring improvements.

The bidding process for this second construction package yielded favorable results with bids coming in 17% below the engineer's cost estimate and with DBE participation anticipated at 40% of direct costs and materials. Staff seeks Board approval of a Guaranteed Maximum Price (GMP) for Task Order 2B and 2C in the amount of \$19,094,773. This contract amount accounts for the construction costs, construction administration, and commissioning services.

Mr. Mann recommended the Board approve Task Orders 2B and 2C for a total not to exceed amount of \$19,094,773, and authorize the Executive Director to execute the necessary contract documents subject to review and approval by counsel as to legality of form and content. On motion duly made and seconded, the Board approved Mr. Mann's recommendation.

4. Hangar and Office Lease Agreement — Louisville Muhammad Ali International Airport — Approval

The Hangar and Office Complex located at 5015 Crittenden Dr. at Louisville Muhammad Ali International Airport contains approximately: (i) 60,246 sq.ft. of hangar space, (ii) 6,087 sq.ft. of office space and (iii) 4,400 sq.ft. of storage space (the "Hangar and Office Complex"). Staff has been in negotiations with Mesa Airlines, Inc. ("Mesa") to lease a 20,000 sq.ft. portion of hangar space and 6,087 sq.ft. of office space in the Hangar and Office Complex to maintain and repair its aircraft. Accordingly, staff and Mesa have negotiated (i) a monthly base rent of \$25,456.56 and (ii) a term of one (1) year; however, such term may be terminated by either party with 90 calendar days' notice.

Mr. Mann recommended the Board approve the Hangar and Office Complex Lease Agreement with Mesa Airlines, Inc. for 20,000 sq.ft. of hangar space and 6,087 sq.ft. of office space in the Hangar and Office Complex at Louisville Muhammad Ali International Airport for a term of one (1) year, effective August 1, 2022, and at the financial terms described above; and authorize the Executive Director to execute the necessary contract documents subject to review and approval by counsel as to legality of form and content. On motion duly made and seconded, the Board approved Mr. Mann's recommendation.

5. Revisions to Authority Regulations — Approval and Adoption

It is necessary to revise Chapter 600 of the Authority's Regulations to incorporate changes to flight crew parking.

Mr. Mann recommended the Board approve and adopt the revised Regulations as proposed (copy attached); and authorize the Executive Director to take the necessary steps to implement the changes. On motion duly made and seconded, the Board approved Mr. Mann's recommendation.

OTHER BUSINESS

The Board discussed parking and charging options for electric vehicles, the addition of electric vehicles to the rental car fleets and installation of charging stations for these vehicles by the rental car companies. The Mayor advised the Board the city is working on an electric vehicle infrastructure plan for the state and asked Mr. Mann to contact Mr. Jeff O'Brien to discuss electric vehicles and the airport for inclusion in the plan. The Board also discussed encouraging the airport's taxi and ride share concessions to encourage the use of electric vehicles for their services at the airport and discussed purchasing electric vehicles for the Authority's fleet of vehicles when possible.

CLOSED SESSION - LITIGATION

Upon motion duly made by Chairman Boden, seconded, and approved, the following motion to go into closed session was adopted:

I hereby move that the Board enter closed session for the sole purpose of discussing pending litigation on behalf the Authority. The reason for entering closed session with respect to the pending litigation is that the Board requires the opportunity to discuss in confidence the Authority's litigation strategy, tactics, and other matters directly pertaining to the pending litigation. No final action is to be taken in this closed session. This action is authorized by KRS 61.810(1)(c).

I further move that the foregoing motion constitutes notice and public announcement of the general nature of the business to be discussed in closed session, the reason for the closed session, and the specific provision of the Kentucky Open Meetings Act authorizing the closed session, as required by KRS 61.815.

The Board reconvened in open session, and there being no additional business the meeting adjourned at 3:55 p.m.

Dale Boden, Chairman

Dan E. Mann, Assistant Secretary

UNAPPROVED DRAFT