Minutes of the Special Meeting of the Albany County Airport Authority

October 18, 2018

Pursuant to notice duly given and posted, a special meeting of the Albany County Airport Authority was called to order on Monday, October 18, 2018 @ 11:30 a.m. in the Third Floor Conference Room located in the Terminal at the Albany International Airport by Chairman Kenneth J. Doyle with the following present:

MEMBERS PRESENT

Rev. Kenneth J. Doyle
Lyon M. Greenberg, M.D.
Patricia M. Reilly
Kevin R. Hicks
Tony Gorman
Steven H. Heider

MEMBERS ABSENT

Samuel Fresina

STAFF

John A. O’Donnell
William J. O’Reilly
Peter F. Stuto
Doug Myers
Stephen Iachetta
John LaClair
Liz Charland
Margaret Herrmann
Helen Chadderdon

ATTENDEES

Dennis Feeney, Majority Leader

ACTION ITEMS


1.1 Amendment No. 1: Rooftop Communication Facility Lease Agreement with Societe Internationale De Telecommunication Aeronautiques

Mr. Stuto recommended authorization for Amendment No. 1 to the Rooftop Communication Facility Lease Agreement with Societe Internationale De Telecommunication Aeronautiques (SITA). He stated SITA has been a tenant
of the Airport Authority since 2001. SITA rents six square feet in the terminal and ten square feet on the terminal rooftop to accommodate an antenna. They are in the business of supplying data communication services between pilots and air traffic controllers. The current rent is $1,983 per year. They are seeking to remove the current antenna and install two new antennae on the terminal roof, and install corresponding electronic hardware inside the terminal. The total square footage will be less than 30 square feet. The initial rent will increase to $24,000 per year and be subject to a 3% annual cost of living increase.

Dr. Greenberg moved to authorize said Lease Amendment No. 1 with Societe Internationale De Telecommunication Aeronautiques. The motion was adopted unanimously.

1.2 Approve the Sale of $25,000,000 of Bonds by Private Negotiated Sale in accordance with the attached Plan of Finance. Approve Plan of Finance.

Mr. O’Reilly requested approval for the Sale of $25,000,000 (twenty-five million) of Bonds by Private Negotiated Sale. He advised that the Master Resolution adopted by the Authority on January 6, 1997 prescribes the limitations and the conditions of issuance and the Form of any bonds issued by the Authority. If approved, the Authority will return with the necessary Supplemental Resolution, to Issue bonds and the Bank LOC Agreement at the next regular Board meeting. Both of these items will require the approval of the Comptrollers of the County of Albany and the State of New York as recommended by the Finance Committee.

Mr. O’Reilly provided Father Doyle with a letter stating the substantial reasons the Authority should sell its bonds through a Private Negotiated Sale. Father Doyle signed and distributed his own letter to the Members of Authority recommending that the Authority find that the interest of the Authority will be served by the sale of the Authority’s Series 2018 Bonds at a Private Negotiated Sale as structured in the Preliminary Financing Plan dated October 18, 2018.

Mr. Gorman moved to approve the Sale of $25,000,000 of Bonds by private negotiated sale in accordance with the approved plan of Finance as recommended by the Finance Committee. The motion was adopted unanimously.

1.3 Professional Services Contract: Contract No. S-995 Preliminary Design Services for Expansion of Hangars 202 and 203

Mr. O’Donnell recommended approval of Professional Services Contract No. S-995 for the Preliminary Design Services for Expansion of Hangars 202 & 203 with BBL in the amount of $29,600 to be funded from account number 47000-71-0000.

Mr. Heider moved to approve Professional Service Contract No. S-995 for Preliminary Design Services for Expansion of Hangars 202 and 203 in the amount of $29,600 with BBL. The motion was adopted unanimously.

Old Business:
Mr. Stuto recommended approval of a lease with American Airlines Inc. He advised the lease space is 37,416 sf at 22 Jetway Drive (Building 119) and will be utilized as an aircraft maintenance facility. The space is comprised of 29,737 sf hangar space with the remainder shop/office space. The lease is for a five-year initial term with renewals to be agreed upon between the parties. The initial rent is $289,980 per year and will increase 2% per year. The total rent is $7.75 per sf comprised of a base rent of $5.50 per sf plus a common area maintenance charge of $1.25 per sf plus an electricity charge of $1.00 per sf. The new lease amount will be $289,980 annually subject to a 2% annual adjustment.

Mr. Gorman move to approved the Lease at 22 Jetway Drive (Building 119). The motion was adopted unanimously.

Executive Session:

ES-1 – Public Safety

Father Doyle made a motion to go into Executive Session to discuss one matter of public safety. The motion was adopted unanimously.

Dr. Greenberg made a motion to out of Executive Session. The motion was adopted unanimously.

There being no further business, the meeting was adjourned at 12:05 p.m.
ALBANY COUNTY AIRPORT AUTHORITY

SPECIAL MEETING

AGENDA

October 18, 2018

Action Item:


1.1 Amendment No. 1: Rooftop Communication Facility Lease Agreement with Societe Internationale De Telecommunication Aeronautiques

1.2 Approve the Sale of $25,000,000 of Bonds by Private Negotiated Sale in accordance with the attached Plan of Finance. Approve Plan of Finance.

1.3 Professional Services Contract: Contract No. S-995 Preliminary Design Services for Expansion of Hangars 202 and 203

Old Business:

OB-1 Lease: 22 Jetway Drive, Building 119 – Hangar and Shop/Office Space with American Airlines, Inc. (DEFERRED from September 17, 2018 Meeting)

Executive Session:

ES-1 – Public Safety