Minutes of the Special/Informational Meeting of the Albany County Airport Authority

March 11, 2019

Pursuant to notice duly given and posted, the Special/Informational meeting of the Albany County Airport Authority was called to order on Monday, March 11, 2019 @ 11:30 a.m. in the 3rd Floor Conference Room of the main terminal located at the Albany International Airport by Chairman Kenneth J. Doyle with the following present:

MEMBERS PRESENT
Rev. Kenneth J. Doyle  
Patricia M. Reilly  
Lyon M. Greenberg, M.D.  
Steven H. Heider  
Samuel A. Fresina

MEMBERS ABSENT
Tony Gorman  
Kevin R. Hicks

STAFF
John A. O'Donnell  
William J. O'Reilly  
Peter Stuto  
Margaret Herrmann  
John LaClair  
Steve Iachetta  
Liz Charland  
Helen Chadderdon  
Doug Myers

ATTENDEES
Fred Acunto, Airport Manager, AvPorts  
John DelBalso, Assistant Airport Manager, AvPorts  
Michael DeMasi, Business Review  
Deirdre Hargrave, Communications Manager, Gramercy Communications  
Michael LaMontagne, R.A., Project Manager, C&S Engineers, Inc.  
Robert Wagner, LEED, AP, Project Manager, Turner Construction Company  
Captain Stephen Dorsey, ARFF, Union President IAFF

Action Items:


1.1 Lease: Approve four month extension of Lease in Terminal with Federal General Services Administration (GSA)
Mr. Stuto recommended authorization to approve a four month extension of a lease in the terminal with Federal General Services Administration (GSA).

Mr. Stuto advised that the United States General Service Administration (GSA) and the Authority entered into a twenty-year lease agreement, effective March 15, 1999, for the rental of the Air Traffic Control Tower including maintenance and associated indirect costs. The FAA Control Tower was constructed and financed by the Authority in 1998. The lease agreement was amended three times through 2005 and expires March 15, 2019. The GSA has requested a (4) four month extension through July 15, 2019 to finalize a capital improvement plan to be administered and funded by the Authority and to negotiate new lease terms and rates. The GSA's has expressed interest in a new lease term of ten or twenty years at rates determined by negotiation, that will become effective March 16, 2019, superseding the current rates continued by the extension. Current estimates of the Control Tower Capital Improvement project are in the range of $1.5 million based upon a capital needs assessment report the Authority obtained at the request of the GSA and separate elevators improvement/replacement quotes.

Mr. Heider moved to authorize a four month lease extension in the terminal with federal General Services Administration (GSA). The motion was adopted unanimously.

2. Mr. O'Donnell Introduced Presenters on the Major Capital Projects at the Albany International Airport

   **Presentation on Governor’s Airport Modernization Program**

   1. Terminal Amenities – Presenter: Michael LaMontagne, R. A. Project Manager
   2. New 1,000 Car Parking Garage – John LaClair, P.E., Airport Engineer

   **Presentation on FAA 2019 Grant Program**

   4. 2019 AIP Program – Steve Iachetta, A.I.C.P., Airport Planner

There being no further business, the meeting was adjourned at 12:20 p.m.
ALBANY COUNTY AIRPORT AUTHORITY
SPECIAL/INFORMATIONAL MEETING
AGENDA
March 11, 2019

Action Item:


   1.1 Lease: Approve four month extension of Lease in Terminal with Federal General Services Administration (GSA)

2. Update on schedule, estimates and design of Parking Garage and Terminal Improvements
NOTICE
ALBANY COUNTY AIRPORT AUTHORITY

NOTICE

Notice is hereby given of the following special meeting of the Albany County Airport Authority:

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TU 11(4042472)
A Loveridge / T Tomes / S Rawling / R Bernard / T Duquette of the city of Albany, being duly sworn, says that he/she is principal Clerk of THE TIMES UNION, a daily newspaper printed in the county of Albany, Town of Colonie, and Published in the County of Albany, Town of Colonie and the city of Albany, aforesaid and that notice of which a printed copy is annexed has been regularly published in the said ALBANY TIMES UNION on the following dates:

02-25-2019

Sworn to before me, this 26th day of February 2019.

[Signature]

JESSICA M. MARTIN
NOTARY PUBLIC - STATE OF NEW YORK
Registration No. 01MA6384279
Qualified in Saratoga County
Commission Expires December 10, 2022
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Notice is hereby given of the following regular meeting of the Albany County Airport Authority:

The Albany County Airport Authority will hold a Regular Meeting on **Monday, March 18, 2019 at 11:30 a.m.** The meeting will be held in the 3rd Floor Conference Room located in the Main Terminal at the Albany International Airport, Albany, New York.
Liz Charland

From: Liz Charland
Sent: Wednesday, February 20, 2019 3:36 PM
To: 'TU Legals'
Subject: Informational and Regular Meetings - PLEASE PUBLISH ONE TIME AS SOON AS POSSIBLE. THANK YOU.

Importance: High

ALBANY COUNTY AIRPORT AUTHORITY

1) SPECIAL MEETING
2) REGULAR MEETING

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Please publish in the Community Section. Thank you.

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Please let me know if you have any questions. Thank you.
Subject: Special Meeting - Monday, March 11, 2019 at 11:30 a.m.

ALBANY COUNTY AIRPORT AUTHORITY

SPECIAL MEETING

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Liz Charland

From: Liz Charland
Sent: Wednesday, February 13, 2019 2:32 PM
To: ACAAlIST
Subject: FW: Special Meeting - Monday March 11, 2019 at 11:30 a.m.; Regular Meeting Monday March 18, 2019 at 11:30 a.m

ALBANY COUNTY AIRPORT AUTHORITY

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Please let me know if you have any questions. Thank you.

Liz Charland
Administrative Services
Albany County Airport Authority
Albany International Airport
Suite 200
Albany, New York 12211
Telephone (518) 242-2250
Cell (518) 542-8762
Email – lcharland@albanyairport.com
Liz Charland

From: Liz Charland
Sent: Wednesday, February 13, 2019 2:32 PM

Subject: Special Meeting - Monday March 11, 2019 at 11:30 a.m.; Regular Meeting Monday March 18, 2019 at 11:30 am

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Liz Charland
Administrative Services
Albany County Airport Authority
Albany International Airport
Suite 200
Albany, New York 12211
From: Liz Charland  
Sent: Wednesday, February 13, 2019 1:30 PM  
To: 'Bart Johnson' <Bart.Johnson@tsa.dhs.gov>; 'Bob Heitz' <rheitz@millionair.com>; 'Brandon Russell, Majority Counsel' <brandon.russell@albanycountyny.gov>; 'County Executive Daniel P. McCoy' <County_Executive@albanycountyny.gov>; 'Dave Collins' <dcollins@albanyairport.com>; 'Douglas A. Bullock, Albany County Mass Transit Committee Chair' <dbull4@verizon.net>; 'Eric Anderson' <eanderson@timesunion.com>; 'Frank Mauriello, Albany County Minority Leader' <frank.mauriello@albanycounty.com>; 'Fred Acunto' <facunto@albanyairport.com>; 'George Penn (Albany County)' <george.penn@albanycountyny.gov>; 'Jill Bryce' <news@dailygazette.net>; 'John DelBalso' <jdelbalso@albanyairport.com>; 'Kelly Boyea (Albany County)' <kelly.boyea@albanycountyny.gov>; 'Majority Leader Dennis Feeney' <dennis.feeney@albanycountyny.gov>; 'Mike DeMasi' <mdemasi@bizjournals.com>; 'Pam Allen' <pallen@bizjournals.com>; 'Pete Rea (prea@dot.state.ny.us)' <prea@dot.state.ny.us>; 'Spotlight News' <news@spotlightnews.com>; 'WRGB News' <news@wrgb.com>  
Subject: Special Meeting - Monday, March 11, 2019 at 11:30 a.m.  

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Action Item:

   
   1.1 Lease: Approve four month extension of Lease in Terminal with Federal General Services Administration (GSA)

2. Update on schedule, estimates and design of Parking Garage and Terminal Improvements
AGENDA ITEM NO. 1.1

Lease: Approve four month extension of Lease in Terminal with Federal General Services Administration (GSA)
ALBANY COUNTY AIRPORT AUTHORITY

REQUEST FOR AUTHORIZATION

DEPARTMENT: Legal
Contact Person: Peter Stuto, General Counsel

PURPOSE OF REQUEST:
Lease: Approve four month extension of Lease in Terminal with Federal General Services Administration (GSA)

CONTRACT AMOUNT: $221,925.20 for (4) four months based upon current rates

BUDGET INFORMATION:
Anticipated in Current Budget: Yes √ No ___ NA ___

FISCAL IMPACT - FUNDING (Dollars or Percentages)
Federal ___ State ________ Airport ______ NA ___

JUSTIFICATION:
The United States General Service Administration (GSA) and the Authority entered into a twenty-year lease agreement, effective March 15, 1999, for the rental of the Air Traffic Control Tower including maintenance and associated indirect costs. The FAA Control Tower was constructed and financed by the Authority in 1998. The lease agreement was amended three times through 2005 and expires March 15, 2019. The GSA has requested a (4) four month extension through July 15, 2019 to finalize a capital improvement plan to be administered and funded by the Authority and to negotiate new lease terms and rates. The GSA’s has expressed interest in a new lease term of ten or twenty years at rates determined by negotiation, that will become effective March 16, 2019, superseding the current rates continued by the extension. Current estimates of the Control Tower Capital Improvement project are in the range of $1.5 million based upon a capital needs assessment report the Authority obtained at the request of the GSA and separate elevators improvement/replacement quotes.

CHIEF EXECUTIVE OFFICER’S RECOMMENDATION:
Recommend approval.
AGENDA ITEM NO: 1.1
MEETING DATE: March 11, 2019

FINAL AGREEMENT SUBJECT TO APPROVAL BY COUNSEL: YES ___ NA ________

BACK-UP MATERIAL:

*Please see attached “Lease Extension”.*
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENT NUMBER 1

TO LEASE NO# DTFA05-97-L-15354

DESCRIPTION OR ADDRESS OF PREMISES:

THIS AGREEMENT, made and entered into this date by and between Albany County Airport Authority whose address is Administration Building, 737 Albany Shaker Road, Albany, NY 12211 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, Lease No. DTFA05-97-L-15354 (the "Lease"), granted to the Government certain real property interests and rights to approximately 13,000 sf of delineated space in the ATCT at Albany International; and

WHEREAS, it is the desire of the parties to amend Article 2 Term to Lease number DTFA05-97-L-15354 dated September 1, 1999; and

WHEREAS, the parties hereto desire to amend the above Lease term on an interim basis for four months commencing on March 16, 2019 through July 15, 2019 to allow continued monthly rental payments and ongoing lease negotiations to be completed; and

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, as follows:

Lessor is required to sign this document and return 3 copies to the issuing office.
1. Article 2 - Term, is modified to extend the term of said Lease Four (4) Months commencing on March 16, 2019 through July 15, 2019 at same monthly rent as expiring lease;

2.- Once a new Lease agreement is negotiated between the parties hereto, Article 6.2.6 (Consideration) in the new lease, will provide for Lessor to be reimbursed the difference between the old and new rental rate, retroactive to March 16, 2019.

3. All other terms and conditions of the lease are hereby ratified and except as amended herein, shall be and remain same, in effect and in force.

IN WITNESS WHEREOF, the parties subscribed their names and date.

LESSOR

______________________________________________
Albany County Airport Authority
Date

______________________________________________
Title

UNITED STATES OF AMERICA

______________________________________________
Jaime Reyes
Date
Real Estate Contracting Officer