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**REGIONAL AIRPORT BOARD  
OF THE  
COLUMBIA GORGE REGIONAL AIRPORT**

(Established cooperatively between the City of The Dalles, Oregon and Klickitat County, Washington)

Wednesday, July 12, 2013 @ 7:00am

Meeting to be Held at the Airport Terminal in Dallesport, WA

- I. Call to Order**
- II. Roll Call**
- III. Approval of the Agenda**
- IV. Approval of Minutes: June 21, 2013**
- V. Public Comments (items not on the Agenda)**
- VI. Board Member Comments (items not on the Agenda)**
- VII. Discussion Items**
  - A. Business Park Update**
  - B. New Life Flight Hangar, Lease and Loan**
  - C. Steve Morgan Easement Request**
- VIII. Action Items**
  - A. Consideration of Bids for the Runway 31-13 Taxiway Improvements.**
- IX. Manager Report - Aeronautical Management, Inc.**
  - A. June Budget Report (if received prior to meeting)**
  - B. Additional Topics**
- X. Next Meeting Date: August 16, 2013**
- XI. Adjournment**

**Minutes of the Board of Directors**  
**Regional Airport Authority**  
June 21, 2013  
*Airport Terminal – Dallesport, Washington*

**CALL TO ORDER**

Vice Chairman Dave Sauter called the meeting to order at 7:05 a.m.

**ROLL CALL**

Members present: Dave Griffith, Dave Sauter, Tim McGlothlin and Norm Deo. Absent: Terry Trapp, Debra Turner and Jim Wilcox. Staff members present: Chuck Covert and Rolf Anderson of AMI, Nolan Young of City of The Dalles and Denny Newell of Klickitat County.

**APPROVAL OF AGENDA**

The Agenda was approved unanimously as presented.

**APPROVAL OF MINUTES**

The May 8, 2013, minutes were approved as presented.

**PUBLIC COMMENTS**

There were no Public Comments.

**BOARD MEMBER COMMENTS**

There were no Board Member Comments.

**DISCUSSION ITEMS**

Runway 31-13 Taxiway Update: AMI reported that project was advertised for bids, and there is a pre-Bid meeting at the Airport on June 26, 2013. The bids will be opened at 2:00 p.m. on July 3, 2013, at The Dalles City Hall. Because The Dalles City Council does not meet in August, AMI would like to present the proposed bids to the City Council on July 22, 2013, rather than waiting until September to award any potential contract. This schedule will require that the Airport Board meet a week early, on July 12, 2013, in order to get recommendation to the City Council in time for their July 22, 2013, meeting. It was agreed to move the next Airport Board meeting to July 12, 2013.

**Business Park Update:** AMI reported that the FAA anticipates a period of 18 to 24 months before they decide on the Airport's request to give Klickitat County an easement on the roads in the Business Park. It was decided to proceed with the construction without waiting for this approval. Nolan Young asked whether the State of Washington requires signs specifying the funding for this project. Dave Griffin suggested that the Airport have some signs constructed announcing the new Business Park. AMI suggested that after the Business Park is constructed that the Airport seek approval from the FAA for selling those lots that will no longer be accessible to the aviation facilities. This will help market those lots to those that want to own the land they build on rather than leasing. Any funds from the sale of these lots would be invested in the Airport. Mr. Griffith suggested that those lots be subject to certain covenants to make sure the use of those lots would not be incompatible with the operation of the Airport. There was Board consensus to start the process of obtaining FAA approval to sell those lots.

#### **ACTION ITEMS**

There were no Action Items.

#### **MANAGER REPORT AMI**

May Budget Report: All of the year-to-date expenses are as expected. After thorough discussion and upon a motion duly made and seconded, the Board unanimously approved the April budget report. AMI reported that on May 30, 2013, the Dallesport Water District opened the bids for the Facility Building Improvement Project. The bids were significantly above the Engineer's estimate. The Water District rejected all of the bids and is reviewing options to reduce the cost of this project. AMI reported that to date none of the banks AMI has contacted to discuss the Life Flight hangar project have been willing to offer a loan better than 60% loan-to-value with the signed lease contingent upon the County and City also signing the note. Dave Sauter suggested other avenues in which the County may be able to help, and Nolan Young suggested checking with the MCMC Trust. AMI will work with Denny Newell to explore funding options for this project as well as potential funding options for new buildings in the Business Park.

#### **NEXT REGULAR MEETING**

July 12, 2013.

#### **ADJOURNMENT**

Vice Chairman Sauter adjourned the meeting at 7:52 a.m.

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Dave Sauter, Vice Chairman

## Runway 31 -13 Taxiway Rehabilitation Bids

<u>Contractor</u>	<u>Base Bid</u>	<u>Additive A</u>	<u>Additive B</u>	<u>Total</u>
Crestline Construction	\$1,004,539.11	692,268.81	382,663.78	2,079,471.70
Granite Construction	\$ 888,182.60	749,603.48	387,063.46	2,024,849.54

Recommended 2013 Work: Base Bid + Additive B

Granite                   \$ 888,182.60 + 387,063.46 = \$1,275,246.06

Crestline               \$1,004,539.11 + 382,663.78 = \$1,387,202.80

\*\*More details to follow as they are received from Precision Approach Engineering.