

**MINUTES OF MEETING**

**RHODE ISLAND AIRPORT CORPORATION**

**OPERATIONS AND CAPITAL COMMITTEE**

**WEDNESDAY, FEBRUARY 25, 2009, AT 3:30 P.M.**

**IN THE MARY BRENNAN BOARD ROOM,**

**T. F. GREEN AIRPORT**

**2000 POST ROAD, WARWICK, RHODE ISLAND**

**The meeting of the Rhode Island Airport Corporation (“Corporation”) Operations and Capital Committee was called to order by Chairman, James C. Forte, at 3:46 p.m., in the Mary Brennan Board Room at T. F. Green Airport, 2000 Post Road, Warwick, Rhode Island, in accordance with the notice duly posted pursuant to the Open Meetings Law.**

**COMMITTEE MEMBERS PRESENT: James C. Forte; Robert D. Sangster; Don Pillsbury (Ex-Officio Member).**

**COMMITTEE MEMBER ABSENT: Michael Traficante.**

**BOARD MEMBERS PRESENT: Kathleen C. Hittner, M.D; Russell Hahn.**

**ALSO PRESENT: Kevin A. Dillon, A.A.E., President and CEO; and those listed on the attendance sheet attached hereto.**

## **1. Approval of the Minutes:**

**Mr. Forte moved that the minutes of the Operations and Capital Committee Meeting of January 21, 2009, be approved. Mr. Sangster seconded the motion. The motion was passed unanimously.**

## **2. Report from Chair, Operations and Capital Committee:**

**There was no report.**

## **3. General Aviation Report:**

**Mr. Dillon gave an overview of the operations at the general aviation airports, noting that all airports had seen a drop in operations. Mr. Dillon also gave an update on projects at the airports focusing specifically on the new terminal at Block Island and the new hangar at Quonset. There was also discussion of the community outreach efforts at Westerly Airport in relation to the easement project.**

## **4. Action Items:**

**(a) Consideration of and Action Upon Approval to Negotiate and Enter Into an Agreement to Provide an Access and Revenue Control System for Parking Facilities and the Roadway at T. F. Green Airport.**

**Mr. Dillon gave an overview of the agreement. There was discussion**

**of the specifics of the system. The recommendation is that the Committee authorize the President and CEO, or his designee, to negotiate and execute an Agreement with Amano McGann, Inc., to provide an Access and Control System for the Parking Facilities and Roadway at T. F. Green Airport, subject to Board approval.**

**A motion was made by Mr. Sangster and seconded by Mr. Forte to approve the following resolution:**

**WHEREAS, the Rhode Island Airport Corporation (RIAC) is responsible for the maintenance and operation of airport facilities at T. F. Green Airport; and**

**WHEREAS, in June 2007, the Board of Directors authorized the President and CEO, or his designee, to negotiate and execute a Parking Management Agreement (PMA) with Standard Parking (Standard) to provide Professional Parking Management Services at T. F. Green Airport; and**

**WHEREAS, RIAC, in conjunction with Standard, issued a Request for Proposals (RFP) for an Access and Revenue Control System for the parking facilities and the roadway at T. F. Green Airport in December 2008; and**

**WHEREAS, RIAC received submittals from the following firms: ACS Transport Solutions, Inc., Amano McGann, Inc., Federal APD, Inc. and**

**TCS International; and**

**WHEREAS, all four firms were invited to make a formal presentation and respond to inquiries regarding their submittals on January 26, 2009; and**

**WHEREAS, the Selection Committee was comprised of the following individuals: Brian C. Schattle, RIAC's Chief Financial Officer; Douglas Dansereau, RIAC's Chief Auditor & Financial Analyst; Bill Blair, RIAC's Manager of Airport Parking & Ground Transportation; Thomas A. Strasshofer, Standard Parking's Manager of Technical Services and Bruce Warren, Standard Parking's General Manager of RIAC's facilities; and**

**WHEREAS, the Selection Committee ranked Amano McGann, Inc. (Amano) as the top firm; and**

**WHEREAS, the approved Fiscal Year 2009 Capital Improvement Program (CIP) budget includes \$2,300,000 for this project utilizing existing bond proceeds; and**

**WHEREAS, RIAC staff will work with Amano to finalize a scope and fee to be included in the Agreement within the established budget for this project.**

**NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:**

**That the Committee authorizes the President and CEO, or his designee, to negotiate and execute an Agreement with Amano McGann Inc. to provide an Access and Revenue Control System for the parking facilities and the roadway at T. F. Green Airport in an amount not-to-exceed \$2,300,000, subject to Board approval.**

**The motion was passed unanimously.**

**A motion was made by Mr. Sangster, and seconded by Mr. Forte, to move approval of items (b) through (d). The motion was passed unanimously.**

**(b) Consideration of and Action Upon Proposed Acquisition of Certain Property Adjacent to T. F. Green Airport.**

**WHEREAS, the Rhode Island Airport Corporation (RIAC) is a public corporation, governmental agency and public instrumentality of the State of Rhode Island; and**

**WHEREAS, through a certain Lease and Operating Agreement with the State of Rhode Island dated June 25, 1993, as amended, RIAC maintains and operates T. F. Green Airport in Warwick, Rhode Island; and**

**WHEREAS, RIAC staff has determined that the acquisition of the**

**property described below is consistent with the State Guide Plan; and**

**WHEREAS, John M. Carroll and Bruce G. Belvin Realty Partnership (Seller) wishes to sell and RIAC wishes to purchase certain property located at 2212 Post Road, Warwick, RI and identified by the Warwick Tax Assessor as Plat 323, Lot 177 (Property); and**

**WHEREAS, the Seller has also agreed to have the remaining portion of Norman Avenue (which is adjacent to the Property) abandoned by the City of Warwick and incorporated into the Property; and**

**WHEREAS, the Seller currently has one tenant occupying the building; and**

**WHEREAS, under the terms of its current lease, the tenant has a right of first refusal to purchase the Property on the same terms and conditions as those offered by a third party; and**

**WHEREAS, RIAC staff will report to the Board if the tenant exercises its right of first refusal; and**

**WHEREAS, the approved Fiscal Year 2009 Capital Improvement Program (CIP) budget includes \$4 million in 2008 Airport Revenue Bond Funds for commercial land acquisition surrounding T. F. Green Airport; and**

**WHEREAS, the \$649,000 purchase price of the Property is appropriate based on the results of an appraisal conducted by an independent appraiser.**

**NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:**

**That the Committee authorizes the President and CEO, or his designee, to execute a Purchase and Sales Agreement with John M. Carroll and Bruce G. Belvin Realty Partnership containing a purchase price not-to-exceed \$649,000 and other terms and conditions as prepared by RIAC's legal counsel for purchase of certain property located at 2212 Post Road, Warwick RI, and identified by the Warwick Tax Assessor to be Plat 323, Lot 177, subject to Board approval.**

**(c) Consideration of and Action Upon Approval of a Consultant Task Order for the Easement Acquisition Project at Westerly Airport.**

**WHEREAS, the Rhode Island Airport Corporation (RIAC) has entered into a Professional Services Agreement (PSA) with O R Colan Associates of FL, LLC. (O R Colan) to provide On-Call Land Acquisition and Relocation Services for Noise Mitigation and Avigation Easement Acquisition for obstruction removal services; and**

**WHEREAS, the recently approved Aeronautical Study for Westerly Airport has identified eleven off-airport obstructions; and**

**WHEREAS, RIAC has negotiated a Scope and Fee with O R Colan to perform Acquisition Services associated with the Easement Acquisition Project at Westerly Airport in the amount of \$243,984; and**

**WHEREAS, this project was originally planned to commence in Fiscal Year 2010 thus the approved Fiscal Year 2009 Capital Improvement Program (CIP) budget does not include funds for this project; and**

**WHEREAS, this Task Order will initially be funded through the General Purpose Fund with a minimum of 90% (\$219,586) reimbursement from the Federal Aviation Administration upon receipt of a Federal Fiscal Year 2010 Airport Improvement Project grant offer and RIAC's maximum 10% (\$24,398) matching share through General Purpose Funds.**

**NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:**

**That the Committee authorizes the President and CEO, or his designee, to execute a Task Order with O R Colan for the Easement Acquisition Project at Westerly Airport in the amount of \$243,984, subject to Board approval.**

**(d) Consideration of and Action Upon Request to Re-Zone Certain Property Located Near T. F. Green Airport.**

**WHEREAS, the Rhode Island Airport Corporation (RIAC) is, a public corporation, governmental agency and public instrumentality of the State of Rhode Island; and**

**WHEREAS, through a certain Lease and Operating Agreement with the State of Rhode Island dated June 25, 1993, as amended, RIAC maintains and operates T. F. Green Airport in Warwick, Rhode Island; and**

**WHEREAS, RIAC has participated in a Voluntary Noise Land Acquisition Program and through the use of Federal Aviation Administration (FAA) grants has acquired incompatible residential properties located within the 70DNL noise contours; and**

**WHEREAS, as part of the FAA funding for this Program, RIAC is required to dispose of noise lands at such time that they are no longer needed for noise compatibility purposes; and**

**WHEREAS, the disposal of these lands may involve converting them to airport development lands and/or airport compatible land uses in accordance with FAA Noise Compatibility Program criteria, which may require local zoning amendment(s).**

**NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:**

**That the Committee authorizes the President and CEO, or his designee, to request, from time-to-time, that the City of Warwick re-zone certain residentially zoned incompatible parcels to zoning classification(s) that would permit compatible land uses in accordance with FAA's Part 150 Noise Compatibility Program criteria, subject to Board approval.**

#### **5. Future Meetings:**

**The next Operations and Capital Committee Meeting is scheduled for Wednesday, March 18, 2009 at 3:00 p.m., in the Mary Brennan Board Room, T. F. Green Airport, 2000 Post Road, Warwick, Rhode Island.**

#### **6. Adjournment:**

**Mr. Sangster moved to adjourn at approximately 4:00 p.m. Mr. Forte seconded the motion. The motion was carried by acclamation.**

**Respectfully submitted,**

**James C. Forte, Chair**

**Rhode Island Airport Corporation**

**Operations and Capital Committee**

**ATTENDANCE SHEET  
RHODE ISLAND AIRPORT CORPORATION  
OPERATIONS AND CAPITAL COMMITTEE MEETING  
FEBRUARY 25, 2009**

**NAME      AFFILIATION**

**Brian Schattle    RIAC**

**Peter Frazier     RIAC**

**Ann Clarke       RIAC**

**Patti Goldstein   RIAC**

**Val Mendonca    HNTB**

**Robert Goff      New England Parking**

**Richard Langseth   Greenwich Bay Watershed**

**Ronald Cicerchia   Ristan Systems, Inc,**

**Don Vennell    Federal APD, Inc.**

**Bill McCloud    Amano McGann**