

ALBANY COUNTY AIRPORT AUTHORITY
 ALBANY INTERNATIONAL AIRPORT
 ADMINISTRATION BUILDING
 SUITE 200
 ALBANY, NEW YORK 12211-1057

TEL: 518-242-2222
 ADMIN FAX: 518-242-2641
 FINANCE FAX: 518-242-2640
 SITE: www.albanyairport.com

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

March 11, 2019

ACAA
 Approved
 03/18/2019

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. **Authorization of Contracts/Leases/Contract Negotiations/Contract Amendments**
 - 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

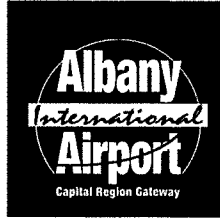
Presentation on Governor's Airport Modernization Program

1. Terminal Amenities – Presenter: Michael LaMontagne, R. A. Project Manager
2. New 1,000 Car Parking Garage – John LaClair, P.E., Airport Engineer
3. Progress Report on Schedules and Estimates – Robert Wagner, LEED, AP, Project Manager, Turner Construction Company

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.



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SPECIAL/INFORMATIONAL MEETING**

AGENDA

March 11, 2019

Action Item:

- 1. Authorization of Contracts/Leases/Contract Negotiations/Contract Amendments**
 - 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

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TU 1t (4042472)

TIMES UNION

timesunion.com

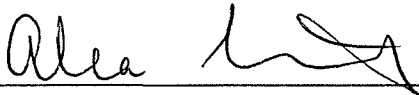
Albany Times Union
News Plaza
Box 15000
Albany, New York 12212

ALBANY INTERNATIONAL AIRPORT
737 ALBANY SHAKER RD
ADMINISTRATIVE BLDG SUITE 204
ATTN: KATIE KANE
ALBANY, NY 12211

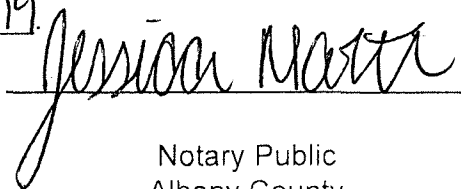
Account Number: 061026000
Order Number: 0004042472
Order Invoice Text: special meeting

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

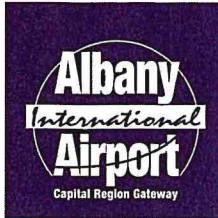


Sworn to before me, this 26 day of February 2019.



JESSICA M. MARTIN
NOTARY PUBLIC - STATE OF NEW YORK
Registration No. 01MA6384279
Qualified in Saratoga County
Commission Expires December 10, 2022

Notary Public
Albany County



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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

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Liz Charland

From: Liz Charland
Sent: Wednesday, February 20, 2019 4:17 PM
To: 'Saratogian Newspapers'; 'The Colonie Spotlight'; 'The Gazette'; 'The Troy Record'
Subject: Meeting Notice

Please publish in the Community Section. Thank you.

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From: Liz Charland
Sent: Wednesday, February 13, 2019 2:31 PM
To: 'Bart Johnson'; 'Bob Heitz'; 'Brandon Russell, Majority Counsel'; 'County Executive Daniel P. McCoy'; 'Dave Collins'; 'Douglas A. Bullock, Albany County Mass Transit Committee Chair'; 'Eric Anderson'; 'Frank Mauriello, Albany County Minority Leader'; 'Fred Acunto'; 'George Penn (Albany County)'; 'Jill Bryce'; 'John DelBalso'; 'Kelly Boyea (Albany County)'; 'Majority Leader Dennis Feeney'; 'Mike DeMasi'; 'Pam Allen'; 'Pete Rea (prea@dot.state.ny.us)'; 'Spotlight News'; 'WRGB News'
Subject: RE: 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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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

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>

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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 am

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To: 'Kenneth Doyle'; 'Kevin R. Hicks, Sr. - IPAD'; 'Kevin R. Hicks, Sr. (Personal)'; 'Lyon Greenberg, MD'; 'Lyon Greenberg, MD - IPAD'; 'Patricia M. Reilly'; 'Patricia M. Reilly - IPAD'; 'Rev. Kenneth Doyle (Personal)'; 'Samuel A. Fresina'; 'Samuel A. Fresina - IPAD'; Steve Heider; 'Steven H. Heider'; 'Tony Gorman'; 'Tony Gorman - IPAD'
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March 11, 2019

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 - 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)**

AGENDA ITEM NO: 1.1
MEETING DATE: March 11, 2019

ALBANY COUNTY AIRPORT AUTHORITY

REQUEST FOR AUTHORIZATION

ACAA Approved
03/11/2019

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 J No NA

FISCAL IMPACT - FUNDING (Dollars or Percentages)

Federal J 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".

<p align="center">U.S. Department of Transportation Federal Aviation Administration</p> <p align="center">SUPPLEMENTAL LEASE AGREEMENT</p>	<p align="center">SUPPLEMENT NUMBER 1</p>
	<p align="center">TO LEASE NO# DTFA05-97-L-15354</p>
<p>DESCRIPTION OR ADDRESS OF PREMISES:</p>	
<p>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:</p> <p>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</p> <p>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</p> <p>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</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, as follows:</p> <p>Lessor is required to sign this document and return 3 copies to the issuing office.</p>	

2.6.13 Supplemental Lease Agreement (SLA)

7/2016

OMB Control No. 2120-0595

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
Real Estate Contracting Officer

Date