

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: DECEMBER 11, 2017

COMMITTEE MEMBERS PRESENT:

SUPERVISORS: GIRARD
STROUGH
BEATY
MONTESI
SIMPSON
LEGGETT
MACDONALD
GERAGHTY
VACANT

OTHERS PRESENT:

JEFFERY TENNYSON, SUPERINTENDENT OF THE DEPARTMENT OF PUBLIC WORKS
RONALD F. CONOVER, CHAIRMAN OF THE BOARD
MARY ELIZABETH KISSANE, COUNTY ATTORNEY
SARAH MCLENITHAN, DEPUTY CLERK OF THE BOARD
FRANK E. THOMAS, BUDGET OFFICER
SUPERVISOR SOKOL
WAYNE LAMOTHE, COUNTY PLANNER
MIKE SWAN, COUNTY TREASURER
BRIAN REICHENBACH, SPECIAL COUNCIL FOR THE COUNTY
ED BARTHOLOMEW, PRESIDENT, ECONOMIC DEVELOPMENT CORPORATION
TIM HENS, REPRESENTING GENESSE COUNTY AIRPORT
DON LEHMAN, *THE POST STAR*
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST
*SEE SIGN IN SHEET FOR OTHER MEETING ATTENDEES

COMMITTEE MEMBERS ABSENT:

SUPERVISORS: SEEBER
BRAYMER

Please note, the following contains a summarization of the December 11, 2017 meeting of the County Facilities Committee; the meeting in its entirety can be viewed on the Warren County website using the following link: <http://www.warrencountyny.gov/gov/comm/Archive/2017/facilities/>

Mr. Girard called the meeting of the County Facilities Committee to order at 10:02 a.m.

Motion was made by Mr. Montesi, seconded by Mr. MacDonald and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Jeffery Tennyson, Superintendent of the Department of Public Works (DPW), who distributed copies of the agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Mr. Tennyson notified there were no action items on the agenda nor did he have any responses for the Referral/Pending portion of the agenda. He apprised the purpose of the meeting was for Timothy Hens, Superintendent of Highways, Genessee County, to discuss the Genessee County Airport, which he oversaw, and to explain how they converted it from a privately managed Airport to one that was fully managed by the municipality.

Privilege of the floor was extended to Mr. Hens who indicated the Genessee County Airport was located between Buffalo and Rochester and he stated it was strictly a General Aviation (GA) Airport with no passenger service and no Part 139 designation. He informed of the following:

- ▶ The runway was 5,500 feet long and was expanded from 4,500 feet in 2005;
- ▶ Currently there were sixty based aircraft;
- ▶ 135,000 gallons of fuel were sold each year which included jet fuel and 100 low lead;
- ▶ The Airport had a full-time Airport Manager, full-time Airport Attendant and 3 part-time Fuel Attendants;
- ▶ Work was contracted with the Facility Maintenance staff for all the facility maintenance;
- ▶ Custodial services were contracted with their Central Services department;
- ▶ County Highway provided mowing, plowing, paving and tree trimming services that were charged back and the Airport was run as a enterprise fund.
- ▶ County Highway had run the Airport beginning in 2001 and have profited ever year except one.
- ▶ Surplus was between \$90,000-\$130,000 annually;
- ▶ Complete renovated with the exception of one set of t-hangers.

Mr. Hens described the Airport prior to 2001, during which it was managed by a conglomerate of private FBO configurations. He added by 1998 there was a single FBO which he said was bad for the County because they were accused of mis-reporting revenue figures, there was community controversy, and the Airport was looked at negatively and was constantly in the press and argued over at County meetings, which lead to the Airport being referred to as the “rich mans playground”. He remarked from 1998-2001 the County discussed what to do with the Airport and at one point they replaced the Airport Manager with Passero Associates, an engineering firm who privately operated the Airport, but it became confusing and caused the loss of \$200,000 during the year 1999 or 2000. He indicated September 18, 2001 the County decided to release an RFP (Request for Proposal) for a private FBO to manage all aspects of the Airport, but due to the September 11, 2001 terrorist attack they had not received any responses. He notified the County approached him and asked him to operate the Airport due to his background in the Air Force and having graduated from the Air Force Academy with a degree in aviation engineering.

Mr. Hens indicated after the Highway Department became responsible for the Airport he hired an Airport Manager, and they began receiving all the revenue from fuel sales, hanger rentals and land leases. He indicated they increased the length of the runway in 2005 to acquire jet traffic to increase fuel sales. He stated he expended a significant amount of time promoting the Airport with tours for community groups such as, Rotary, Kiwanis International and Leadership Genesse which he indicated was a grass roots homegrown leadership program that toured the Airport annually to learn about the facility, its impact on the community and the indirect benefit and how it supported the economy. He noted they spent eight to ten years educating the public on the benefit of the Airport and how it was operated and how they were surplusing money. A discussion ensued during which the committee members and others present posed a number of questions which Mr. Hens answered.

Following the discussion Mr. Beaty asked Mr. Hens if he would consider a proposal from an FBO which would cut expenses by \$500,000 and Mr. Hens replied he would question where the savings would be achieved. He pointed out if an FBO took over the Airport revenue from fuel sales and hanger rentals would decrease dramatically. A brief conversation took place regarding including expenses in an RFP.

Mr. Conover spoke regarding aircraft maintenance and inquired how many mechanics were employed at the Airport and asked if jets or general aviation received the most maintenance and Mr. Hens answered there were seven mechanics who were employed by a private company that leased space and maintenance was more prevalent for general aviation.

Mr. Girard thanked Mr. Hens for the education and taking the time to speak to the Committee.

Pertaining to the Information for Discussion/Review portion of the agenda, Mr. Girard informed it pertained to the distribution of the draft FBO RFP/RFQ (Request for Qualifications) which he said was confidential.

Brian Reichenbach, Special Council for the County, advised he prepared a memo included with the draft documents that pertained to the reason why the draft FBO RFP/RFQ should remain confidential. Meanwhile Wayne LaMothe, County Planner, distributed the confidential documents to the Committee members. Mr. Girard asked the Committee to review the documents and meet again December 18th at 10:00 a.m. to discuss questions, comments, changes, corrections and add ons. Mr. Tennyson informed copies of the general RFP text were available for Supervisors that were not on the Committee.

Committee members and others present briefly discussed concerns they had with possibility of not understanding the documents and who they thought should be able to review the documents. Mr. Montesi inquired if Mr. Hens would be willing to consult and he replied affirmatively.

As there was no further business to come before the County Facilities Committee, on motion made by Mr. Montesi and seconded by Mr. Strough, Mr. Girard adjourned the meeting at 10:58 a.m.

Respectfully submitted,
Molly Ganotes-Gleason, Legislative Office Specialist

