

4S2 Airport Advisory Committee
18 Aug 2022
4:00 PM-5:30 PM
Port Conference Room

MINUTES

PRESENT: Dave Koebel, Tor Beiker, Heather Gehring, Margo Dameier, Bud Musser, Adam Young, Chris Robuck, Greg Hagbery, Andreas von Flotow, Matt Swihart, Brook Bielen, Michael McElwee, Bill Avolio

CALL TO ORDER/OPENING REMARKS

- The meeting was called to order at 4:02 PM by Dave Koebel.

APPROVAL OF THE MINUTES FROM LAST MONTH

- Adam made a motion to approve the July minutes with no edits or additions. Andreas seconded. July minutes were approved by all AAC members with no edits or additions.

ADDITIONS TO THE AGENDA

- No additions or modifications were requested to the agenda.

APPROVAL OF THE AGENDA

- Agenda was approved with no additions or modifications.

BUSINESS ARISING OUT OF THE PREVIOUS MEETING

- None

ITEMS DISCUSSED

- New Fuel Tank: Port staff is looking at getting a 3 phase transformer to run true 3 phase to the fuel pad.
- Security Cameras: Still waiting to get proper internet.
- Airport Revival Plan: This discussion was continued from last month. Andreas brought up current TacAero plans related to FBO's. This includes possibly running fuel sales at Prineville as well as a full FBO operation at Madras. Andreas also revisited the idea of TacAero putting a proposal into the Port of Hood River to act as Airport Manager at 4S2. Andreas also discussed the idea of building a new FBO somewhere on the North Apron. He was able to discuss with Terry Brandt the possibility of partnering up with WAAAM to develop an updated FBO on their property.

Dave brought up a commercial building as being the first development that should be looked into by the Port. This could potentially be a location for a new FBO.

Greg brought up the Bipartisan Infrastructure Law (BIL). This is an \$800,000 grant that can be used for vertical construction and must be used by 2026. This grant could be available to the Port of Hood River and could be infused into a project for vertical construction. This could maybe be put towards airport projects, PAE said that these funds would have to be used for flexible/multi-use space.

Andreas questioned what the square foot lease rate is versus the square foot building rate. (How much people are willing to pay versus what it costs to build, ROI for investors) This thought process makes T-hangars as the best option for development. Tor brought up the idea of a hangar kit or mobile hangar as a cheap and fast solution to hangar development. This would be an easy option for individuals to get off the waitlist. This option would not be as expensive as a T-hangar to lease but would be more expensive than tie-down fees. These could be located on the South Ramp in the gravel or on the North Ramp temporarily.

Tor revisited the solar discussion that happened last month and asked if the Port of Hood River had ever done a solar survey. Michael brought up the studies at the end of the last meeting. Recommendation was made to have updated surveys done.

Tor brought up discussion about potentially collaborating with the USFS or ODF to have a dedicated fire fighting hangar. Chris mentioned that she had this discussion in the past with USFS and their conclusion was that the Odell Fairgrounds is a preferred staging area for fire support. This is because it is closer to the forest and there was less smoke. There is also less air traffic to worry about.

Greg mentioned that Commissioner Streich recently camped at an airstrip near the coast and could see that as a possible revenue stream for the airport.

Margo has done some research about grant funding and believes that our requests would fall under both the community assistance category as well as the miscellaneous category. To write a grant request we would need to know how much money is needed, what the money will be used for, and how our project is differentiated from other fund seekers.

Greg mentioned that Tor conducted a small study on self-sufficient airports and asked if there was any relevant information from that study to share. Tor said that the biggest income generator from all of the airports he studied was fuel sales.

Discussion was opened for any other revenue generating ideas. Andreas brought up the idea of a green hydrogen production facility. He also brought up the idea of using ground space to host a Starlink ground antenna site.

- FBO: July fuel totals at 4S2, 4325.2 gallons out of the tank, 953.6 gallons out of the truck. \$1300 in tie down fees. August to date totals, 2367.1 gallons out of the tank, 445 gallons out of the truck. \$150 in tie down fees. Existing tank was topped off with 100LL. FBO has hired a full time IA mechanic who will be arriving mid September. This individual will focus on meeting the maintenance needs of the local clientele.
- WAAAM: Average attendance noted as of lately. Boats and tour buses are still arriving. The car restoration side of the museum has been very busy.
- Glider Club: No representative present but Cory sent in an update email. Summer youth camp was a huge success.

The club was able to source a mounting kit for the new prop. The prop should be installed next week.

- New Business: Dave brought up the idea of moving back to fewer meetings unless urgent topics arise. Dave suggested quarterly. Greg mentioned that the commissioners wanted to have monthly meetings. As a group, the AAC recommended every 2 months unless otherwise needed.
- Public Comment: None

ACTION ITEMS

- None specified

ADJOURNMENT

- Meeting adjourned at 5:17 PM.

NEXT MEETING DATE

- Next meeting is set for 20 October 2022, location TBD. Agenda will be sent out prior to the next meeting and will detail the date, time, and location. If the need arises for an interim meeting, communications will be sent out with meeting time and location.