



AGENDA

Greater Asheville Regional Airport Authority Regular Meeting
Friday, October 9, 2020, 8:30 a.m.
Hilton Hotel Biltmore Park – Pisgah A

NOTICE TO THE PUBLIC: The Airport Authority welcomes comments from the public on any agenda item. Comments are received prior to the Board's discussion of the agenda item. Comments are limited to five minutes. In compliance with the state-wide mandate for COVID-19, members of the public may attend the Authority Board meeting at 8:30 a.m. on Friday, October 9, 2020 via Webex: 1-408-418-9388; Meeting Number (access code): 132 679 3851

- I. CALL TO ORDER
- II. WELCOME AND SWEARING IN OF NEW BOARD MEMBER: SUSAN RUSSO KLEIN
- III. PRESENTATIONS:
 - A. Terminal Expansion Project Update – Gresham Smith and Partners ([document](#))
- IV. FINANCIAL REPORT ([document](#))
- V. CONSENT ITEMS:
 - A. Approve the Greater Asheville Regional Airport Authority August 14, 2020 Regular Meeting Minutes ([document](#))
 - B. Approve Amendment to the FY 20/21 Budget for Capital Carry-Over ([document](#))
 - C. Approve the Greater Asheville Regional Airport Authority March 13, 2020 Closed Session Minutes
 - D. Approve the Greater Asheville Regional Airport Authority April 3, 2020 Closed Session Minutes
 - E. Approve the Greater Asheville Regional Airport Authority May 8, 2020 Closed Session Minutes



- F. Approve the Greater Asheville Regional Airport Authority June 12, 2020 Closed Session Minutes
 - G. Approve the Greater Asheville Regional Airport Authority July 10, 2020 Closed Session Minutes
- VI. OLD BUSINESS:
- A. Update on Short-Term Funding
- VII. NEW BUSINESS:
- A. Approve the Greater Asheville Regional Airport Authority Board 2021 Schedule ([document](#))
 - B. Approve a Budget Amendment to Add an Additional Maintenance Employee ([document](#))
 - C. Approve the Relocation and Distribution for Handicap Parking in the Paid Parking Facilities at the Asheville Regional Airport and Eliminate Discounted Pricing ([document](#))
- VIII. DIRECTOR'S REPORT:
- A. Sale of Snow Plow Equipment
 - B. FAA Grant Receipt and Acceptance
 - C. CMR Ranking and ATCT Ranking
 - D. Update on Runway
- IX. INFORMATION SECTION:
(Staff presentations will not be made on these items. Staff will be available to address questions from the Board.)
- A. August 2020 Traffic Report ([document](#))
 - B. August 2020 Monthly Financial Report ([document](#))
 - C. October 2020 Development/Project Status Report ([document](#))



D. Potential Board Items for the Next Regular Meeting:

- Presentation of Annual Audited Financial Report

X. PUBLIC AND TENANTS' COMMENTS

In compliance with the state-wide mandate for COVID-19, Public and Tenant Comments will be as follows:

1. Please fill out a Comment Card located on the airport website here: <https://flyavl.com/boardcomment> by 3:00 pm on Thursday, October 8, 2020
2. Comments received, as specified above, shall be read during this Agenda period.

XI. CALL FOR NEXT MEETING: November 20, 2020

XII. CLOSED SESSION:

Pursuant to Subsections 143-318.11 (a) (3) and (4) of the General Statutes of North Carolina to Consult with Legal Counsel in Order to Preserve the Attorney-Client Privilege and to Discuss Matters Relating to the Location and/or Expansion of Industries or Other Businesses in the Area Served by the Authority, Including Agreement on a Tentative List of Economic Development Incentives that may be Offered by the Authority in Negotiations.

XIII. AUTHORITY MEMBER REPORTS:

- A. Key Strategic Elements ([document](#))

XIV. ADJOURNMENT

This agenda of the Greater Asheville Regional Airport Authority is provided as a matter of convenience to the public. It is not the official agenda. Although every effort is made to provide complete and accurate information in this agenda, the Greater Asheville Regional Airport Authority does not warrant or guarantee its accuracy or completeness for any purpose. The agenda is subject to change before and/or during the Board meeting.



Asheville

REGIONAL AIRPORT



Gresham Smith

October 9, 2020

Today's Agenda

1. Visioning Process
2. Overall Design Principle
3. Massing Concepts
4. Floor Plan Update
5. Stakeholder Engagement





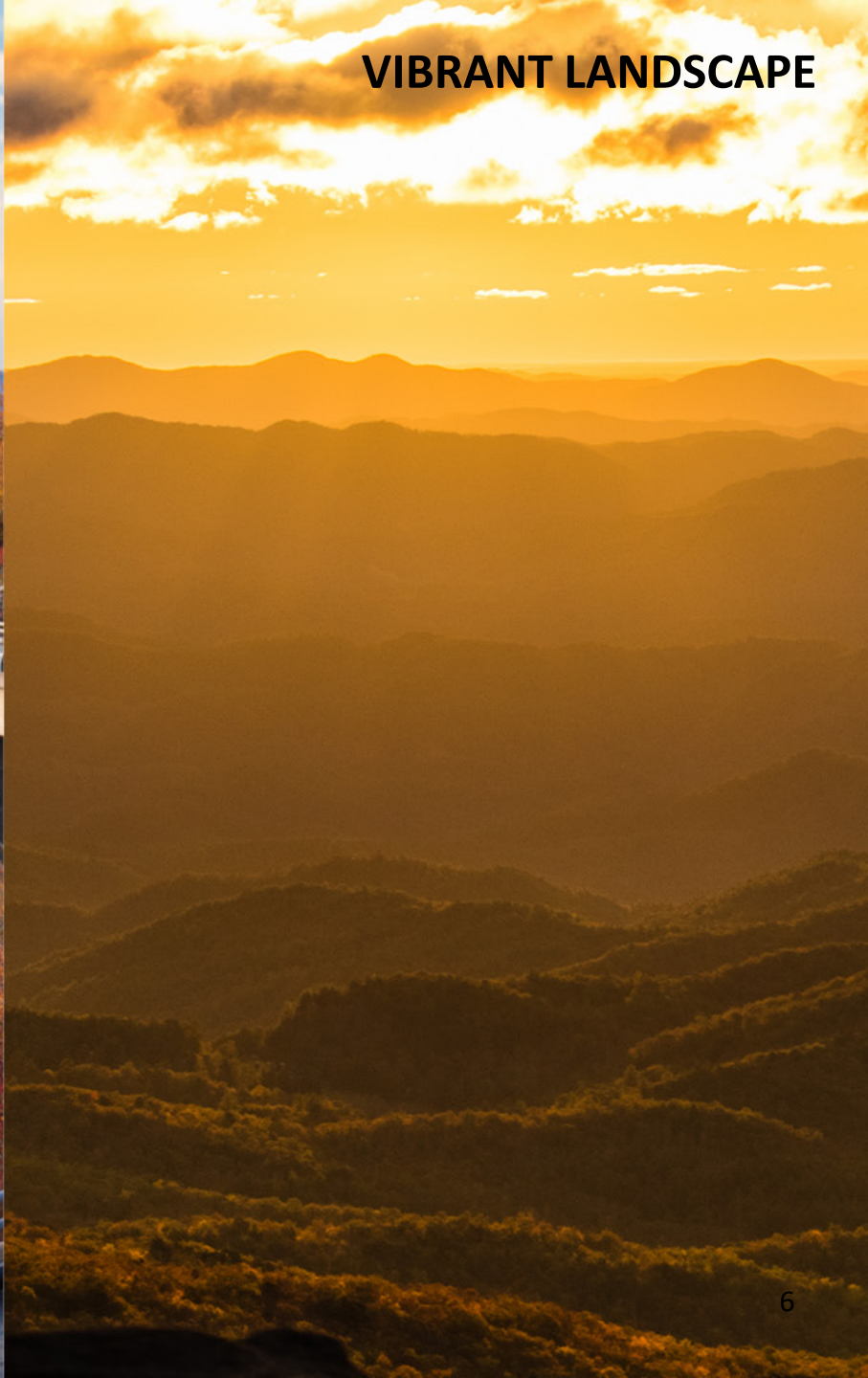
What is Western North Carolina?



LIVELY OUTDOOR LIFESTYLE



RICH CULTURAL SIGNIFICANCE



VIBRANT LANDSCAPE

Translate Airport to Represent a Place



Similar Process for the Parking Garage





Mood Board #1



Mood Board #2

Defining Principles Exercise



Authentic
 True, honest, genuine, real
 Expressive
 Creative, fun, bold, artistic, unique
 Welcoming
 Friendly, generous, easy, hospitable, open, inclusive, diverse
 Crafted
 Attention to detail, quality, care, personalized
 Whimsical
 Unique, eclectic, lively, good natured, spirited
 Fresh
 Bright, lively, healthy, clean, natural

Initial Defining Principles

Email Engagement Survey



creative
 genuine
 fun
 welcoming
 friendly
 authentic
 honest

Public Engagement Workshop

Refined Principles



Defined Principles





Mood Board #1



Mood Board #2

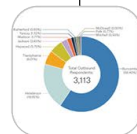
Defining Principles Exercise



Authentic
 Fun, Friendly, Expressive, Real
 Expressive
 Creative, Fun, Bold, Artistic, Unique
 Welcoming
 Accessible, Convenient, Easy, Inspiring, Open, Welcoming, Charismatic
 Crafted
 Artistic, Sophisticated, Customized, Personalized
 Whimsical
 Diverse, Eclectic, Lively, Great Natural Surroundings
 Fresh
 Healthy, Active, Healthy, Clean, Natural

Initial Defining Principles

Email Engagement Survey



Public Engagement Workshop

Refined Principles



Defined Principles





Mood Board #1



Mood Board #2

Defining Principles Exercise



Authentic
 True, honest, genuine, real
 Expressive
 Creative, fun, spirited, artistic, unique
 Welcoming
 Friendly, generous, easy, hospitable, open, inclusive, charming
 Crafted
 Thoughtful, custom-fit, personalized
 Whimsical
 Fun, playful, lively, great outdoors, spirited
 Fresh
 Modern, healthy, crisp, natural

Initial Defining Principles

Email Engagement Survey



creative
 genuine
 fun
 welcoming
 friendly
 authentic
 honest

Public Engagement Workshop

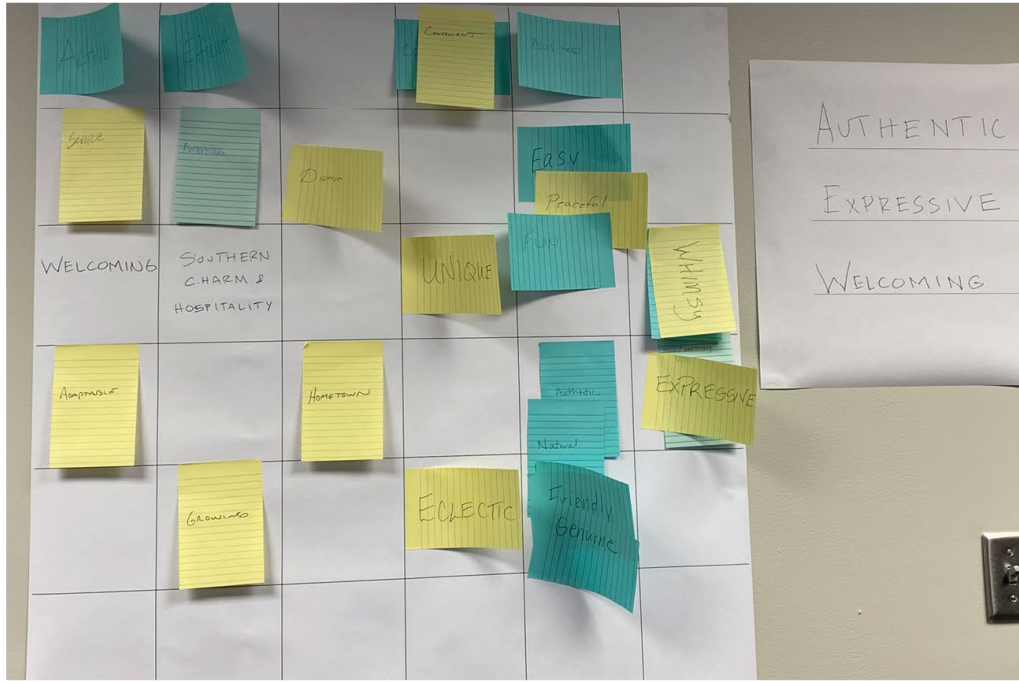
Refined Principles



Authentic
 Welcoming
 Crafted
 Whimsical
 Fresh

Defined Principles



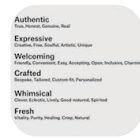


	Means	Doesn't Mean
Authentic	<ul style="list-style-type: none"> honest genuine self-expression unique sense of place real true celebrate original 	<ul style="list-style-type: none"> fake callous pretend dishonest historical rigid thinking
Expressive	<ul style="list-style-type: none"> engaging unique creative open freedom drama eccentric souful artistic 	<ul style="list-style-type: none"> closed-minded boastful trying to influence quiet weird quirky loud closed off to others
Welcoming	<ul style="list-style-type: none"> accepting of all friendly genuine convenient easy hospitable inclusive warm open arms and minds 	<ul style="list-style-type: none"> cold calculated rude fake about self gimmicky



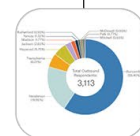
Mood Board #2

Defining Principles Exercise



Initial Defining Principles

Email Engagement Survey



Public Engagement Workshop

Refined Principles



Defined Principles

Mood Board #1



Authentic

True, Honest, Genuine, Real

Expressive

Creative, Free, Soulful, Artistic, Unique

Welcoming

Friendly, Convenient, Easy, Accepting, Open, Inclusive, Charming

Crafted

Bespoke, Tailored, Custom-fit, Personalized

Whimsical

Clever, Eclectic, Lively, Good-natured, Spirited

Fresh

Vitality, Purity, Healing, Crisp, Natural



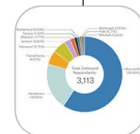
Mood Board #2

Defining Principles Exercise



Initial Defining Principles

Email Engagement Survey



Public Engagement Workshop

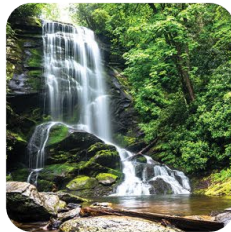
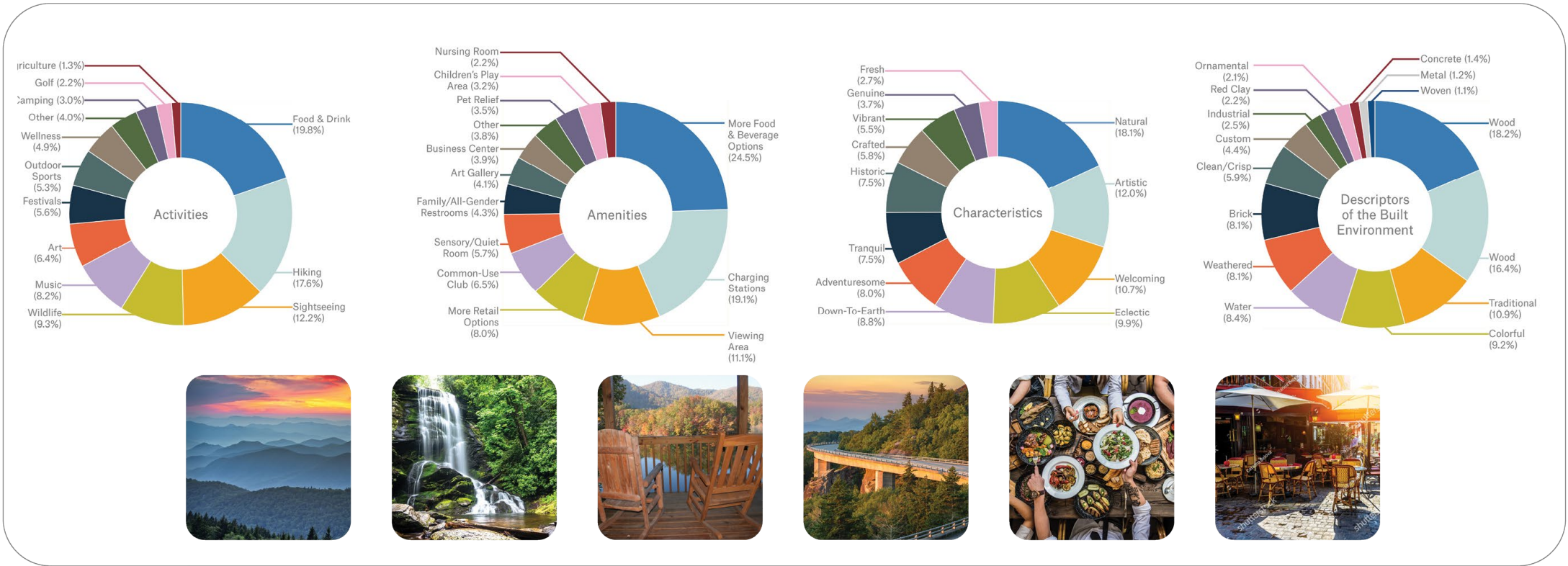
Refined Principles



Defined Principles

Mood Board #1





Mood Board #2



Initial Defining Principles

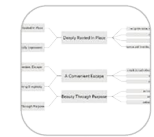
Email Engagement Survey



Public Engagement Workshop



Refined Principles



Defined Principles

Mood Board #1

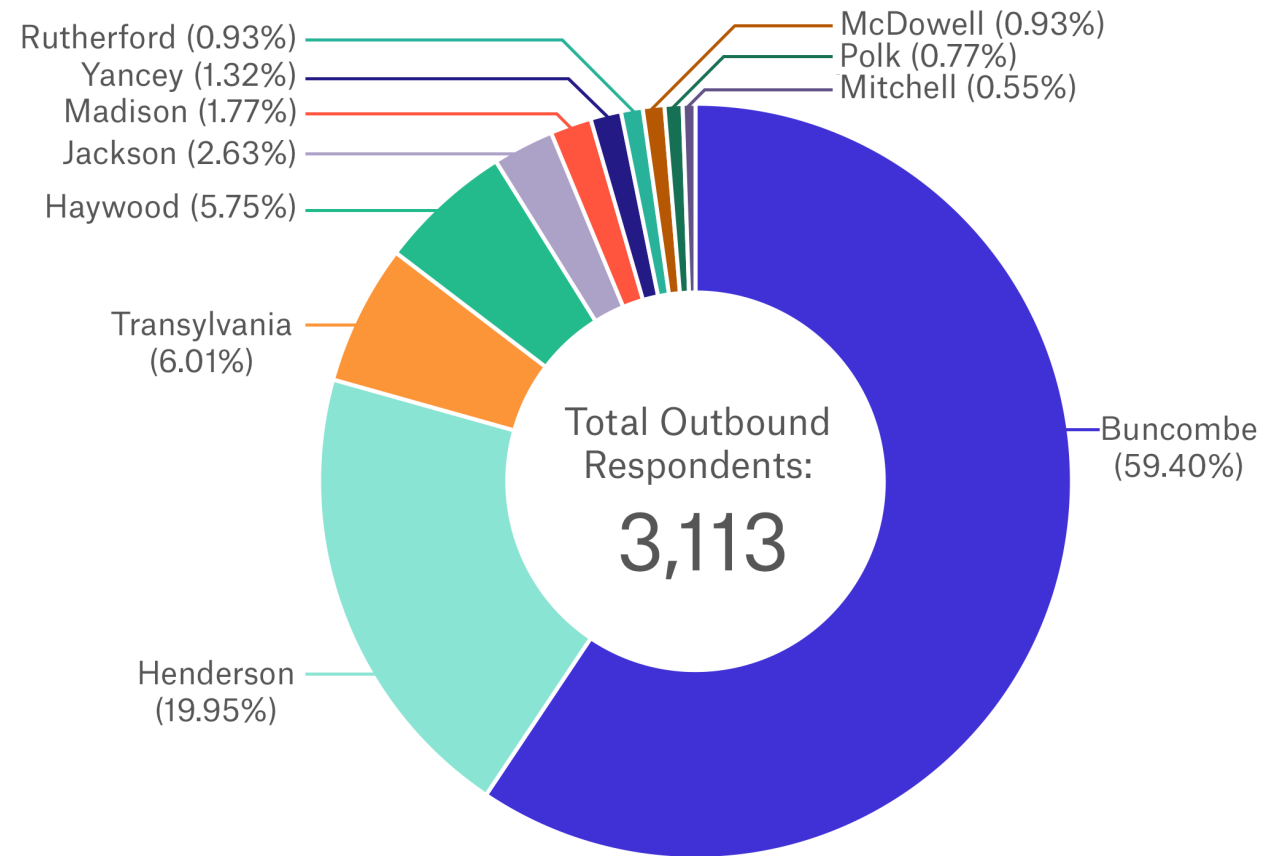


Defining Principles Exercise



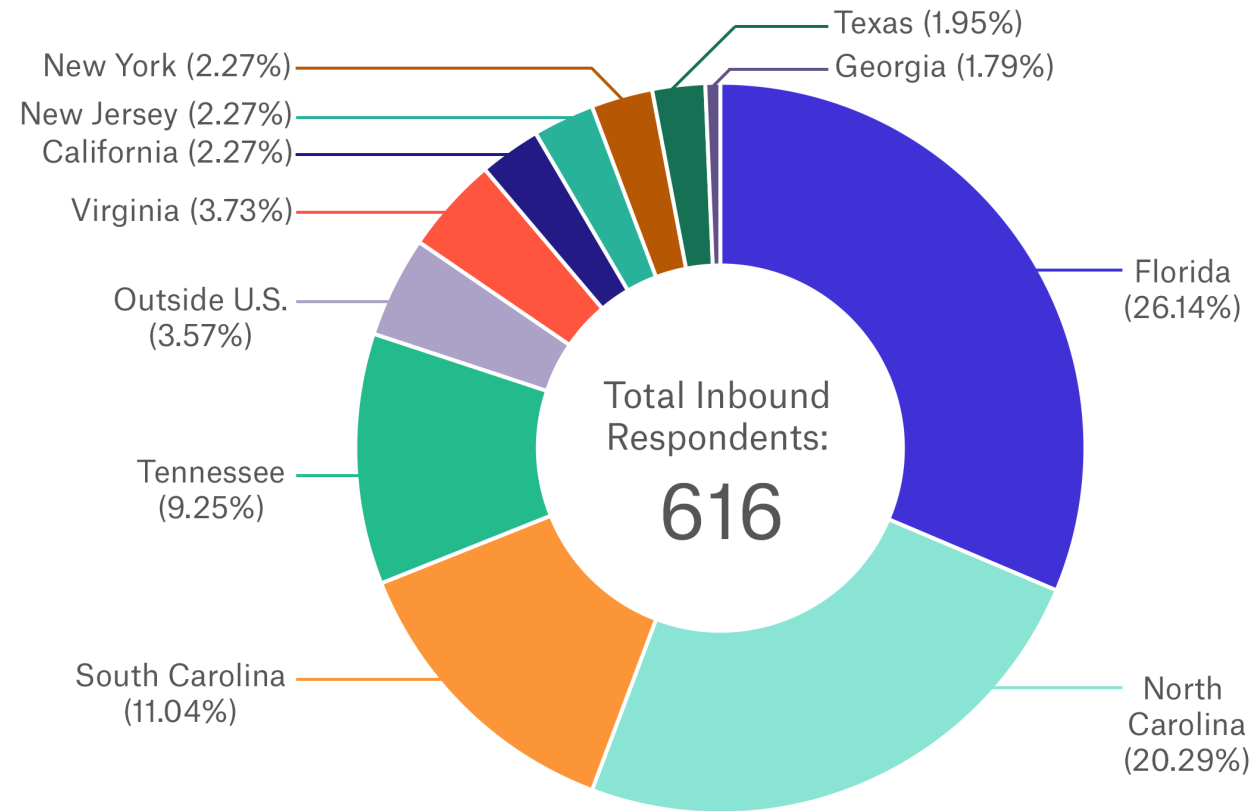
A large majority of Outbound Passengers are from right here in Buncombe county

Outbound Passengers' County of Residence



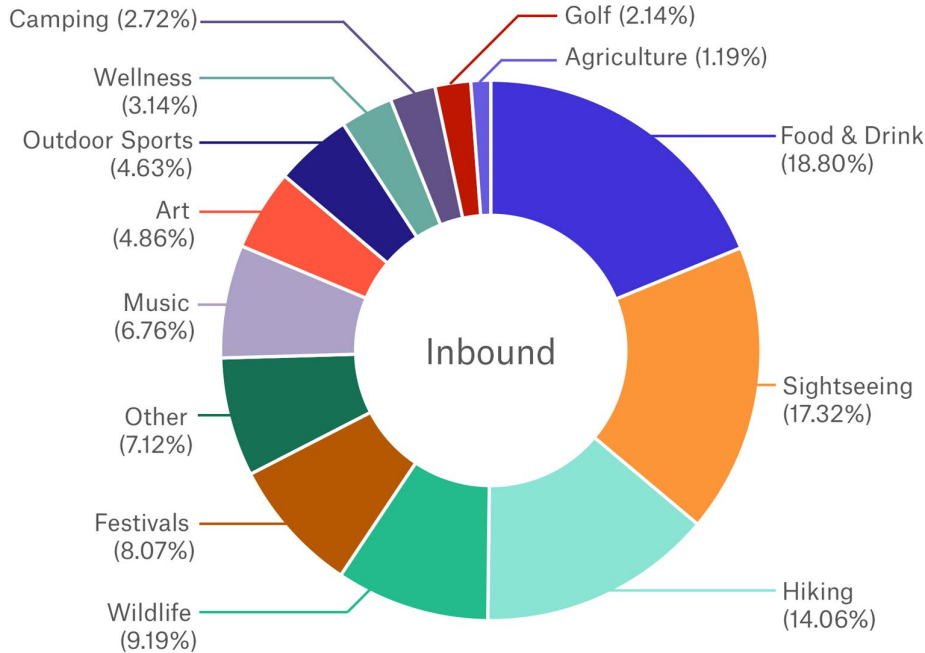
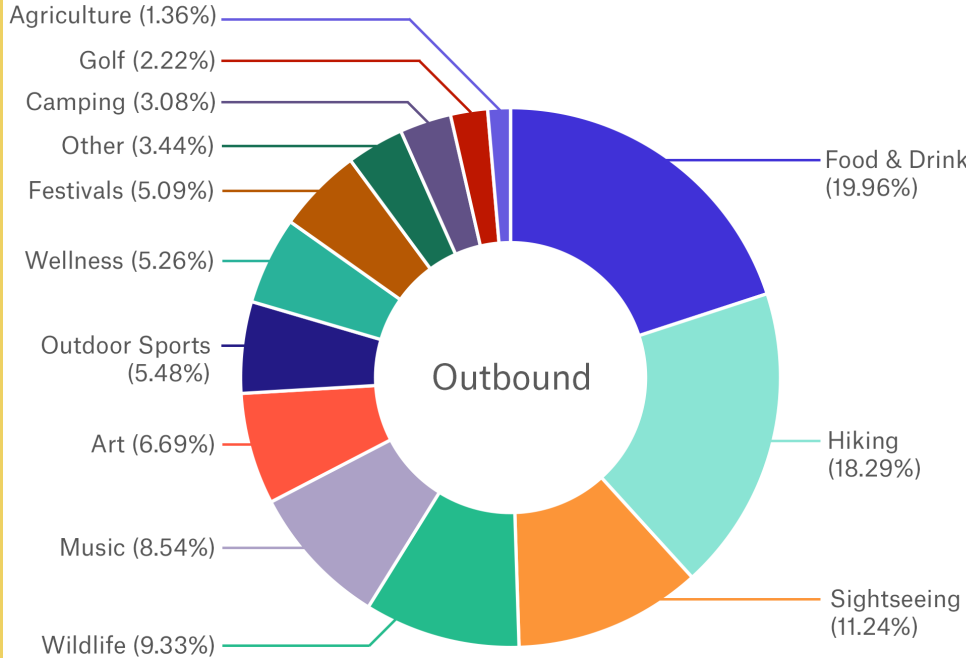
Most Inbound Passengers to AVL are coming from Florida and other parts of North Carolina

Inbound Passengers' State of Residence



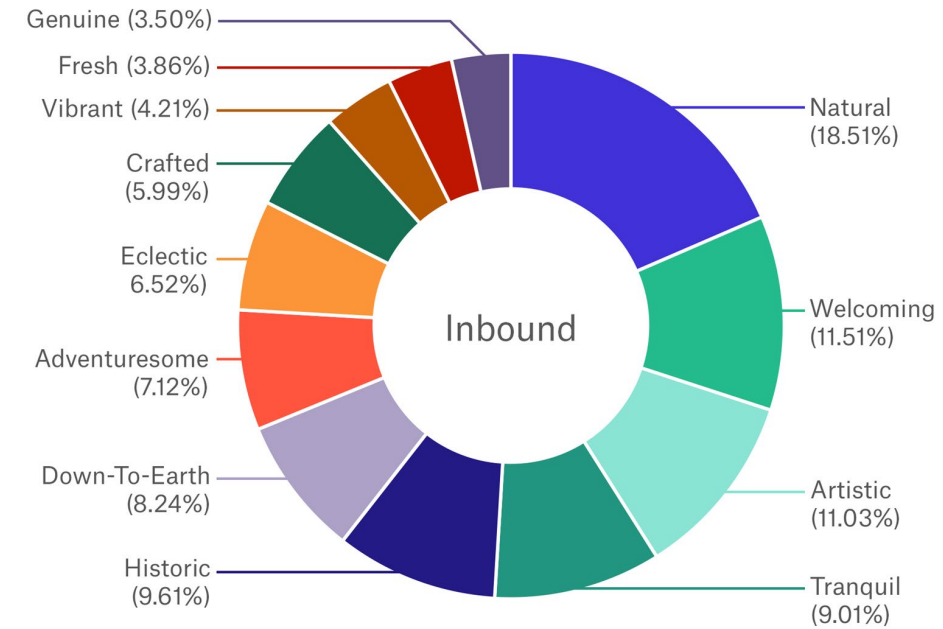
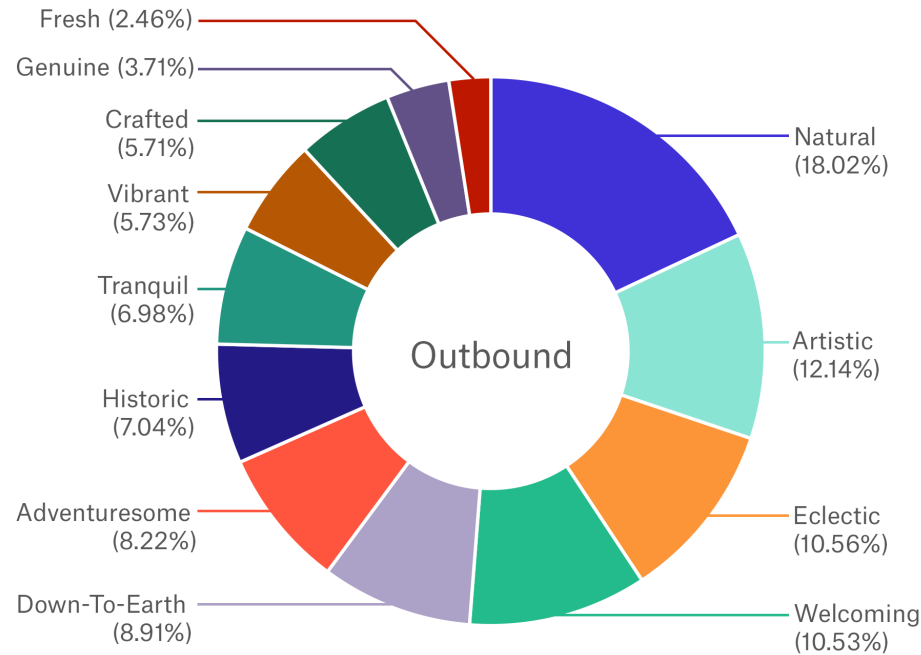
Activities That Draw People To Western NC

Common other draws to the area include family, the climate, beautiful views, and a mountain getaway

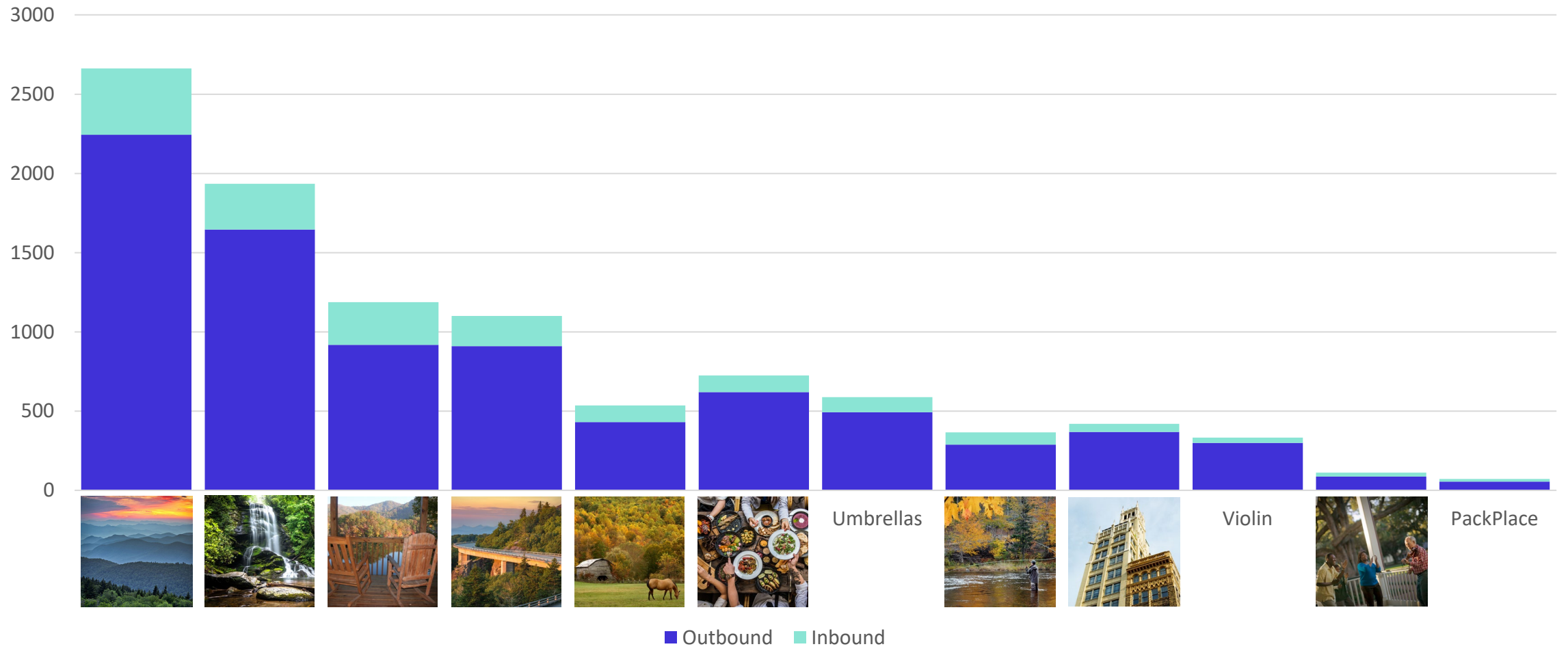


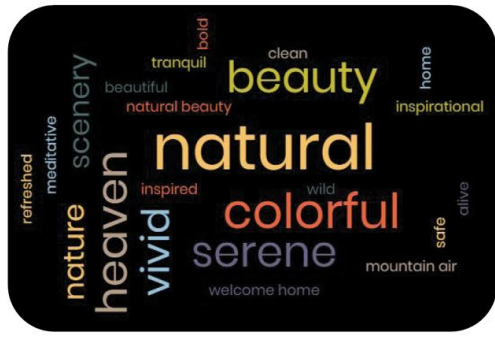
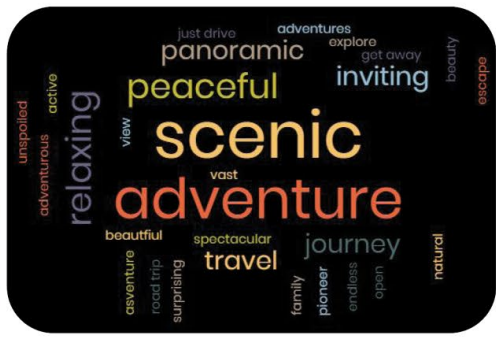
Words Associated With Western North Carolina

Natural and Artistic top the words most associated with Western NC for both Inbound and Outbound Passengers. Inbound passengers consider the area to be more Welcoming and Tranquil, while locals consider the area to be Eclectic and Down-To-Earth



Images That Represent Western North Carolina





Mood Board #2



Initial Defining Principles

Email Engagement Survey



Public Engagement Workshop



Refined Principles



Defined Principles

Mood Board #1



Defining Principles Exercise



Characteristics that would make someone a good spokesperson for Western North Carolina







Mood Board #1



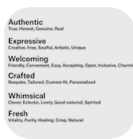
Mood Board #2



Defining Principles Exercise



Initial Defining Principles



Email Engagement Survey



Public Engagement Workshop

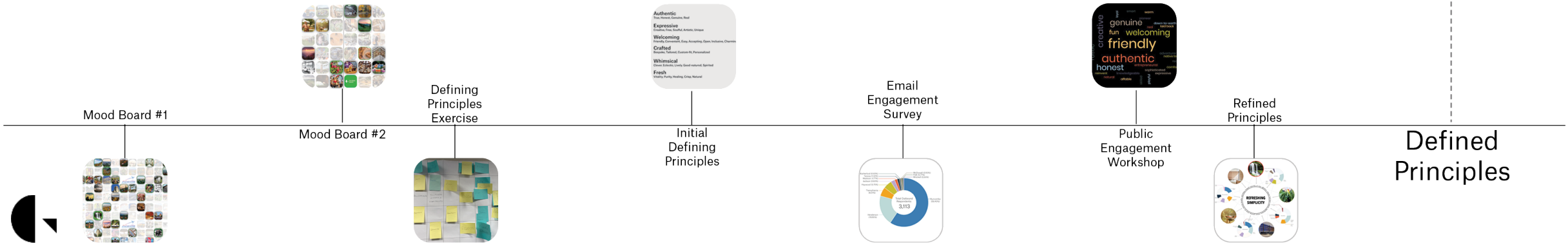
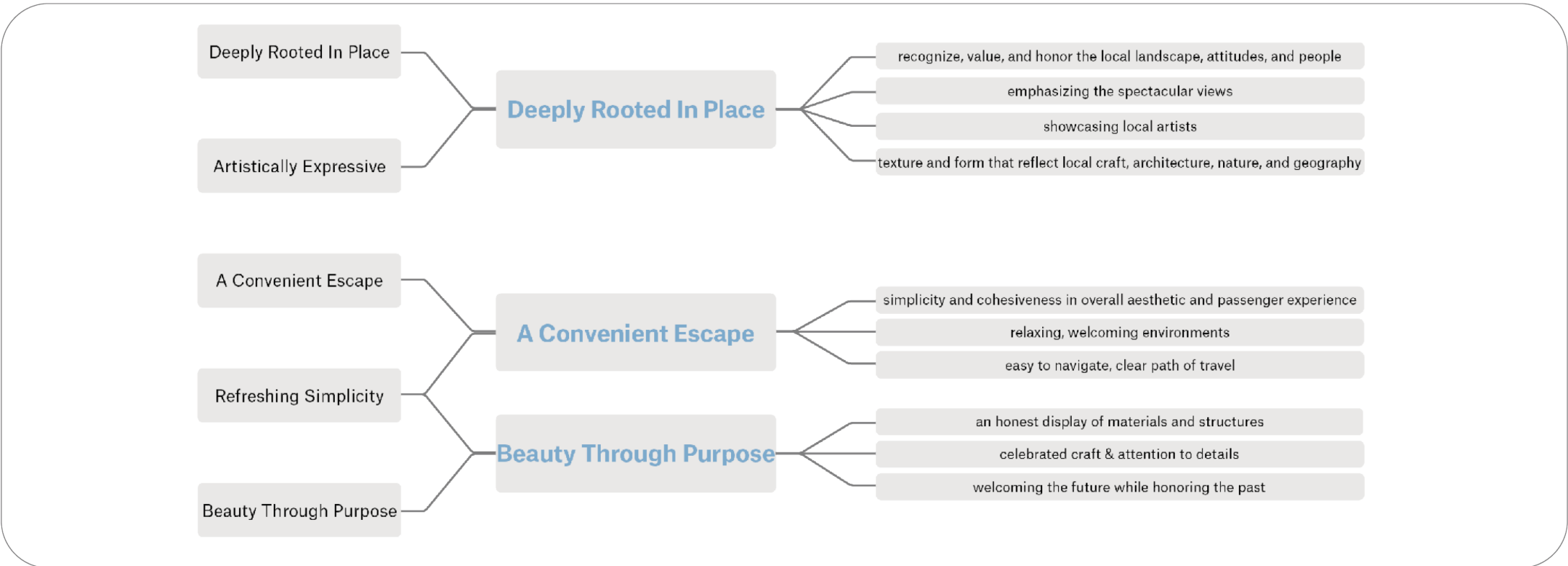


Refined Principles



Defined Principles





Authentic
Time-honored, Craftsmanship, Real

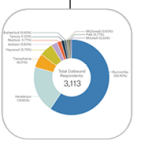
Expressive
Inspired by Nature, Artistic, Unique

Welcoming
Inviting, Comfortable, Easy, Accessible, Open, Welcoming, Charismatic

Crafted
Quality, Attention to Detail, Personalized

Whimsical
Distinct, Eclectic, Unique, Good, Intentional, Sparkling

Fresh
Bright, Fun, Modern, Clean, Natural





**DEEPLY
ROOTED
IN
PLACE**



**BEAUTY
THROUGH
PURPOSE**



essence

**A
CONVENIENT
ESCAPE**



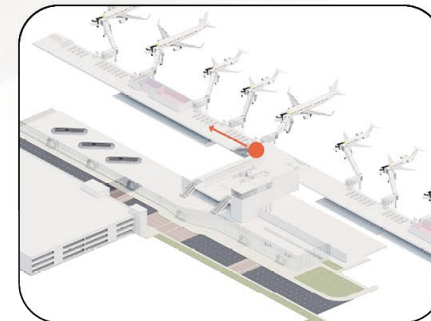
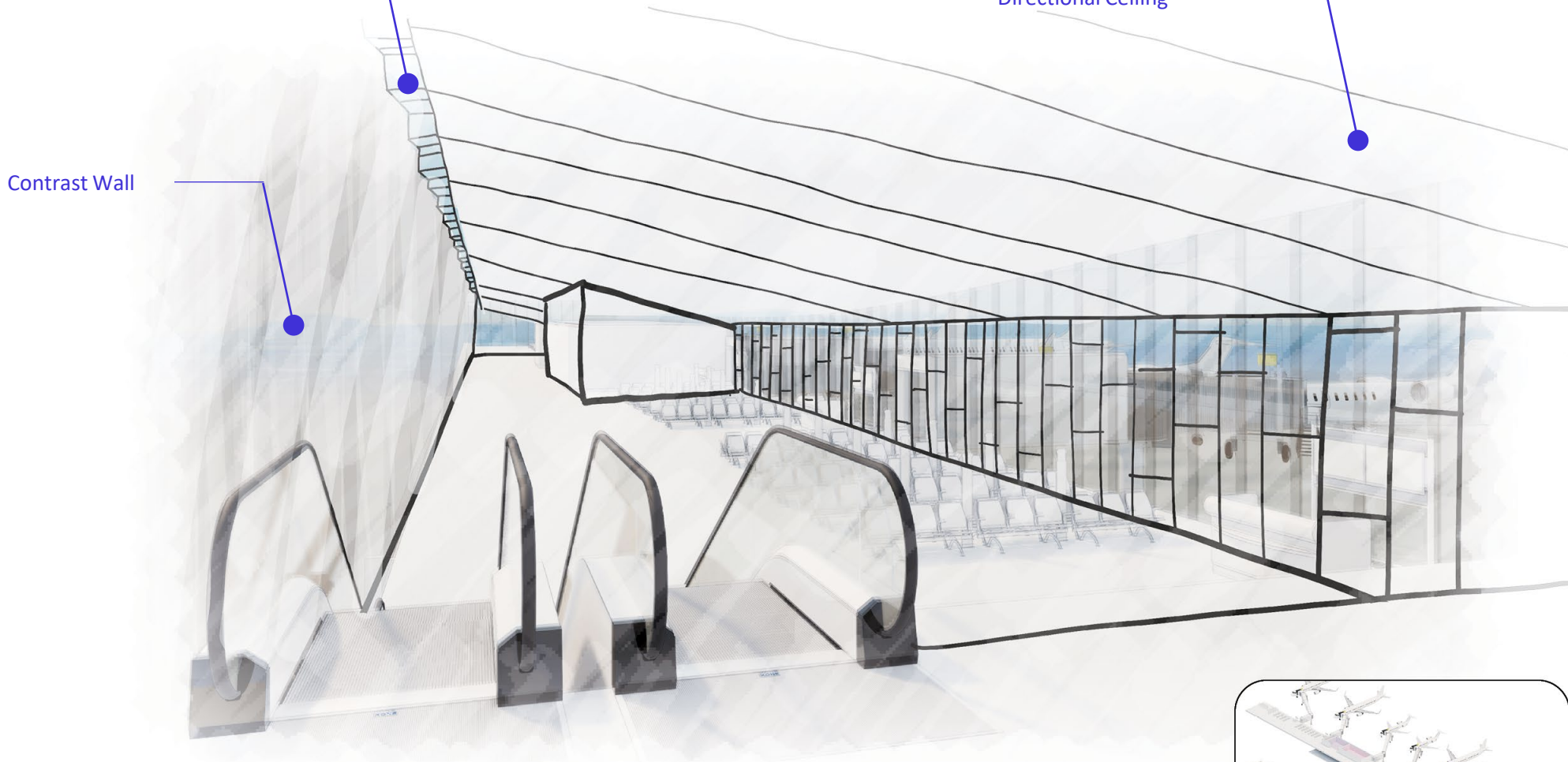
A wide-angle landscape photograph of a mountain range. The foreground is dominated by lush, green, forested hills. In the middle ground, several layers of mountain ridges are visible, each progressively more hazy and blue-toned as they recede into the distance. The sky is a clear, pale blue, suggesting a bright, sunny day. The overall composition is serene and emphasizes the scale and beauty of the natural environment.

**A MODERN GATEWAY, HUMBLY ROOTED
IN TIMELESS NATURAL BEAUTY**

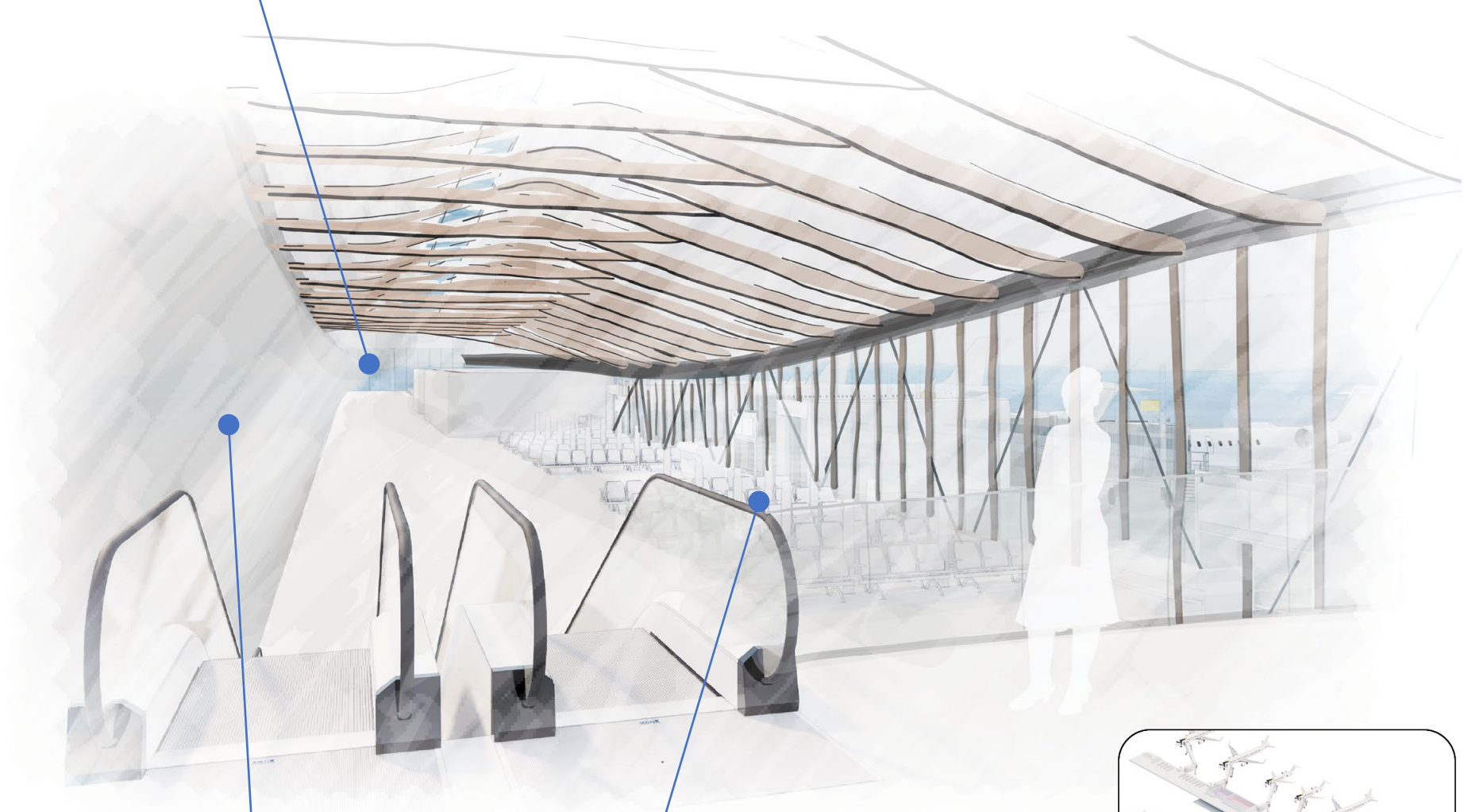
Screened Light

Directional Ceiling

Contrast Wall

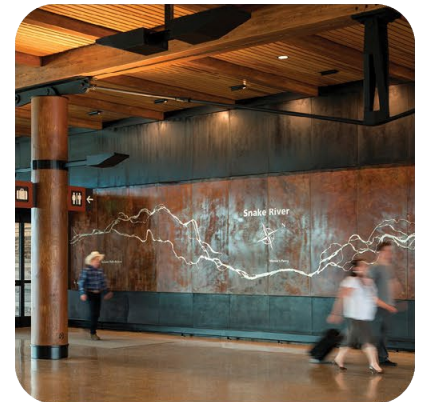
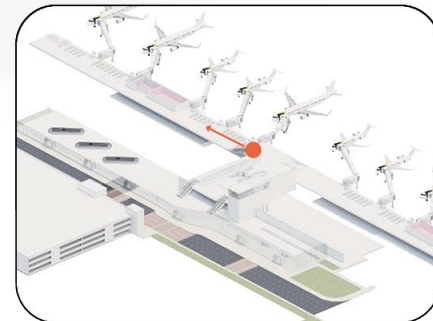
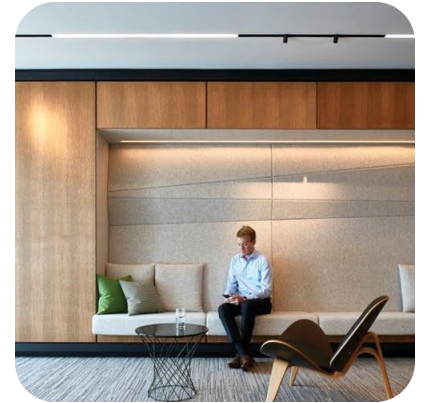


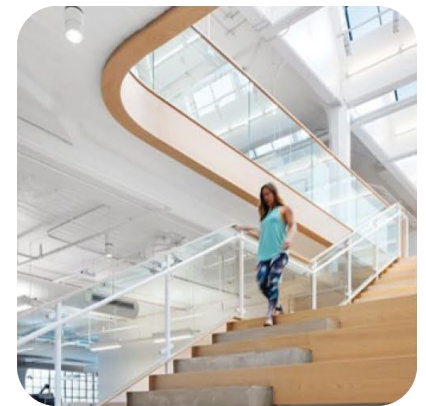
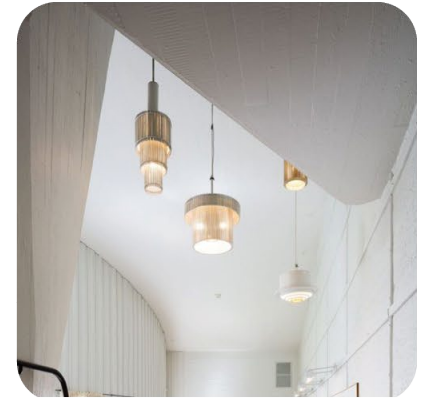
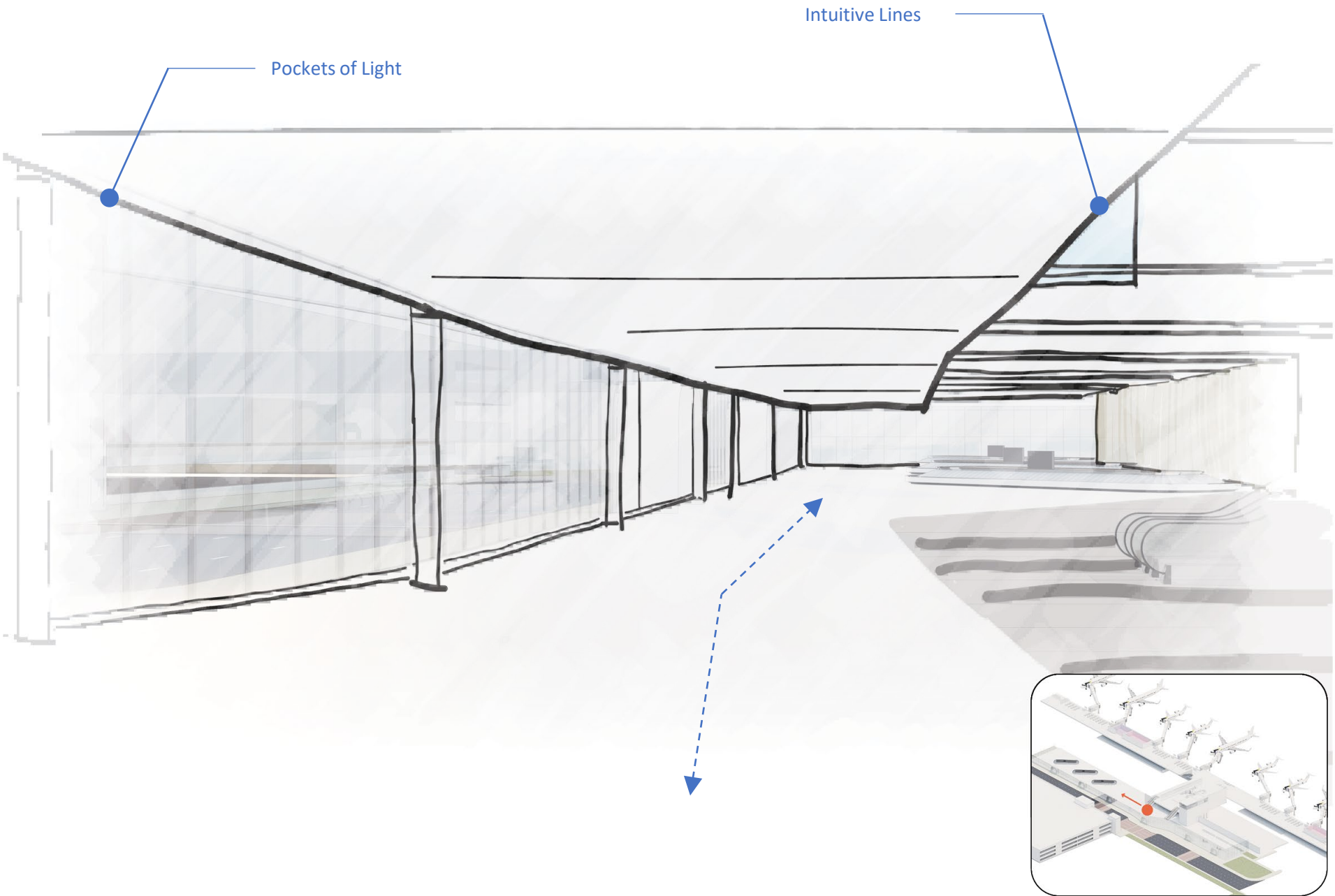
Indoor/Outdoor Area



Variety of Seating

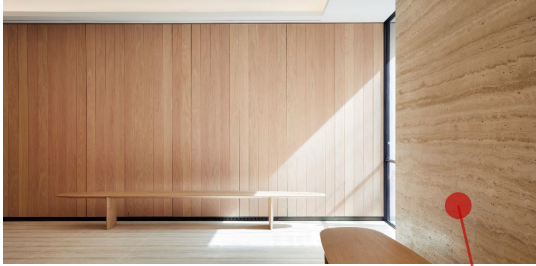
Local Feature Wall





Interior Architecture – Ticketing/Baggage Claim

Bright and Spacious | Filtered Light + Natural Materials | Intuitive Wayfinding



NATURAL MATERIALS AND A NEUTRAL PALETTE



THOUGHTFULLY CRAFTED DETAILS



DRAMATIC SIMPLICITY



EASED EDGES AND SUBTLE POPS OF COLOR

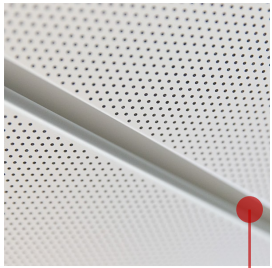


Ticketing and Baggage Claim- *Concept*



Interior Architecture – Security Checkpoint

Natural Flow | A Convenient Escape | De-Stressing the Passenger Experience



PERFORATED METAL PANEL CEILING



CONTRAST OF WOOD ELEMENTS



RECESSED LIGHTING



REGIONAL FEATURE WALL



NATURE INSPIRED ARTICULATION



TAPERED CEILING PLANES WASHED WITH LIGHT



Security Checkpoint - *Concept*

Interior Architecture – Security Checkpoint

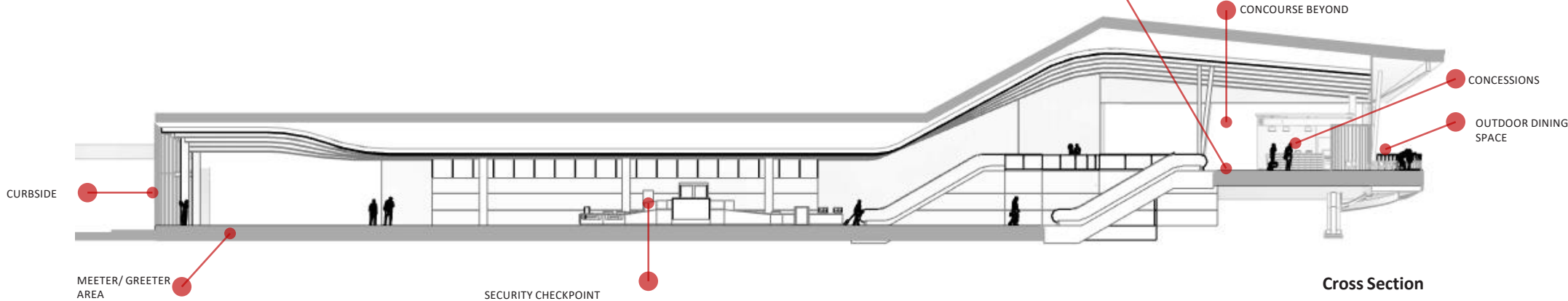
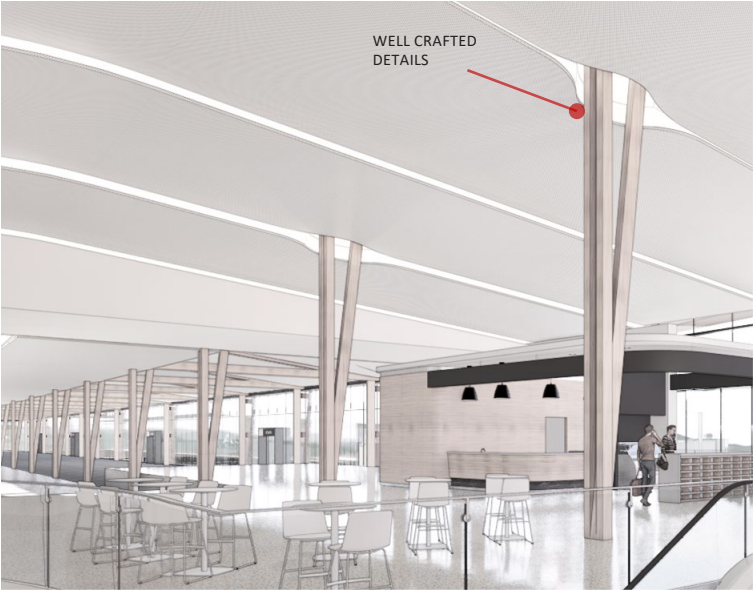
Sense of Serenity | Crafted | Light and Airy



Security Checkpoint - *Concept*

Interior Architecture – Security Checkpoint

Celebrated Views | Moments of Delight | Perfecting the Basics



Security Checkpoint - *Concept*



Interior Architecture – Airside/Concourse

Embracing and Emphasizing Views | De-Stressing the Travel Experience



RICH TEXTURES



FILTERED LIGHT + NATURAL MATERIALS



A CANVAS FOR ARTISTIC EXPLORATION



EMPHASIS ON CAPTURING VIEWS



Concourse- *Concept*

Exterior Architecture – Humbly Rooted, Timeless Beauty

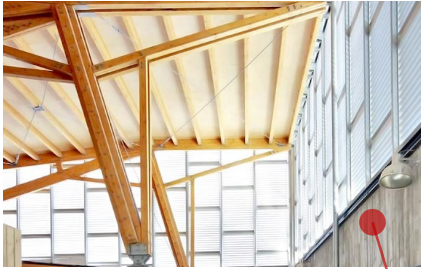
Refreshing Simplicity | Humble Roots | Modernity that Honors Tradition / Quality of Materials



Concourse Massing - *Concept*

Exterior Architecture – Beauty Through Purpose

Fluid and Dynamic | A Modern Design with Traditional Detailing + Materials | Beauty Through Purpose



EFFICIENT TYPICAL CONCOURSE MODULE



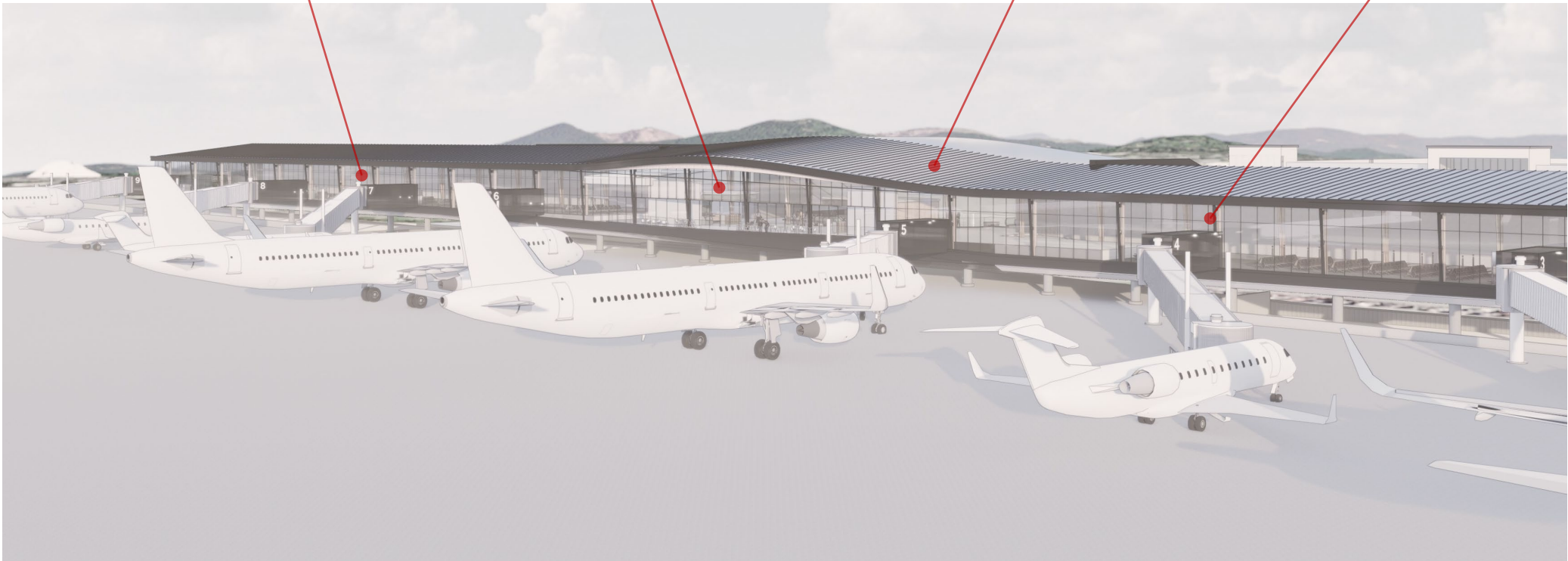
BIG CENTRAL HIGHLIGHT



METAL ROOFING



TUBULAR EXT. COLUMNS

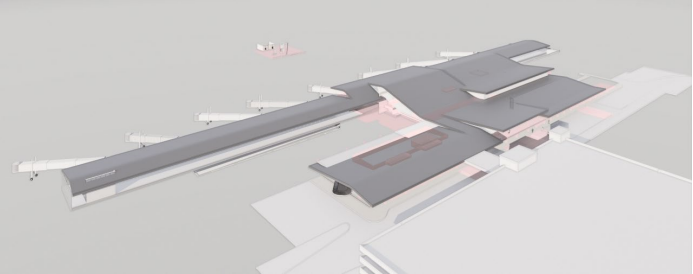


Concourse - *Concept*

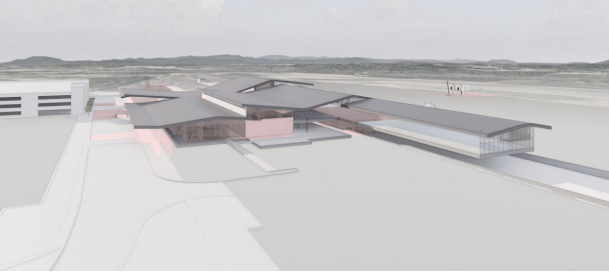


Exterior Architecture – Simplicity in Motion

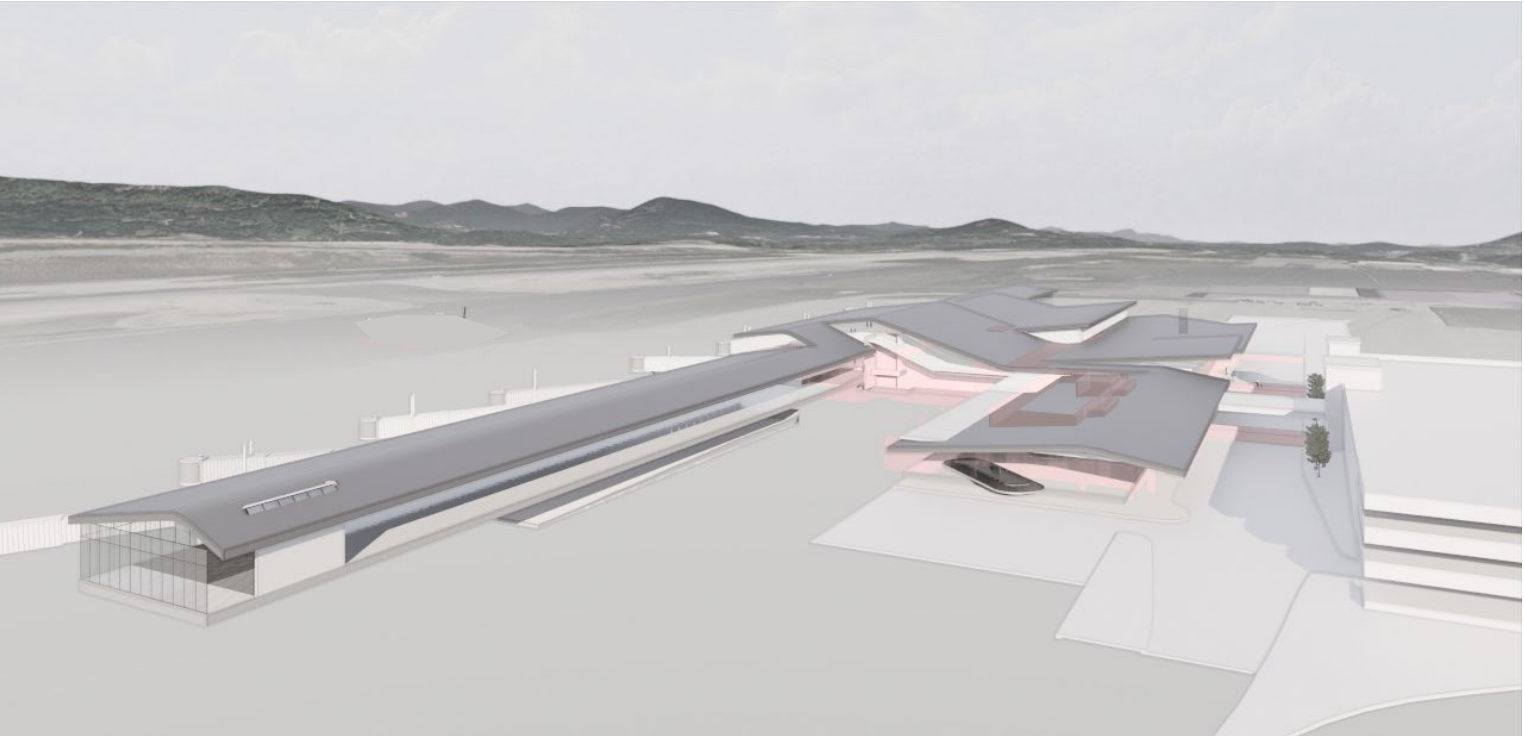
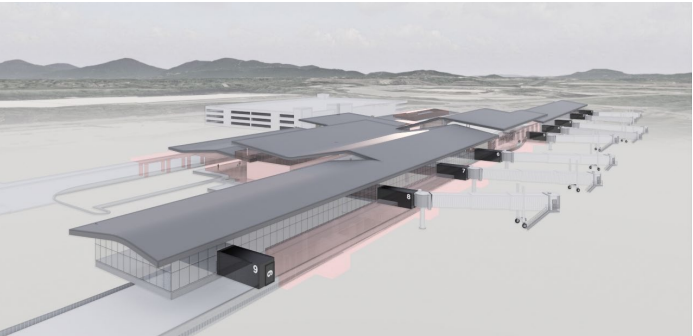
Fluid and Dynamic | A Modern Design with Traditional Detailing + Materials | Beauty Through Purpose



AN EXTERIOR FAÇADE THAT REFLECTS THE EXISTING ARCHITECTURE AND NATURAL ELEMENTS OF WESTERN NORTH CAROLINA



PROCESS SKETCH: REVEAL/FLOW



Overall Massing - Concept



Exterior Architecture – Simplicity in Motion

Fluid and Dynamic | A Modern Design with Traditional Detailing + Materials | Beauty Through Purpose



Overall Massing - Concept

Level 1 Overall Existing Plan

- 7 Gate Facility
- 5 PBB's
- 3-Lane SSCP
- 113,020 SF



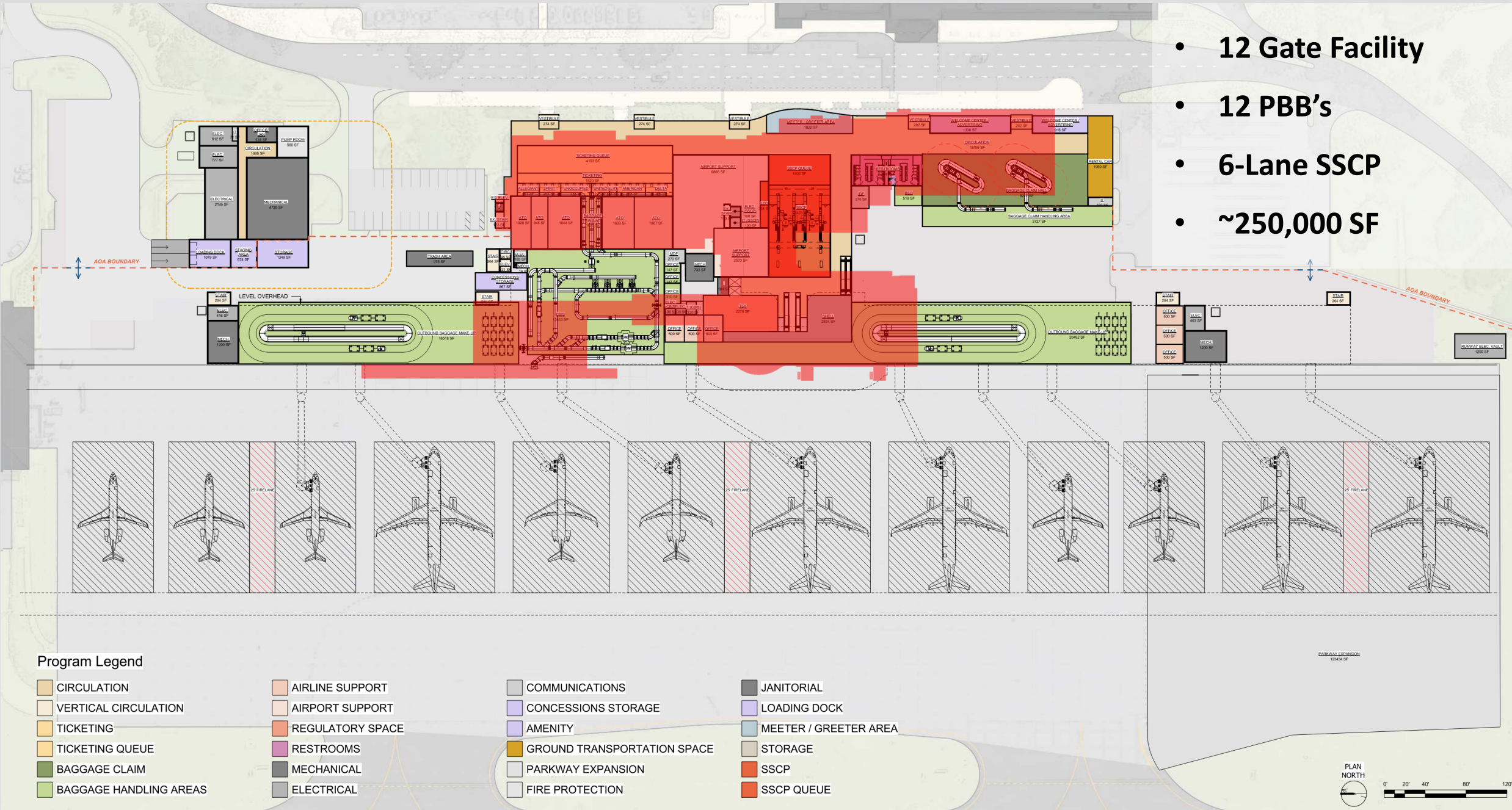
Program Legend

 CIRCULATION	 BAGGAGE CLAIM	 MEETER GREETER AREA	 STORAGE	 GROUND TRANSPORTATION SPACE
 VERTICAL CIRCULATION	 BAGGAGE HANDLING AREAS	 RESTROOMS	 COMMERCIAL KITCHEN	 UNPROGRAMMED
 TICKETING	 AIRLINE SUPPORT	 MECHANICAL	 CONCESSIONS STORAGE	
 TICKETING QUEUE	 AIRPORT SUPPORT	 ELECTRICAL	 CONCESSIONS - FOOD AND BEVERAGE	
 SSCP	 REGULATORY SPACE	 COMMUNICATIONS	 CONCESSIONS - RETAIL	
 SSCP QUEUE	 HOLDROOMS	 JANITORIAL	 AMENITY	



Level 1 Overall New Plan

- 12 Gate Facility
- 12 PBB's
- 6-Lane SSCP
- ~250,000 SF



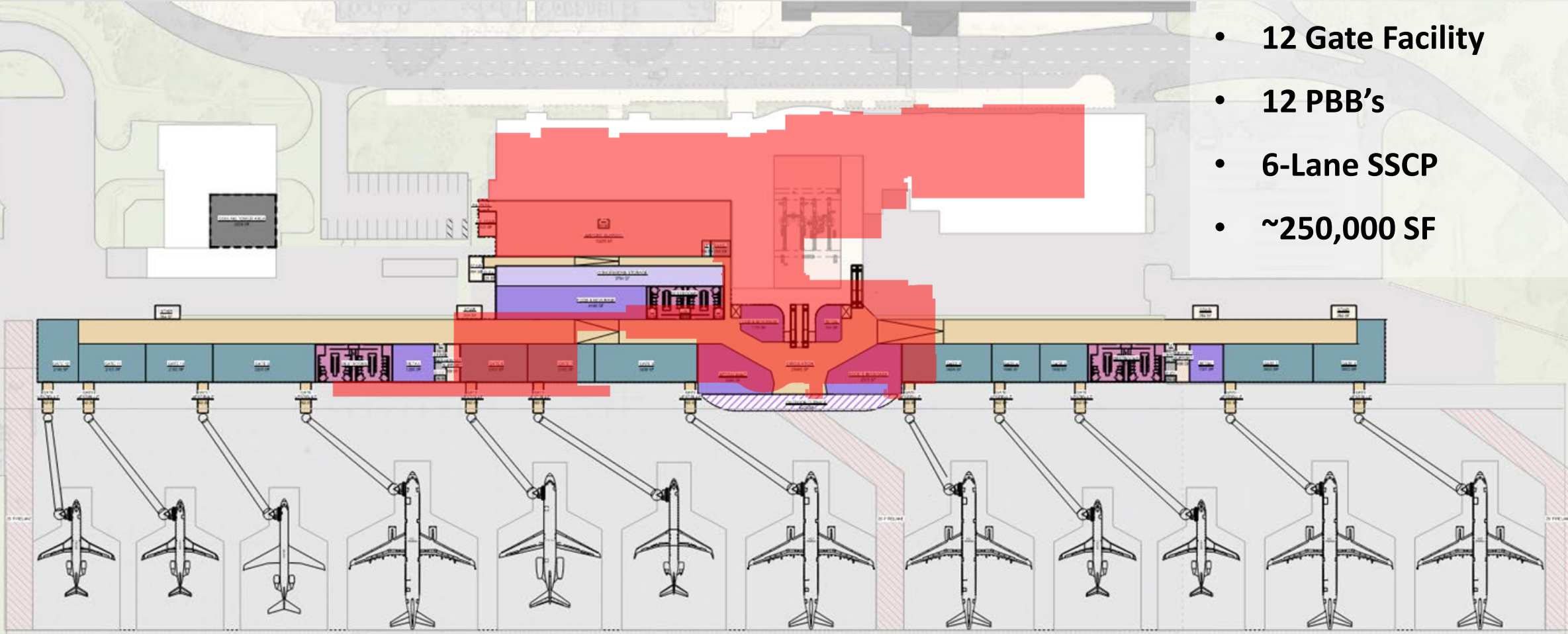
Program Legend

CIRCULATION	AIRLINE SUPPORT	COMMUNICATIONS	JANITORIAL
VERTICAL CIRCULATION	AIRPORT SUPPORT	CONCESSIONS STORAGE	LOADING DOCK
TICKETING	REGULATORY SPACE	AMENITY	MEETER / GREETER AREA
TICKETING QUEUE	RESTROOMS	GROUND TRANSPORTATION SPACE	STORAGE
BAGGAGE CLAIM	MECHANICAL	PARKWAY EXPANSION	SSCP
BAGGAGE HANDLING AREAS	ELECTRICAL	FIRE PROTECTION	SSCP QUEUE



Level 2 Overall New Plan

- 12 Gate Facility
- 12 PBB's
- 6-Lane SSCP
- ~250,000 SF



Program Legend

CIRCULATION	CHASE	JANITORIAL
VERTICAL CIRCULATION	MECHANICAL	CONCESSIONS STORAGE
AIRPORT SUPPORT	ELECTRICAL	OUTDOOR AMENITY
HOLDROOMS	COMMUNICATIONS	
RESTROOMS	CONCESSIONS	



Stakeholder Engagement:



Questions?

**Asheville Regional Airport
Executive Summary
August-20**

AIRPORT ACTIVITY

	Month	Variance to Prior Year	Calendar Year to Date	Variance to Prior Year
Passenger Enplanements	27,853	(63.3%)	226,178	(56.4%)
Aircraft Operations				
Commercial	1,568	(37.9%)	10,220	(34.8%)
Scheduled Flights	570	(46.7%)		
Flight Cancellations	2			
Seats	57,252	(40.0%)	402,507	(39.5%)
Load Factor	48.6%	(38.8%)	56.2%	(27.9%)
General Aviation	3,296	(30.1%)	24,685	(21.5%)
Military	166	(14.0%)	1,103	(44.7%)

FINANCIAL RESULTS

	Month	Variance to Budget	Fiscal Year to Date	Variance to Budget
Operating Revenues	\$ 767,485	(18.6%)	\$ 1,378,775	(26.8%)
Operating Expenses	628,562	(30.4%)	1,416,834	(32.2%)
Net Operating Revenues before Depreciation	<u>\$ 138,923</u>		<u>\$ (38,059)</u>	
Net Non-Operating Revenues *	<u>\$ 870,997</u>	186.4%	<u>\$ 980,482</u>	61.2%
* includes CARES Act funding \$679,620				
Broadmoor Net Income	\$ 101,699		\$ 101,504	
Grants:				
FAA AIP Grants	\$ 521,900		\$ 518,714	
NC Dept of Transportation Grants	-		-	
Total	<u>\$ 521,900</u>		<u>\$ 518,714</u>	

CASH

Restricted	\$ 9,606,207
Designated for O&M Reserve	5,384,122
Designated for Emergency Repair	650,000
Unrestricted, Undesignated	7,483,269
Total	<u>\$ 23,123,598</u>
Broadmoor Cash Balance	<u>\$ 237,967</u>

RECEIVABLES PAST DUE

	Total	1-30 Days	31-60 Days	Over 60 Days
Advertising Customers	36,062	5,050	5,512	25,500
Allegiant	94,124	79,048	215	14,861
American	7,006	3,503	3,503	-
FAA	367	150	70	147
TSA	10,611	835	280	9,496
Paradies	4,567	1,777	2,350	440
Signature	152	115	37	-
Skywest	9,055	3,735	5,320	-
Spirit	11,555	-	1,162	10,393
United	4,655	1,908	2,747	-
Worldwide	9,349	3,255	-	6,094
Miscellaneous	23,124	318	237	22,569
Total	<u>\$ 210,627</u>	<u>\$ 99,694</u>	<u>\$ 21,433</u>	<u>\$ 89,500</u>
% of Total Receivables	23.92%			

Note: Excludes balances paid subsequent to month-end.
Also excludes Board-approved deferred rents of \$132,707 for August

REVENUE BONDS PAYABLE

	Original Amount	Current Balance
Parking Garage Revenue Bond, Series 2016A	\$ 15,750,000	\$ 15,750,000
Parking Garage Taxable Revenue Bond, Series 2016B	5,250,000	555,000
	<u>\$ 21,000,000</u>	<u>\$ 16,305,000</u>

CAPITAL EXPENDITURES

Annual Budget	\$ 54,949,537
Year-to-Date Spending	\$ 3,614,763

**REGULAR MEETING
GREATER ASHEVILLE REGIONAL AIRPORT AUTHORITY
August 14, 2020**

The Greater Asheville Regional Airport Authority ("Authority") met on Friday, August 14, 2020 at 8:30 a.m. in the Conference Room at the Authority's Administrative Offices, Asheville Regional Airport ("Airport"), 61 Terminal Drive, Suite 1, Asheville, NC 28732.

MEMBERS PRESENT IN PERSON: Matthew C. Burril, Chair; and Brad Galbraith, Vice-Chair

MEMBERS PRESENT VIA TELEPHONE/VIDEO: Stephanie Pace Brown; George H. Erwin, Jr.; Carl H. Ricker, Jr.; and Thomas M. Apodaca

MEMBERS ABSENT: None

STAFF AND LEGAL COUNSEL PRESENT IN PERSON: Cindy Rice, Authority Legal Counsel; Lew Bleiweis, Executive Director; Michael Reisman, Deputy Executive Director; Janet Burnette, Director of Finance and Accounting; Shane Stockman, IT Director; Michael Merideth, Systems Administrator; Lt. Keith Duffie, Public Safety; and Ellen Heywood, Clerk to the Board

STAFF PRESENT VIA TELEPHONE: Kevan Smith, Chief of Public Safety; Tina Kinsey, Director of Marketing and Public Relations; John Coon, Director of Operations and Maintenance; Lisa Jump, Director of Administration and Human Resources; Christina Madsen, Properties and Contracts Manager; and Jared Merrill, Airport Planning Manager

ALSO PRESENT IN PERSON: Britt Lovin

ALSO PRESENT VIA TELEPHONE: David Woods, Pond & Company; Matt Lindley, KemperSports; Zeke Cooper, DreamCatcher Hotels; James Moose, Avcon; Nick Loder, RS&H; and Nick Christofferson, J.E. Dunn Construction

CALL TO ORDER: The Chair called the meeting to order at 8:30 a.m.

SERVICE AWARD PRESENTATIONS: The Chair recognized Tina Kinsey and Keith Duffie with service awards and gifts for their 10 years of service with the Authority.

DISCUSSION AND APPOINTMENT OF AT-LARGE MEMBER: The Chair introduced Britt Lovin as a candidate for the At Large position on the Board. Mr. Lovin spoke of his background as well as his interest in serving on the Board.

Mr. Erwin moved to appoint Britt Lovin as the At Large member to the Authority Board. Mr. Galbraith seconded the motion and it carried unanimously.

PRESENTATIONS: None

FINANCIAL REPORT: A review of enplanements, aircraft operations, and general aviation activity for the month of June was provided by the Director. The Director also highlighted daily passenger trends since March when travel plummeted due to the COVID-19 pandemic, as well as a comparison of monthly passenger counts to 2018 and 2019. Janet Burnette reported on the financial activity for the month of June.

Ms. Brown left the meeting at 9:00 a.m.

CONSENT ITEMS:

A. Approve the Greater Asheville Regional Airport Authority July 10, 2020 Regular Meeting Minutes: Mr. Apodaca moved to approve the Greater Asheville Regional Airport Authority July 10, 2020 Regular Meeting minutes. Mr. Galbraith seconded the motion and it carried by a 5 to 0 vote.

OLD BUSINESS: None

NEW BUSINESS:

A. Approve Professional Services Contract for Land Planning: The Director reported that at the recommendation of community members, staff has contacted a couple of land planning firms for assistance in planning for the 300+ acres of Authority property available for non-aeronautical development. The first priority for planning will be the golf course property recently acquired by the Authority. Staff recommends moving forward with LandDesign, Inc. for this land planning project. The Director further stated that a project budget of \$65,000 is requested, however, since the current fiscal year budget does not provide funding for this project, the following budget amendment will be necessary:

Mr. Galbraith moved to amend the FY2020/2021 Budget by adopting the budget ordinance amendment as presented by staff. Mr. Apodaca seconded the motion and it carried by a 5 to 0 vote.

C. Short-Term Funding: The Director stated that Janet Burnette would speak about a short-term funding facility that staff will explore for use on development opportunities should the need arise for quick action by the Authority. The Director stated that if the Board was interested in staff pursuing this further, a telephone call with the Local Government Commission will be held to learn more about the financing options.

Janet Burnette stated that staff is researching a funding vehicle that would be available when an opportunity presents itself. Mrs. Burnette explained that another piece of this pertains to the reserve funds. Since the Authority does not receive reimbursement for projects from the FAA until after completion of the project, it would be helpful if reserve funds could be used and then replenished once the grant money is received.

The Chair affirmed that staff was seeking approval to access the \$5 million in reserve funds in the short-term. The Director stated that this was correct and that the Board could set a limit on the amount drawn and the reserve fund would be replenished once the grant money was received. A brief discussion took place regarding the amount needed from the reserve funds, an approximate amount of time staff anticipated needing the reserve funds, as well as the reduction of expenses that staff had already made to the budget. The Director also mentioned that the Authority has the \$14 million in CARES Act funding that can be used for operational expenses. The Authority would need to spend the money first, request reimbursement from the FAA, and could then replenish reserves.

Mr. Erwin moved to authorize the use of current reserve funds up to \$4 million at the discretion of the Executive Director based on expenses to be paid, and with the expectation that staff will replenish the reserve funds as soon as possible with CARES Act funding or other grant funds that are available. Mr. Apodaca seconded the motion and it carried by a 5 to 0 vote.

A discussion took place regarding the exploration of short-term funding options and the consensus of the Board was for staff to proceed with due diligence on short-term funding facilities.

DIRECTOR'S REPORT: The Director advised the Board that he had an additional item to include that was not on the agenda.

A. Airfield Re-development Project: The Director was pleased to report that the final lift of pavement on the runway has been completed and temporary markings have been done in preparation for a flight check to be conducted by the FAA. Paving of the shoulders and installation of light cans continues to take place.

B. Status of Golf Course Management Agreement: The Director informed the Board that a copy of the management agreement with DreamCatcher for the management of the golf course was attached to the agenda package for their information. The transition went well and as of August 11th the Authority has collected just over \$91,000 in revenue not including approximately \$20,000 in expenses and \$23,500 in payroll for a net revenue of \$47,500 through August 11th. A few maintenance issues need to be addressed over the next few weeks. DreamCatcher/KemperSports is in the process of obtaining a liquor license and have been very responsive and provide updates to the Authority. The Authority has primed a checking account with \$50,000 for use by KemperSports, however, all expenditures need to be approved by Authority staff. Kempersports will be preparing a budget and will submit it to the Authority. Once the budget has been submitted, they will not need approval for those expenditures.

Matt Lindley of KemperSports and Zeke Cooper of DreamCatcher provided the Board with brief updates on the partnership with the Authority and the management of the golf course.

INFORMATION SECTION: No comments

PUBLIC AND TENANTS COMMENTS: None

CALL FOR NEXT MEETING: The Chair stated that the next regular meeting of the Authority Board will be held on September 4, 2020.

AUTHORITY MEMBER REPORTS: None

CLOSED SESSION: None

ADJOURNMENT: Mr. Apodaca moved to adjourn the meeting at 9:43 a.m. Mr. Ricker seconded the motion and it carried by a 5 to 0 vote.

Respectfully submitted,

Ellen Heywood
Clerk to the Board

Approved:

Matthew C. Burrell
Chair



MEMORANDUM

TO: Members of the Airport Authority

FROM: Janet Burnette, Director of Finance and Accounting

DATE: October 9, 2020

ITEM DESCRIPTION – Consent Item B

Approval of Amendment to the FY20/21 Budget for Capital Carry-Over

BACKGROUND

Given that our FY20/21 budget was prepared using estimates available in February 2020, we need to amend our FY20/21 budget to update some of those estimates.

The FY20/21 budget included an estimated amount of capital carry-over for projects not expected to be completed by June 30, 2020. Now that we have determined the actual spending on these projects for FY19/20, we need a budget amendment to increase the authorized capital carry-over and the related revenues by \$16,246,123 to the actual amounts needed for FY20/21. This includes increasing the capital carry-over for the airfield redevelopment project by \$6,944,861, the south apron expansion project by \$2,168,767 and the terminal building expansion design/phase I by \$2,442,140. It also includes increasing the capital carry-over for the Broadmoor purchase by \$2,622,350 and the south apron expansion design by \$531,649 as well as the air traffic control tower siting study by \$451,321 and the parking lot construction by \$781,003.

We need to carryover a total of \$304,032 for several remaining projects which are underway but unfinished, including the security project, the gate management solution, the terminal infrastructure improvements, campus structured cabling and the Elmore property purchase.

Budgeted AIP funds will be increased by \$8,780,215, budgeted NC DOT funds will be increased by \$8,451,791, budgeted PFC by \$574,588 and budgeted transfer from Authority cash and investments will be decreased by \$1,560,471.

Consent – Item B



We recommend that the Airport Authority Board amend the FY20/21 budget as outlined below.

ISSUES

None.

ALTERNATIVES

None.

FISCAL IMPACT

The budget amendment will increase both FY20/21 budgeted revenues and expenditures by \$16,246,123 to provide for the changes outlined above. The net decrease in Transfers from GARAA Cash is \$1,560,471.

RECOMMENDED ACTION

It is respectfully requested that the Airport Authority Board resolve to amend the FY20/21 budget by adopting the following budget ordinance amendment:

BE IT ORDAINED by the Greater Asheville Regional Airport Authority that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2021:

Section 1. To amend the appropriations as follows:

EXPENDITURES:

	<u>Decrease</u>	<u>Increase</u>
Carry-over Capital Expenditures		\$16,246,123
Totals	<hr/>	<hr/> \$16,246,123

This will result in a net increase of \$16,246,123 in the appropriations. Revenues will be revised as follows:



REVENUES:

	<u>Decrease</u>	<u>Increase</u>
Federal Funds – AIP Funds		\$8,780,215
NC DOT Funds		\$8,451,791
PFC Funds		\$574,588
Transfer to GARAA Cash	<u>\$1,560,471</u>	
Totals	<u><u>\$1,560,471</u></u>	<u><u>\$17,806,594</u></u>

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Greater Asheville Regional Airport Authority, and to the Budget Officer and to the Finance Officer for their direction.

Adopted this 9th day of October, 2020.

Matthew Burrell, Chair

Attested by:

Ellen Heywood, Clerk to the Board



MEMORANDUM

TO: Members of the Airport Authority
FROM: Lew Bleiweis, A.A.E., Executive Director
DATE: October 9, 2020

ITEM DESCRIPTION – New Business Item A

Approval of the Greater Asheville Regional Airport Authority Board 2021 Schedule

Below are the proposed dates for the 2021 Board Meetings and Budget Workshop/Budget Approval Meeting to note on your calendars:

January 8	July 9
February 5	August 13
March 12	September 10
Wednesday, March 24	October 8
April 16	November 12
May 14	December 10
June 4	

Wednesday, March 24, 2021 – Board Budget Workshop/Budget Approval



MEMORANDUM

TO: Members of the Airport Authority

FROM: John G. Coon, A.A.E.
Director of Operations and Maintenance

DATE: October 9, 2020

ITEM DESCRIPTION – New Business Item B

Approve a Budget Amendment to Add an Additional Maintenance Employee

BACKGROUND

The current Rental Car agreements outline the maintenance responsibilities for the consolidated rental car facilities at the Asheville Regional Airport. This agreement requires the Greater Asheville Regional Airport Authority to take over the maintenance obligations of the facilities no later than January 1, 2021. Additional maintenance positions were included in the original budget submitted to the Board prior to the COVID pandemic, but have since been placed on hold and pulled from the approved budget. One of the positions, Maintenance Tech IV, was intended to be responsible for the rental car facilities. The contract documents stipulate the Rental Car Companies will be 100% responsible for the cost of this position, collected through CFC's or direct billing. The total cost for the remaining budget year is anticipated to be \$49,901.00 which breaks down to \$29,312.00 for salary and \$20,589.00 for benefits. Please note these amounts are pro-rated for the remainder of this fiscal year with an anticipated December hiring date. Annual amounts will be included in the next fiscal year budget.

ISSUES

None.

ALTERNATIVES

None.

FISCAL IMPACT

None. The Rental Car Companies will be responsible for 100% of the employee costs per contract.

New Business – Item B



RECOMMENDED ACTION

It is respectfully requested that the Greater Asheville Regional Airport Authority Board resolve to (1) approve the additional maintenance position and (2) amend the FY2020/2021 budget by adopting the following budget ordinance amendment:

BE IT ORDAINED by the Greater Asheville Regional Airport Authority that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2021:

Section 1. To amend the appropriations as follows:

EXPENDITURES:

	<u>Decrease</u>	<u>Increase</u>
Operations Department	_____	\$49,901.00
Total	_____	\$49,901.00

This will result in a net increase of \$49,901.00 in the appropriations. Revenues will be revised as follows:

REVENUES:

	<u>Decrease</u>	<u>Increase</u>
Terminal	_____	\$49,901.00
Totals	_____	\$49,901.00

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Greater Asheville Regional Airport Authority, and to the Budget Officer and to the Finance Officer for their direction.

Adopted this 9th day of October 2020.

 Matthew Burrell, Chair

Attested by:

 Ellen Heywood, Clerk to the Board



MEMORANDUM

TO: Members of the Airport Authority

FROM: John G. Coon, A.A.E.
Director of Operations and Maintenance

DATE: October 9, 2020

ITEM DESCRIPTION – New Business Item C

Approve the Relocation and Distribution for Handicap Parking in the Paid Parking Facilities at the Asheville Regional Airport and Eliminate the Discounted Pricing

BACKGROUND

On May 1, 2020, due to the COVID pandemic, the Greater Asheville Regional Airport Authority transitioned to credit card only in the paid parking facilities at the Asheville Regional Airport. With this transition, all cashiers were placed on furlough and any payment issues were communicated to Airport Communications via the intercom system at each payment device at the exit plaza. Currently, the handicap rate is \$9.00 per day no matter what lot the parking patron uses. Handicap spaces are only provided in the Hourly and Garage parking. The handicap adjustment must be completed manually because the revenue control system uses bar scan technology to automatically calculate fees based on lot selected, and date and time entering and exiting the parking facilities. Today we are forced to either let the parking patron exit without paying and hope to recoup the parking fee or refund the amount difference back to the patron via check or credit on their credit card. To eliminate this problem and loss of revenue, approximately 15 handicap spaces will need to be removed from the Hourly Lot and 21 handicap spaces added to the Daily Lot. The total count of handicap spaces will be 5 in Hourly; 21 in daily; and 25 in the garage.

ISSUES

None.



ALTERNATIVES

Make no changes and operate as we currently do with the loss of revenue or added expenses for the manual intervention and corrections.

FISCAL IMPACT

Minimal impact with the changes

RECOMMENDED ACTION

It is respectfully requested that the Greater Asheville Regional Airport Authority Board resolve to (1) approve the relocation and distribution of Handicap Parking spaces and eliminate the discounted pricing in the paid parking facilities at the Asheville Regional Airport; and (2) authorize the Executive Director to make the necessary changes.



MEMORANDUM

TO: Members of the Airport Authority

FROM: Lew Bleiweis, A.A.E., Executive Director

DATE: October 9, 2020

ITEM DESCRIPTION – Information Section Item A

August, 2020 Traffic Report – Asheville Regional Airport

SUMMARY

With the COVID-19 pandemic continuing to affect air travel August, 2020 overall passenger traffic numbers were down 63.8% compared to the same period last year and were down by 48.7% compared to August, 2018. Passenger traffic numbers reflect a 63.3% decrease in passenger enplanements from August, 2019 and a 48.2% decrease from August, 2018. Enplanements for Fiscal Year to Date total 56,261 which is a 64.7% decrease over the same period last year

AIRLINE PERFORMANCE

Allegiant Airlines: Year over Year passenger enplanements for Allegiant in August 2020 were down by 57.5%. There were no flight cancellations for the month.

American Airlines: American's August 2020 passenger enplanements represent a 53.6% decrease over the same period last year. There were no flight cancellations for the month.

Delta Airlines: Enplanements for Delta in August 2020 decreased by 64.6%. There were no flight cancellations for the month.

United Airlines: In August 2020, United Airlines saw a decrease in enplanements by 80.0% over the same period last year. There were two flight cancellations for the month.

Monthly Traffic Report

Asheville Regional Airport

August 2020



Category	Aug 2020	Aug 2019	Percentage Change	*CYTD-2020	*CYTD-2019	Percentage Change	*MOV12-2020	*MOV12-2019	Percentage Change
Passenger Traffic									
Enplaned	27,853	75,825	-63.3%	226,178	518,359	-56.4%	516,912	729,678	-29.2%
Deplaned	<u>27,152</u>	<u>76,231</u>	-64.4%	<u>222,057</u>	<u>515,525</u>	-56.9%	<u>514,201</u>	<u>725,831</u>	-29.2%
Total	55,005	152,056	-63.8%	448,235	1,033,884	-56.6%	1,031,113	1,455,509	-29.2%
Aircraft Operations									
Airlines	876	1,148	-23.7%	5,581	8,161	-31.6%	10,676	11,706	-8.8%
Commuter/ Air Taxi	<u>692</u>	<u>1,376</u>	-49.7%	4,639	7,524	-38.3%	8,380	11,200	-25.2%
Subtotal	<u>1,568</u>	<u>2,524</u>	-37.9%	<u>10,220</u>	<u>15,685</u>	-34.8%	<u>19,056</u>	<u>22,906</u>	-16.8%
General Aviation	3,296	4,718	-30.1%	24,685	31,437	-21.5%	40,852	42,268	-3.4%
Military	<u>166</u>	<u>193</u>	-14.0%	<u>1,103</u>	<u>1,996</u>	-44.7%	<u>2,166</u>	<u>2,975</u>	-27.2%
Subtotal	<u>3,462</u>	<u>4,911</u>	-29.5%	<u>25,788</u>	<u>33,433</u>	-22.9%	<u>43,018</u>	<u>45,243</u>	-4.9%
Total	5,030	7,435	-32.3%	36,008	49,118	-26.7%	62,074	68,149	-8.9%
Fuel Gallons									
100LL	15,732	15,776	-0.3%	88,165	114,200	-22.8%	146,009	171,476	-14.9%
Jet A (GA)	154,996	154,563	0.3%	658,332	880,918	-25.3%	1,139,870	1,407,305	-19.0%
Subtotal	<u>170,728</u>	<u>170,339</u>	0.2%	<u>746,497</u>	<u>995,118</u>	-25.0%	<u>1,285,879</u>	<u>1,578,781</u>	-18.6%
Jet A (A/L)	<u>338,377</u>	<u>681,273</u>	-50.3%	<u>2,546,318</u>	<u>4,274,708</u>	-40.4%	<u>5,184,699</u>	<u>5,851,712</u>	-11.4%
Total	509,105	851,612	-40.2%	3,292,815	5,269,826	-37.5%	6,470,578	7,430,493	-12.9%

*CYTD = Calendar Year to Date and *Mov12 = Moving Twelve Months.

Monday, September 28, 2020

Airline Enplanements, Seats, and Load Factors

Asheville Regional Airport

August 2020



	Aug 2020	Aug 2019	Percentage Change	*CYTD-2020	*CYTD-2019	Percentage Change
Allegiant Air						
Enplanements	13,244	31,152	-57.5%	108,182	217,801	-50.3%
Seats	25,824	40,641	-36.5%	180,009	283,290	-36.5%
Load Factor	51.3%	76.7%	-33.1%	60.1%	76.9%	-21.8%
American Airlines						
Enplanements	7,525	16,213	-53.6%	61,373	108,839	-43.6%
Seats	12,960	19,948	-35.0%	110,633	130,866	-15.5%
Load Factor	58.1%	81.3%	-28.6%	55.5%	83.2%	-33.3%
Delta Air Lines						
Enplanements	5,198	14,692	-64.6%	35,701	103,244	-65.4%
Seats	13,018	16,802	-22.5%	67,293	117,562	-42.8%
Load Factor	39.9%	87.4%	-54.3%	53.1%	87.8%	-39.6%
Elite Airways						
Enplanements	0	264	-100.0%	0	801	-100.0%
Seats	0	510	-100.0%	0	1,590	-100.0%
Load Factor	#Num!	51.8%	#Type!	#Num!	50.4%	#Type!
Spirit Airlines						
Enplanements	0	4,077	-100.0%	5,505	34,405	-84.0%
Seats	0	6,554	-100.0%	10,614	64,976	-83.7%
Load Factor	#Num!	62.2%	#Type!	51.9%	53.0%	-2.0%
United Airlines						
Enplanements	1,886	9,427	-80.0%	15,417	53,269	-71.1%
Seats	5,450	11,000	-50.5%	33,958	66,854	-49.2%
Load Factor	34.6%	85.7%	-59.6%	45.4%	79.7%	-43.0%

Monday, September 28, 2020

*CTYD = Calendar Year to Date and *Mov12 = Moving Twelve Months.

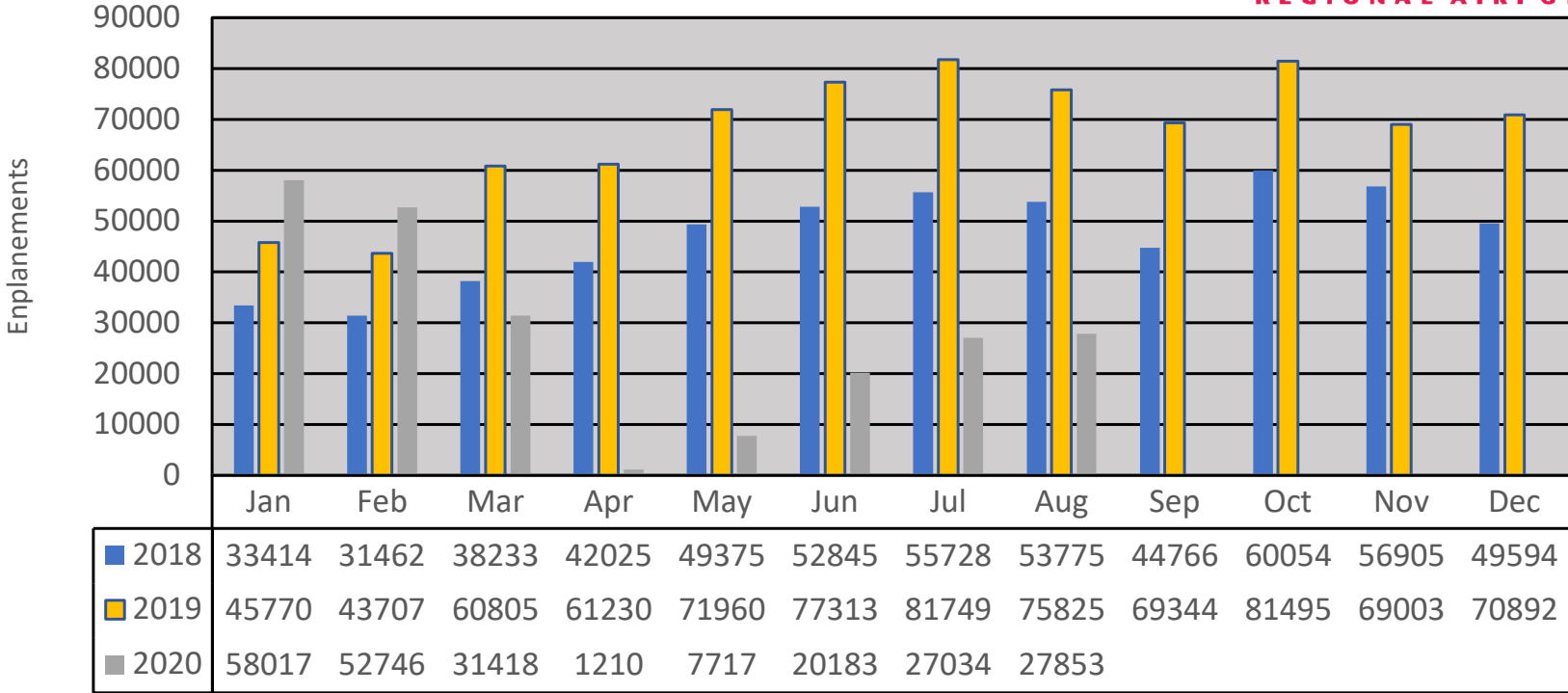
	Aug 2020	Aug 2019	Percentage Change	*CYTD-2020	*CYTD-2019	Percentage Change
Totals						
Enplanements	27,853	75,825	-63.3%	226,178	518,359	-56.4%
Seats	57,252	95,455	-40.0%	402,507	665,138	-39.5%
Load Factor	48.6%	79.4%	-38.8%	56.2%	77.9%	-27.9%

Airline Flight Completions Asheville Regional Airport August 2020

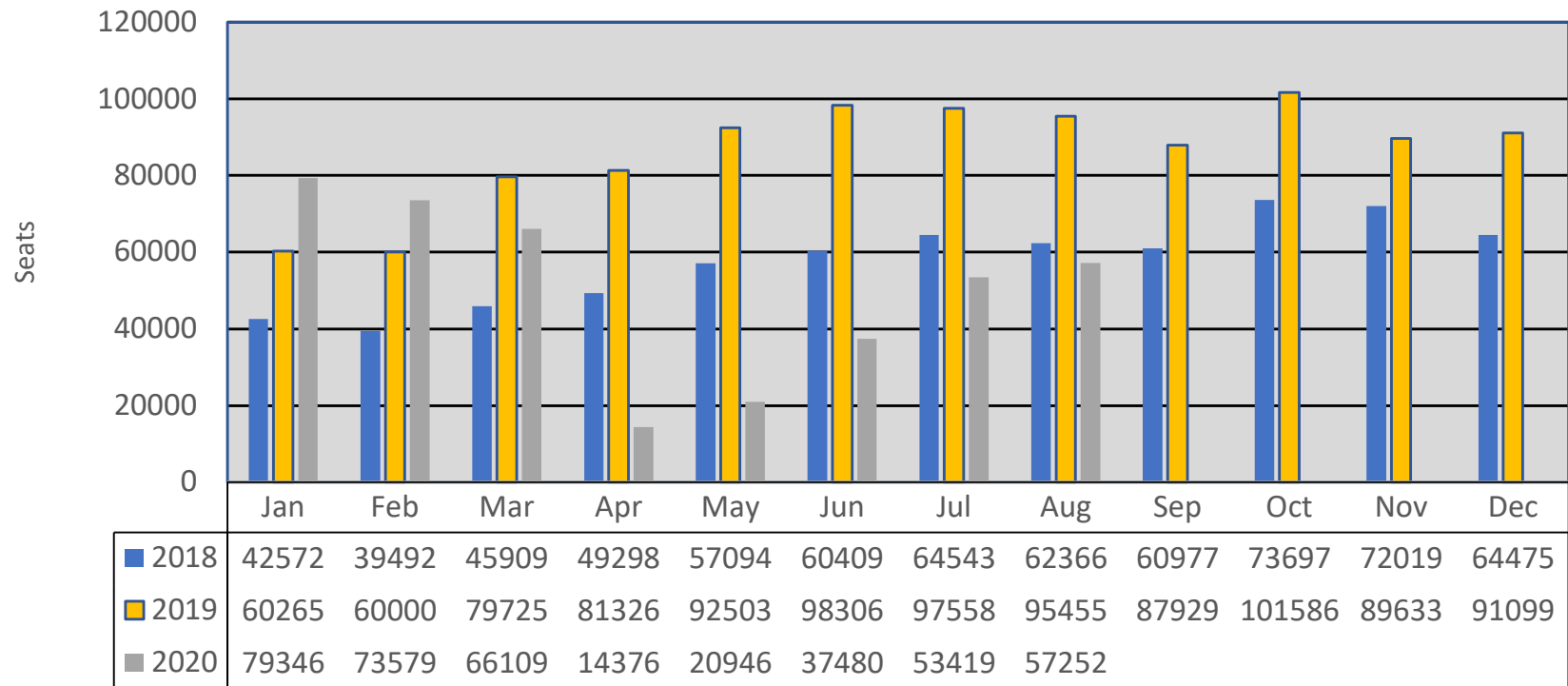


Airline	Scheduled Flights	Field	Cancellations Due To			Total Cancellations	Percentage of Completed Flights
			Mechanical	Weather	Other		
Allegiant Air	145	0	0	0	0	0	100.0%
American Airlines	168	0	0	0	0	0	100.0%
Delta Air Lines	146	0	0	0	0	0	100.0%
United Airlines	111	0	2	0	0	2	98.2%
Total	570	0	2	0	0	2	99.6%

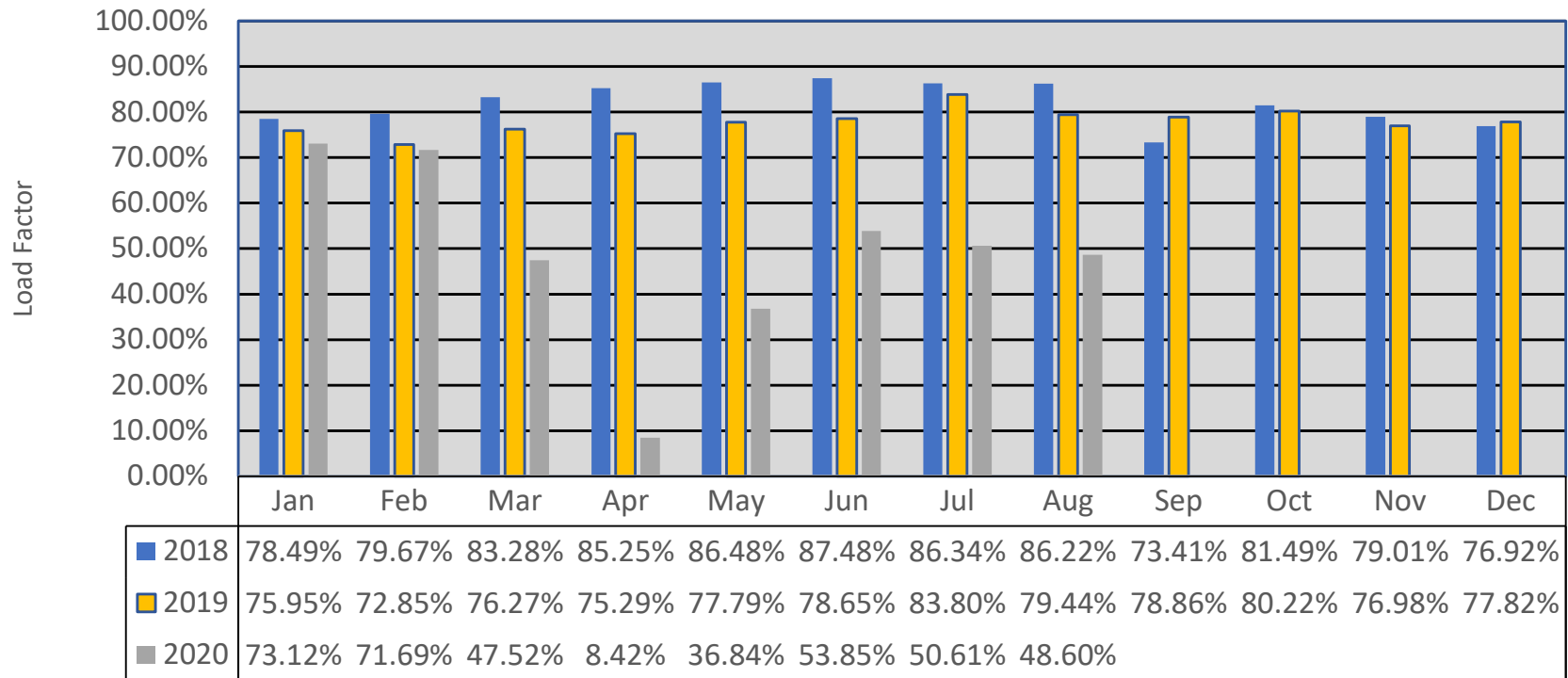
Monthly Enplanements By Year Asheville Regional Airport



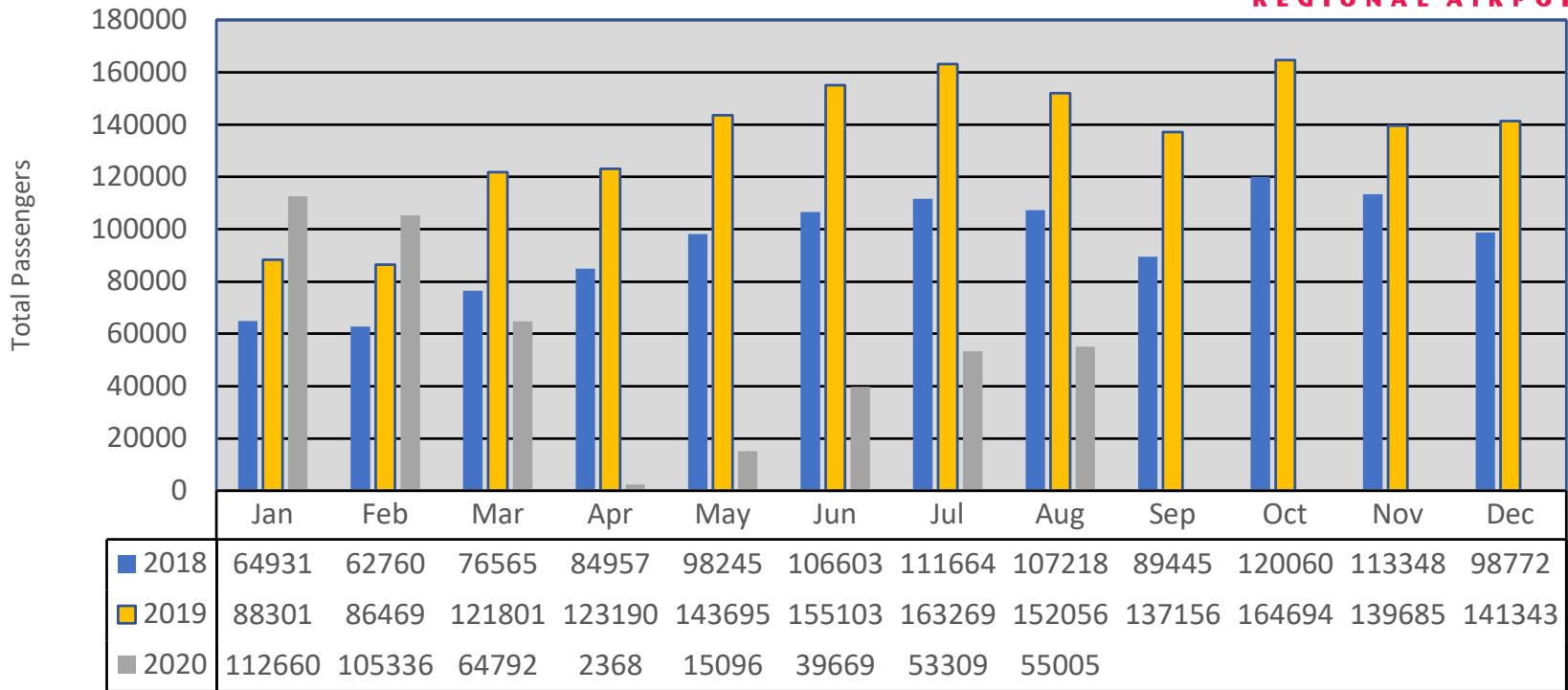
Monthly Seats By Year Asheville Regional Airport



Monthly Load Factors By Year Asheville Regional Airport

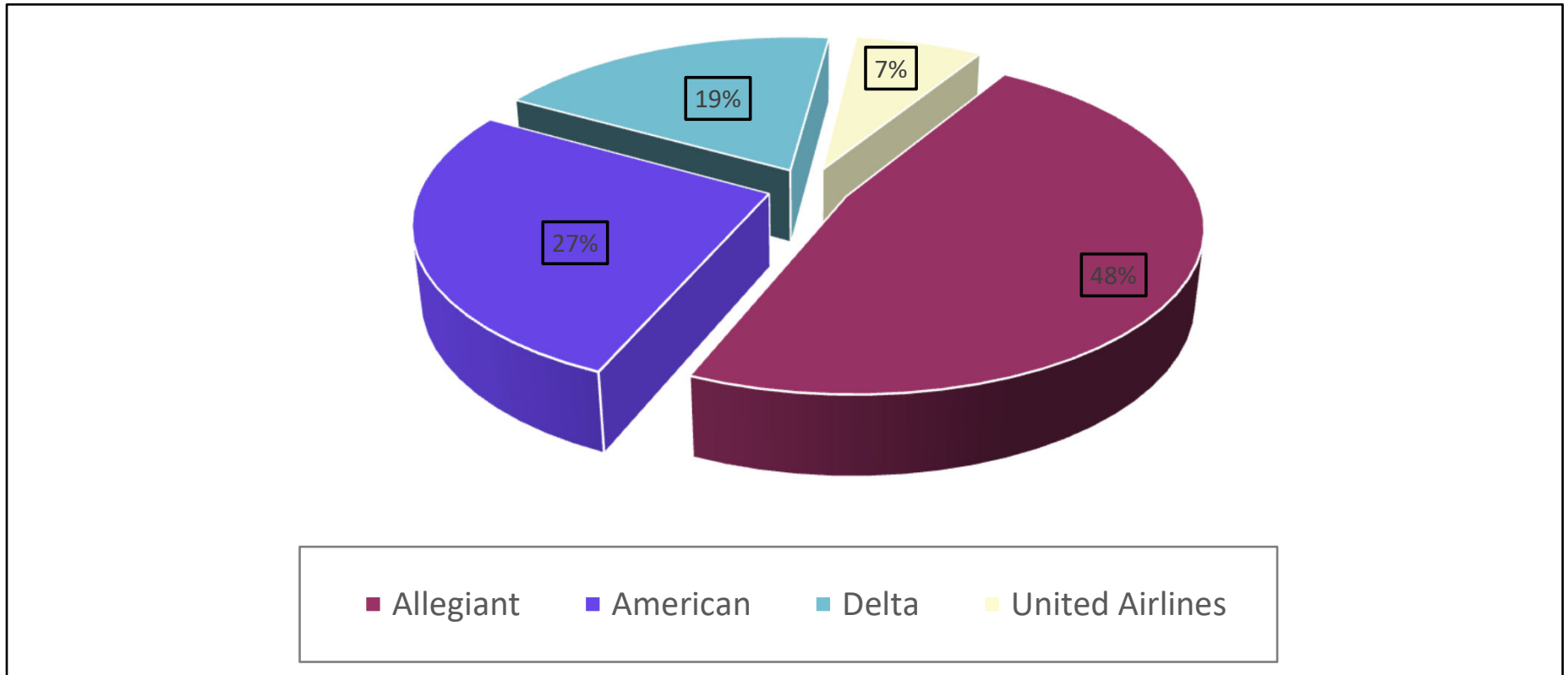


Total Monthly Passengers By Year Asheville Regional Airport



Airline Market Share Analysis (Enplanements) Asheville Regional Airport

Report Period From Aug 2020 Through Aug 2020





MEMORANDUM

TO: Members of the Airport Authority
FROM: Janet Burnette, Director of Finance & Accounting
DATE: October 9, 2020

ITEM DESCRIPTION – Information Section Item B

Greater Asheville Regional Airport – Explanation of Extraordinary Variances
Month of August 2020

SUMMARY

Operating Revenues for the month of August were \$767,485, 18.6% under budget. Operating Expenses for the month were \$628,562, 30.4% under budget. As a result, Net Operating Revenues before Depreciation were \$138,923. Net Non-Operating Revenues were \$870,997, 186.4% over budget, which includes CARES Act funding of \$679,620.

Year-to-date Operating Revenues were \$1,378,775, 26.8% under budget. Year-to-date Operating Expenses were \$1,416,834, 32.2% under budget. Year-to-date Net Operating Revenues before Depreciation were (\$38,059). Net Non-Operating Revenues for the year were \$980,482, 61.2% over budget

REVENUES

Significant variations to budget for August were:

Terminal rent – Airlines	(\$46,437)	(28.54%)	Enplanements under budget
Auto parking	(\$134,033)	(45.71%)	Enplanements under budget
Concessions	(\$9,197)	(21.32%)	Enplanements under budget
Ground transportation	(\$11,246)	(61.46%)	Enplanements under budget

Information Section – Item B



EXPENSES

Significant variations to budget for August were:

Professional services	(\$10,234)	(33.26%)	Few invoices for payment during month
Travel & training	(\$10,732)	(107.75%)	Travel significantly reduced
Utility services	(\$21,328)	(46.95%)	No water invoicing for month
Promotional Activities	(\$13,993)	(61.56%)	Limited activities
Operating supplies	(\$22,377)	(62.41%)	Low supply costs for month

STATEMENT OF NET ASSETS

Significant variations to prior month were:

Cash and Cash Equivalents – Cash and Cash Equivalents increased by \$3.588MM due to receipt of Federal, CARES Act and NCDOT grant funding.

Grants Receivable – Grants Receivable decreased by \$1.928MM due to the receipt of grant funding.

Construction in Progress – Construction in Progress increased by \$1.033MM mainly due to the airfield redevelopment, terminal design and south apron construction projects.

Property and Equipment, Net – Property and Equipment, Net decreased by \$439K due to depreciation.

**ASHEVILLE REGIONAL AIRPORT
INVESTMENT AND INTEREST INCOME SUMMARY
As of August 31, 2020**

<u>Institution:</u>	<u>Interest Rate</u>	<u>Investment Amount</u>	<u>Monthly Interest</u>
Bank of America - Operating Account	0.80%	\$ 7,033,362	976
First Citizens - Money Market Account	0.35%	0	0
NC Capital Management Trust - Cash Portfolio		18,100	1
NC Capital Management Trust - Term Portfolio		6,465,730	366
Petty Cash		200	
 <u>Restricted Cash:</u>			
BNY Mellon		284,301	
Bank of America - PFC Revenue Account	0.80%	490,420	67
NC Capital Management Trust - Term Port - PFC		8,831,485	538
 Total		 <u>\$ 23,123,598</u>	 <u>\$ 1,948</u>

Investment Diversification:

Banks	34%
NC Capital Management Trust	66%
Commercial Paper	0%
Federal Agencies	0%
US Treasuries	0%
	<u>100%</u>

**ASHEVILLE REGIONAL AIRPORT
STATEMENT OF CHANGES IN FINANCIAL POSITION
For the Month Ended August 31, 2020**

	Current Month	Prior Period
Cash and Investments Beginning of Period	\$ 19,534,992	\$ 26,957,527
Net Income/(Loss) Before Capital Contributions	570,489	(529,979)
Depreciation	439,431	439,431
Decrease/(Increase) in Receivables	2,006,085	(158,500)
Increase/(Decrease) in Payables	1,084,362	(3,309,199)
Decrease/(Increase) in Prepaid Expenses	-	-
Decrease/(Increase) in Fixed Assets	(1,033,661)	(2,581,102)
Principal Payments of Bond Maturities	-	(1,280,000)
Capital Contributions	521,900	(3,186)
Fund Balance Adjustment - Forfeiture funds	-	-
Increase(Decrease) in Cash	3,588,606	(7,422,535)
Cash and Investments End of Period	\$ 23,123,598	\$ 19,534,992

**ASHEVILLE REGIONAL AIRPORT
STATEMENT OF FINANCIAL POSITION
As of August 31, 2020**

	Current Month	Last Month
<u>ASSETS</u>		
Current Assets:		
Unrestricted Net Assets:		
Cash and Cash Equivalents	\$13,517,392	\$8,738,055
Investments	0	0
Accounts Receivable	884,126	680,811
Passenger Facility Charges Receivable	75,000	150,000
Refundable Sales Tax Receivable	24,750	230,971
Grants Receivable	575,704	2,503,883
Prepaid Expenses	1,052,702	1,052,702
Total Unrestricted Assets	16,129,674	13,356,422
Restricted Assets:		
Cash and Cash Equivalents	9,606,207	10,796,937
Total Restricted Assets	9,606,207	10,796,937
Total Current Assets	25,735,881	24,153,359
Noncurrent Assets:		
Construction in Progress	100,321,633	99,287,972
Net Pension Asset - LGERS	(1,239,232)	(1,239,232)
Benefit Payment - OPEB	78,015	78,015
Contributions in Current Year	799,995	799,995
Property and Equipment - Net	69,309,015	69,748,446
Total Noncurrent Assets	169,269,426	168,675,196
	\$195,005,307	\$192,828,555
<u>LIABILITIES AND NET ASSETS</u>		
Current Liabilities:		
Payable from Unrestricted Assets:		
Accounts Payable & Accrued Liabilities	(\$14,614)	\$1,253,722
Customer Deposits	12,785	12,785
Unearned Revenue	172,528	246,176
Unearned Revenue - Constr	4,892,752	2,498,972
Construction Contracts Payable	0	0
Construction Contract Retainages	1,520,209	1,520,209
Revenue Bond Payable - Current	1,315,000	1,315,000
Interest Payable	65,133	32,567
Total Payable from Unrestricted Assets	7,963,793	6,879,431
Total Current Liabilities	7,963,793	6,879,431
Noncurrent Liabilities:		
Pension Deferrals - OPEB	287,535	287,535
Other Postemployment Benefits	1,198,974	1,198,974
Compensated Absences	461,562	461,562
Net Pension Obligation-LEO Special Separation Allowance	439,521	439,521
Revenue Bond Payable - Noncurrent	14,990,000	14,990,000
Total Noncurrent Liabilities	17,377,592	17,377,592
Total Liabilities	25,341,385	24,257,023
Net Assets:		
Invested in Capital Assets	153,325,648	152,731,418
Restricted	9,606,207	10,796,937
Unrestricted	6,732,067	5,043,177
Total Net Assets	169,663,922	168,571,532
	\$195,005,307	\$192,828,555



Income Statement

Through 08/31/20

Summary Listing

Classification	MTD Actual Amount	YTD Actual Amount	YTD Budget Amount	YTD Variance	Annual Budget Amount	Budget Less YTD Actual
Fund Category Governmental Funds						
Fund Type General Fund						
Fund 10 - General Fund						
<i>Operating revenues</i>						
Terminal space rentals - non airline	21,457.42	42,914.84	43,510.50	(595.66)	261,063.00	218,148.16
Terminal space rentals - airline	116,283.47	216,576.42	325,441.67	(108,865.25)	1,952,650.00	1,736,073.58
Landing fees	79,187.57	150,538.25	140,943.00	9,595.25	845,658.00	695,119.75
Concessions	33,942.69	76,928.29	86,279.00	(9,350.71)	517,674.00	440,745.71
Auto parking	159,222.47	327,715.27	586,510.83	(258,795.56)	3,519,065.00	3,191,349.73
Rental car - car rentals	166,535.14	315,584.58	308,082.33	7,502.25	1,848,494.00	1,532,909.42
Rental car - facility rent	52,004.87	52,004.87	110,259.67	(58,254.80)	661,558.00	609,553.13
Commerce ground transportation	7,051.97	15,786.51	36,595.17	(20,808.66)	219,571.00	203,784.49
FBO's	89,729.00	98,378.81	174,166.33	(75,787.52)	1,044,998.00	946,619.19
Building leases	9,944.80	19,889.60	19,889.50	.10	119,337.00	99,447.40
Land leases	8,565.54	18,122.65	12,130.83	5,991.82	72,785.00	54,662.35
Other leases and fees	23,560.09	44,335.34	40,633.33	3,702.01	243,800.00	199,464.66
<i>Operating revenues Totals</i>	\$767,485.03	\$1,378,775.43	\$1,884,442.17	(\$505,666.74)	\$11,306,653.00	\$9,927,877.57
<i>Non-operating revenue and expense</i>						
Customer facility charges	125,834.00	240,673.25	233,333.33	7,339.92	1,400,000.00	1,159,326.75
Passenger facility charges	91,515.16	166,572.01	358,333.33	(191,761.32)	2,150,000.00	1,983,427.99
Broadmoor operating expenses	.00	(51,000.00)	.00	(51,000.00)	.00	51,000.00
Cares Act grant	679,620.50	679,620.50	.00	679,620.50	.00	(679,620.50)
Interest revenue	1,948.02	5,103.80	16,666.67	(11,562.87)	100,000.00	94,896.20
Interest expense	(32,566.49)	(65,132.98)	.00	(65,132.98)	.00	65,132.98
Reimbursable cost expenses	4,645.97	4,645.97	.00	4,645.97	.00	(4,645.97)
Gain or loss on disposal of assets	.00	.00	.00	.00	.00	.00
P-card rebate	.00	.00	.00	.00	.00	.00
<i>Non-operating revenue and expense Totals</i>	\$870,997.16	\$980,482.55	\$608,333.33	\$372,149.22	\$3,650,000.00	\$2,669,517.45
Capital contributions	521,900.32	518,714.42	.00	518,714.42	.00	(518,714.42)



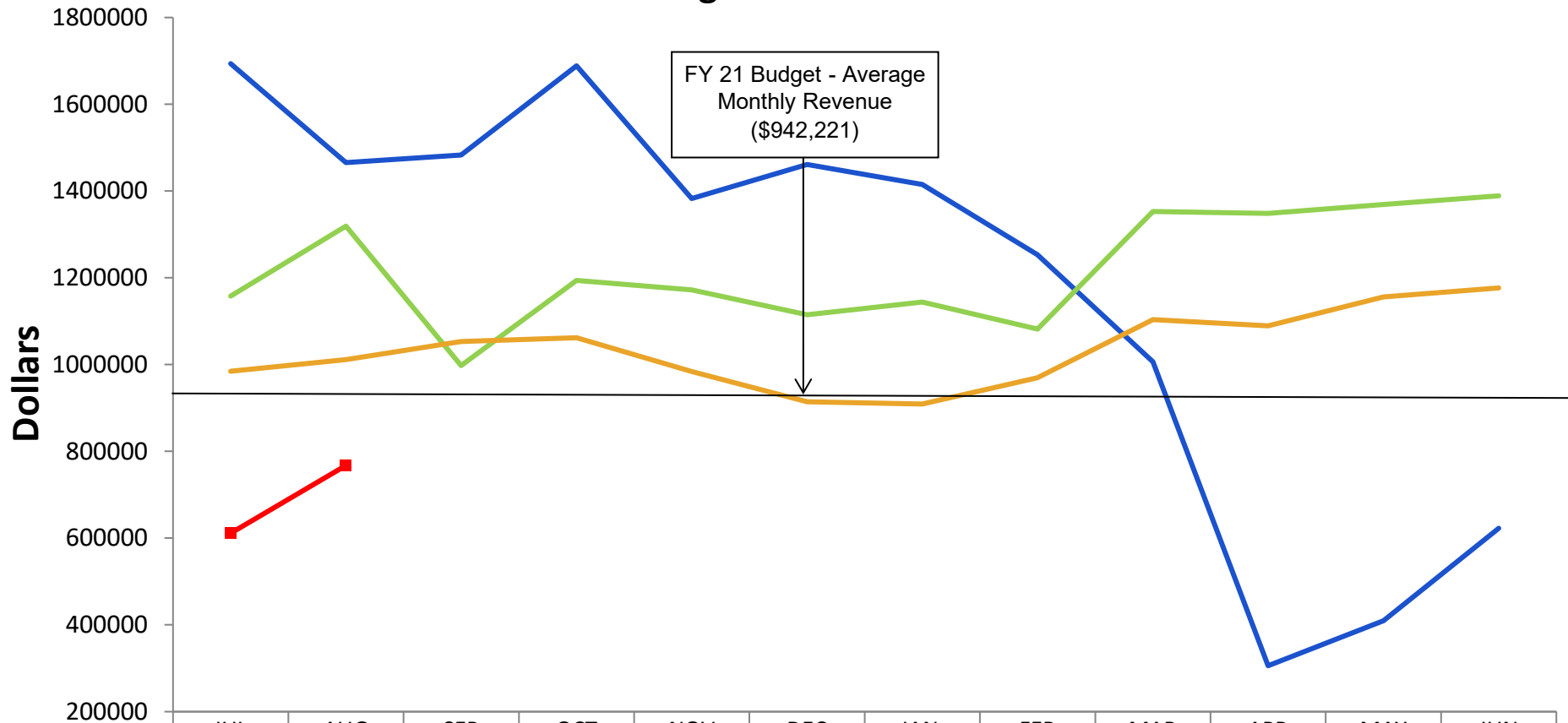
Income Statement

Through 08/31/20

Summary Listing

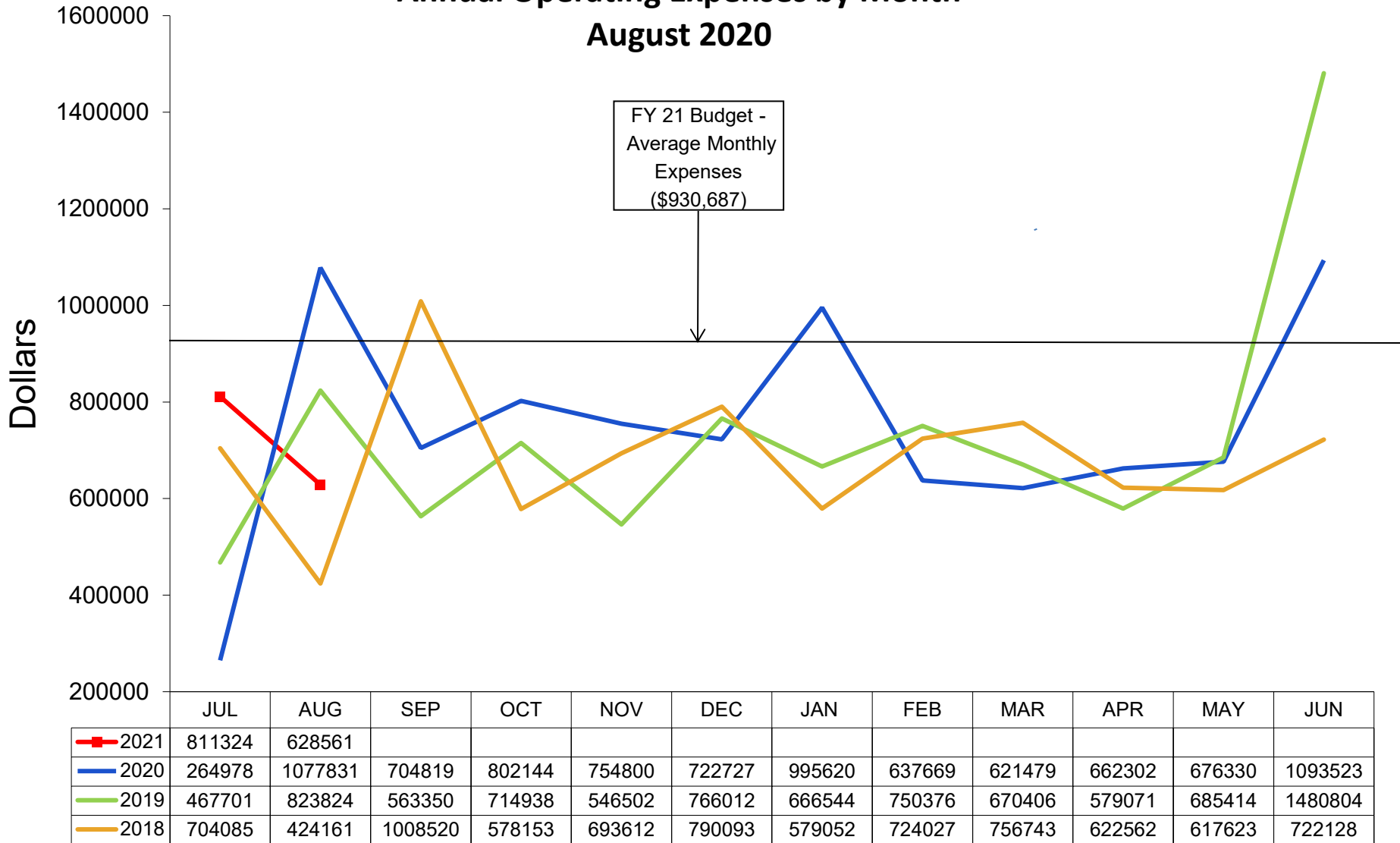
Classification	MTD Actual Amount	YTD Actual Amount	YTD Budget Amount	YTD Variance	Annual Budget Amount	Budget Less YTD Actual
<i>Operating expenses</i>						
Personnel services	437,061.07	869,520.12	1,137,265.17	(267,745.05)	6,823,591.00	5,954,070.88
Professional services	20,536.53	20,536.53	61,541.67	(41,005.14)	369,250.00	348,713.47
Other contractual services	108,320.22	142,234.32	214,429.17	(72,194.85)	1,286,575.00	1,144,340.68
Travel and training	(771.90)	(1,348.80)	19,920.00	(21,268.80)	119,520.00	120,868.80
Communications	3,672.08	6,868.12	9,590.00	(2,721.88)	57,540.00	50,671.88
Utility services	24,098.36	28,447.63	90,852.83	(62,405.20)	545,117.00	516,669.37
Rentals and leases	1,337.78	2,571.43	2,543.33	28.10	15,260.00	12,688.57
Insurance	.00	284,888.47	285,000.00	(111.53)	330,725.00	45,836.53
Advertising, printing and binding	.00	.00	2,138.33	(2,138.33)	12,830.00	12,830.00
Promotional activities	8,737.90	17,587.90	45,462.50	(27,874.60)	272,775.00	255,187.10
Other current charges and obligations	1,647.75	3,528.57	11,350.00	(7,821.43)	68,100.00	64,571.43
Operating supplies	13,477.61	21,492.66	71,708.83	(50,216.17)	430,253.00	408,760.34
Publications, subscriptions, memberships, etc.	817.07	817.07	13,251.33	(12,434.26)	79,508.00	78,690.93
Repairs and maintenance	8,500.41	17,278.87	35,366.67	(18,087.80)	212,200.00	194,921.13
Small equipment	1,126.73	2,410.74	15,833.33	(13,422.59)	95,000.00	92,589.26
Contingency	.00	.00	16,666.67	(16,666.67)	100,000.00	100,000.00
Emergency repairs	.00	.00	8,333.33	(8,333.33)	50,000.00	50,000.00
Business development	.00	.00	50,000.00	(50,000.00)	300,000.00	300,000.00
<i>Operating expenses Totals</i>	<u>\$628,561.61</u>	<u>\$1,416,833.63</u>	<u>\$2,091,253.17</u>	<u>(\$674,419.54)</u>	<u>\$11,168,244.00</u>	<u>\$9,751,410.37</u>
<i>Depreciation</i>						
Depreciation	439,431.00	878,862.00	.00	878,862.00	.00	(878,862.00)
<i>Depreciation Totals</i>	<u>\$439,431.00</u>	<u>\$878,862.00</u>	<u>\$0.00</u>	<u>\$878,862.00</u>	<u>\$0.00</u>	<u>(\$878,862.00)</u>
Grand Totals						
REVENUE TOTALS	2,160,382.51	2,877,972.40	2,492,775.50	385,196.90	14,956,653.00	12,078,680.60
EXPENSE TOTALS	1,067,992.61	2,295,695.63	2,091,253.17	204,442.46	11,168,244.00	8,872,548.37
Grand Total Net Gain (Loss)	<u>\$1,092,389.90</u>	<u>\$582,276.77</u>	<u>\$401,522.33</u>	<u>\$180,754.44</u>	<u>\$3,788,409.00</u>	<u>(\$3,206,132.23)</u>

ASHEVILLE REGIONAL AIRPORT Annual Operating Revenue by Month August 2020



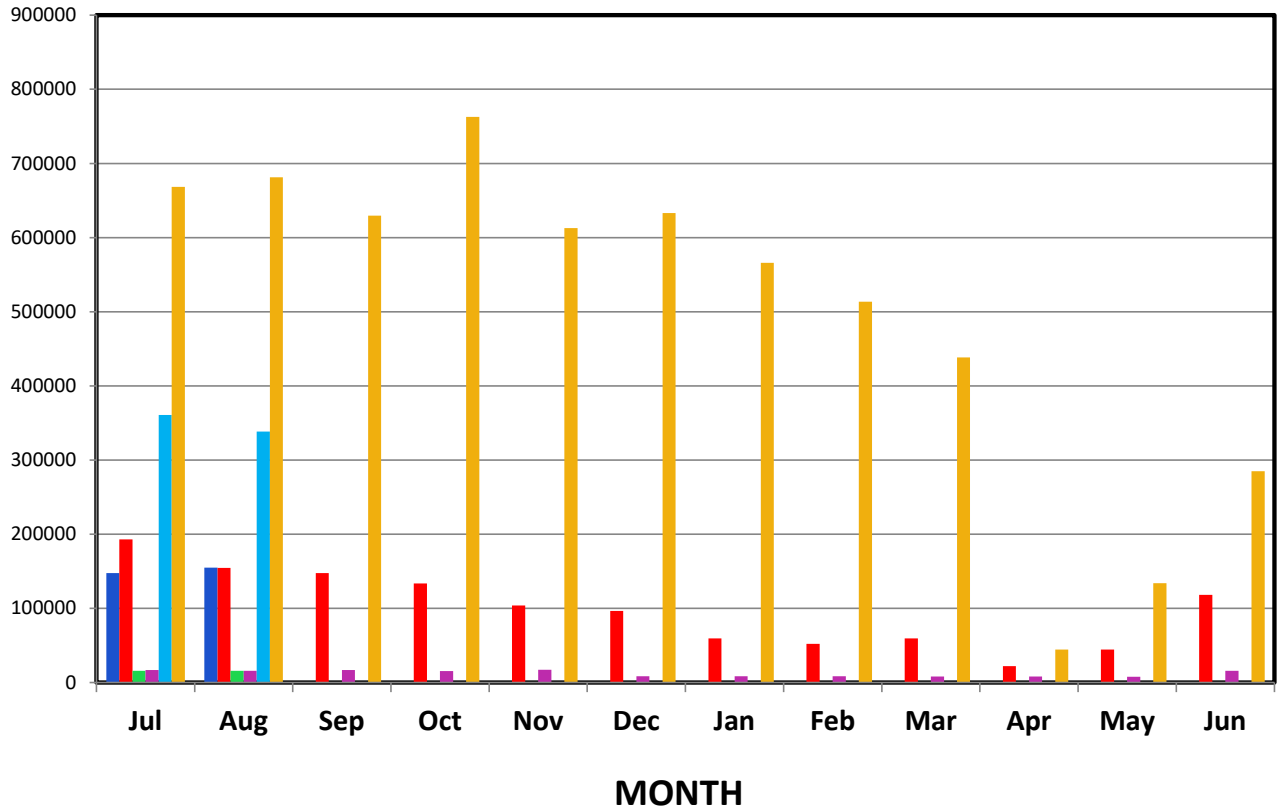
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
2021	611290	767485										
2020	1693639	1465826	1482983	1688471	1382894	1461166	1414955	1253245	1006396	305847	409453	622404
2019	1157880	1319448	997702	1193707	1171956	1114742	1144401	1081933	1352795	1348310	1369108	1388974
2018	984749	1011431	1052878	1062064	984291	914297	909078	969671	1103476	1089449	1155693	1176670

ASHEVILLE REGIONAL AIRPORT Annual Operating Expenses by Month August 2020



**ASHEVILLE REGIONAL AIRPORT
FUEL SALES - GALLONS
August 2020**

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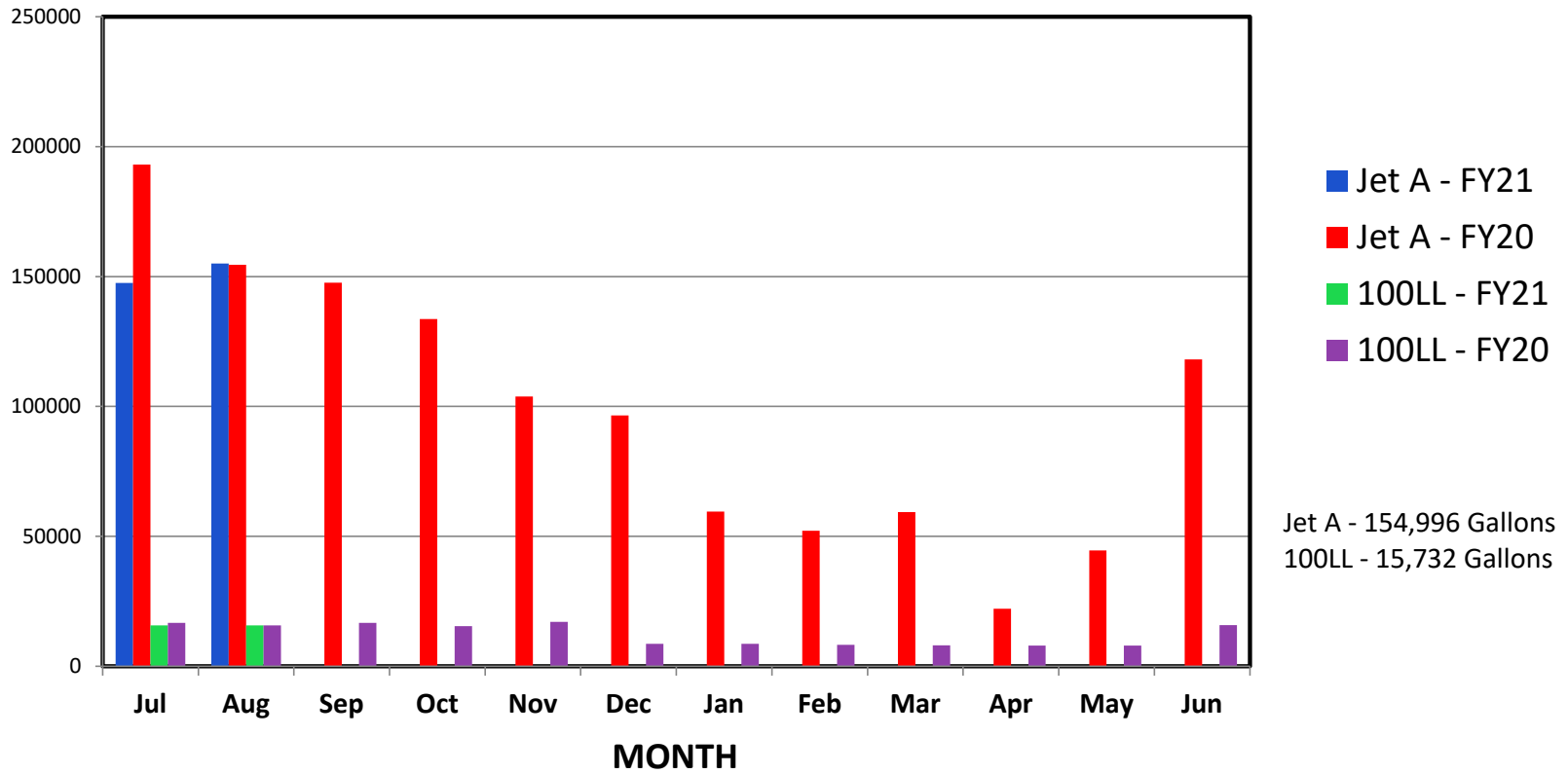


- Jet A - FY21
- Jet A - FY20
- 100LL - FY21
- 100LL - FY20
- Airline - FY21
- Airline - FY20

Jet A - 154,996 Gallons
100LL - 15,732 Gallons
Airline - 338,377 Gallons

ASHEVILLE REGIONAL AIRPORT
GENERAL AVIATION FUEL SALES - GALLONS
August 2020

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Broadmoor Golf Links
Standard Summary Income Statement
For the Eight Months Ending August 31, 2020

Actual	MTD Budget	% of Budget		Actual	YTD Budget	% of Budget	Annual Budget
REVENUES							
153,748	153,748	100%	Green Fees & Cart Fees	153,748	153,748	100%	439,999
5,853	5,853	100%	Merchandise	5,853	5,853	100%	18,168
2,852	2,852	100%	Other Pro Shop	2,852	2,852	100%	6,957
23,471	23,471	100%	Range	23,471	23,471	100%	74,092
20,514	20,514	100%	Food and Beverage	20,514	20,514	100%	172,917
6,505	6,505	100%	Food and Beverage Gratuuity Income	6,505	6,505	100%	6,505
212,943	212,943	100%	TOTAL REVENUE	212,943	212,943	100%	718,638
COST OF SALES							
4,567	4,567	100%	Merchandise	4,567	4,567	100%	12,449
7,631	7,631	100%	Food & Beverage	7,631	7,631	100%	44,718
12,198	12,198	100%	TOTAL COGS	12,198	12,198	100%	57,166
78.0%	78.0%	100.0%	COGS - Merchandise %	78.0%	78.0%	100.0%	68.5%
37.2%	37.2%	100.0%	COGS - Food %	37.2%	37.2%	100.0%	26.3%
PAYROLL							
16,521	16,521	100%	Course and Grounds	16,521	16,521	100%	72,232
9,133	9,133	100%	Carts, Range, Starters, Etc.	9,133	9,133	100%	33,059
9,917	9,917	100%	Pro Shop	9,917	9,917	100%	42,676
12,033	12,033	100%	Food and Beverage	12,033	12,033	100%	58,717
8,059	8,059	100%	General and Administrative	8,059	8,059	100%	54,593
55,663	55,663	100%	TOTAL PAYROLL	55,663	55,663	100%	261,277
OPERATING EXPENSES							
10,371	10,371	100%	Course and Grounds	10,371	10,371	100%	83,752
5,307	5,307	100%	Carts, Range, Starters, Etc.	5,307	5,307	100%	26,711
0	0	0%	Pro Shop	0	0	0%	500
1,278	1,278	100%	Food and Beverage	1,278	1,278	100%	6,596
20,361	20,361	100%	General and Administrative	20,556	20,361	101%	118,180
78	78	100%	Marketing	78	78	100%	78
37,395	37,396	100%	TOTAL OPERATING EXPENSES	37,590	37,396	101%	235,818
105,257	105,257	100%	TOTAL EXPENSES	105,452	105,257	100%	554,261
107,686	107,686	100%	EBITDA	107,491	107,686	100%	164,377
(6,000)	(6,000)	100%	MANAGEMENT FEES	(6,000)	(6,000)	100%	(30,000)
FINANCING ACITIVITY							
12	12	102%	Interest Income	12	12	102%	12
12	12	102%	TOTAL FINANCING ACTIVITY	12	12	102%	12
OTHER INCOME (EXPENSE)							
0	0	0%	Other Expenses / Capital Reserve / Impairment	0	0	0%	(31,992)
0	0	0%	TOTAL OTHER INCOME (EXPENSE)	0	0	0%	(31,992)
101,699	101,698	100%	NET INCOME	101,504	101,698	100%	102,398

Broadmoor Golf Links
 Standard Summary Income Statement
 For the Eight Months Ending August 31, 2020

Actual	MTD Budget	% of Budget		Actual	YTD Budget	% of Budget	Annual Budget
4,956	4,956	100%	Paid Rounds	4,956	4,956	100%	13,610
0	0	0%	Other Rounds	0	0	0%	883
4,956	4,956	100%	Total Rounds	4,956	4,956	100%	14,493
43	43	100%	Revenue/Paid Rounds	43	43	100%	53
43	43	100%	Revenue/Total Rounds	43	43	100%	50
31	31	100%	Green Fees / Cart Fees per Paid Rounds	31	31	100%	32
31	31	100%	Green Fees / Cart Fees per Total Rounds	31	31	100%	30
4	4	100%	F&B Revenue/Total Rounds	4	4	100%	12
1	1	100%	Merchandise Revenue/Total Rounds	1	1	100%	1

Design Phase														
Project Number	Project Name	Project Description	Professional Services Consultant	Professional Services Contract	General Contractor	Original Construction Contract	Change Orders (thru 10/01/2020)	Percent of Original Contract	Board Approved Project Cost	Percent Complete	Expensed to Date (thru 10/01/2020)	Start Date	End Date	Current Project Status (as of 10/01/2020)
1	Airfield Re-Development Project	Budget for the complete project				\$64,100,000.00	\$50,900,000.00		\$115,000,000.00	61.5%	\$70,701,406			All Engineer contracts, completed construction contracts and expenses will be inclusive of budget.
1A	Airfield Re-Development Project	Phase III and IV - Design Services and Project Management. Vol 2	RS&H	\$1,460,329.00	N/A	N/A	\$0.00	0.00%	(Overall total included in above number)	91.5%	\$1,336,397	Aug-19	Dec-20	Phase IV Project Management continues.
1B	Airfield Re-Development Project	Phase III and IV - Design Services and Project Management. Vol 3	RS&H	\$1,487,205.00	N/A	N/A	\$0.00	0.00%	(Overall total included in above number)	20%	\$297,765	Aug-19	May-21	Phase IV Project Management continues.
1C	Airfield Re-Development Project	New Runway Design Vol3	AVCON	\$99,271.00	N/A	N/A	\$0.00	0.00%	(Overall total included in above number)	45.0%	\$44,672	Aug-19	Dec-20	Phase IV Project Management continues.
1D	Airfield Re-Development Project	Miscellaneous and Administrative Expenses			N/A	N/A	\$0.00	0.0%	(Overall total included in above number)	0.0%	\$4,042,174	Jan-13	Dec-19	Miscellaneous Administrative Expenses, Reimbursable Agreement and Land Acquisition
2	Airport Security and Identity Management	Security system, ID badging and CCTV camera equipment	Faith Group LLC	\$327,486.27	N/A	N/A	\$0.00	0.0%	\$327,486.27	96.6%	\$316,495	Aug-18	Aug-20	Project closeout pending. Asbuilt being reviewed.
3	Apron Expansion South	Terminal apron to be expanded and added for aircraft use.	Parrish and Partners	\$821,196.00	N/A	N/A	\$575,702.00	19.3%	\$1,396,898.00	64.6%	\$901,930	Nov-18	Feb-21	Project Management in process.
4	Terminal Building Renovations	Phase 1 - Utility Modernization of Water and Sewer	Gresham Smith	\$168,820.00	N/A	N/A	\$0.00	0.0%	\$168,820.00	89.6%	\$151,280	Jan-19	Aug-20	Project Management in process.
5	Terminal Building Renovations	Phase 2 - Terminal Building Modernization Design	Gresham Smith	\$12,608,794.00	N/A	N/A	\$0.00	0.0%	\$12,608,794.00	14.6%	\$1,843,483	Nov-19	Apr-21	Schematic Design for Terminal Building is being developed. CMR selection under review.
7	Parking Lots	Design of additional parking areas across Highway 280	AVCON	\$189,962.00	N/A	N/A	\$103,796.00	54.6%	\$293,758.00	96.1%	\$282,428	May-19	Aug-20	Project Management in process.

Construction Phase														
Project Number	Project Name	Project Description	Professional Services Consultant	Professional Services Contract	General Contractor	Original Construction Contract	Change Orders (thru 10/01/2020)	Percent of Original Contract	Board Approved Project Cost	Percent Complete	Expensed to Date (thru 10/01/2020)	Start Date	End Date	Current Project Status (as of 10/01/2020)
1	Permanent Runway 17-35 Construction, NAVAIDS and Taxiway Conversion	Construct new runway and convert temporary runway to a taxiway	RS&H and AVCON Inc.	Amount Included in Phase 3 Design Fees	Travelers	\$22,222,792.84	\$0.00	0.0%	\$22,222,792.84	28.9%	\$6,414,421	Apr-20	May-21	Errision control maintenance and electrical work continues.
2	Permanent Runway 17-35 Construction, NAVAIDS and Taxiway	Construct new runway and convert temporary runway to a taxiway	RS&H and AVCON Inc.	Amount Included in Phase 3 Design Fees	APAC/Harrison Construction	\$11,988,517.25	\$42,067.00	0.35%	\$12,030,584.00	38.7%	\$4,644,974	Apr-20	Dec-20	Shoulders and taxiway connections are being paved.
3	Airport Security & Identity Management System	Replace, Upgrade and Install new Security System	Faith Group	Amount in Design Fees	Johnson Control, Inc.	\$2,197,707.00	\$69,993.15	3.2%	\$2,605,672.28	89.1%	\$2,021,477	May-19	Aug-20	Close out pending.
4	Apron Expansion South	Terminal apron to be expanded and added for aircraft use.	Parrish and Partners	Amount in Design Fees	Zachary Construction	\$9,087,857.00	\$320,821.88	3.53%	\$9,542,250.00	31.2%	\$2,940,444	Sep-19	Dec-20	Earthwork continues and large drain pipe installation.
6	Parking Lots	Additional parking lots to be constructed and paved for public use.	AVCON Inc	Amount in Design Fees	Chatham Civil Contracting	\$1,905,330.90	-\$59,304.00	-3.1%	\$2,095,863.90	82.0%	\$1,512,722	Nov-19	Aug-20	Close out pendig.
7	Terminal Building Phase 1 - Utility Modernization	Update current utilities in front of the terminal.	Gresham Smith	Amount in Design Fees	Patton Construction Group	\$1,868,160.00	\$12,848.00	0.68%	\$2,054,976.00	93.3%	\$1,755,569	Nov-19	Aug-20	Punch list items near completion. Close out penindg.

Key strategic priorities

Governance vs. Management : Focus on setting governing direction (“guard rails”) for the organizational and holding management accountable for the execution of operational tactics. Pursue continuous educational opportunities for Authority Member development.

1. **Organizational Relevance**: Remaining relevant in an era of airport consolidation
2. **Financial Stewardship**: Sustainability/Operating Performance/Audit & Compliance
3. **Municipal Relations**: Positive relationships with all municipalities surrounding the airport
4. **Stakeholder Relations**: Positive relationships with neighbors and other community organizations
5. **Community Image**: Public Perception/Public Relations/Customer Service/Legal Entity
6. **Facilities Stewardship**: Future Master Facilities Plan
7. **Environmental Stewardship**: Accountability/Awareness of Environmental Issues
8. **Economic Development**: Engage Community Partners/Airline Service Development
9. **Vendor-Partner Relations**: General Aviation/Rental Car Agencies/Vendors
10. **Public Safety**: Airport Emergency Safety/TSA Relations/Municipal Partners
11. **Organizational Accountability**: Executive Director Supervision