

MINUTES
REPUBLIC AIRPORT COMMISSION (RAC) MEETING
7150 REPUBLIC AIRPORT, ROOM 201
EAST FARMINGDALE, NEW YORK
DECEMBER 11, 2024

The meeting was called to order by Commission Member Robert Bodenmiller at 7:03p.m. Vice-Chairman Vincent Bologna, Jr, and Commissioners Stella Barbera and Richard Grant were present.

I. ANNOUNCEMENTS

Mr. Anthony Ceglio announced that in early November, his position as Airport Director was designated by the New York State Department of Transportation (NYSDOT) Assistant Commissioner of Finance and Integrated Modal Services to be a representative on the RAC, which includes duties as the RAC's Ex-Officio member and Executive Secretary. There will now be a quorum going forward.

Mr. Ceglio noted that Mr. Bodenmiller has been serving as Interim Chairman since August and asked for a motion to appoint a Chairman for the upcoming year. Commission Member Grant made a motion to appoint Mr. Bodenmiller, seconded by Ms. Barbera. The motion carried unanimously. Mr. Ceglio asked for a motion to appoint a RAC Vice-Chairman. Ms. Barbera made a motion to appoint Mr. Bologna, Jr., seconded by Mr. Bodenmiller, and the motion passed unanimously.

Mr. Ceglio announced that the RAC sent a letter to the NYSDOT Commissioner on December 4th expressing the Commission's continued opposition to cargo operations at the Airport now and in the future. A copy of the April 2022 'No Cargo' Resolution was sent with the letter.

Mr. Ceglio announced that there are technical issues with some links on the Airport website which will be resolved as soon as possible.

Mr. Bodenmiller announced that legislation to change provisions for RAC membership had been passed and signed by the Governor. Anyone interested in becoming a member of the RAC should contact their legislative representative.

II. ADOPTION OF THE MINUTES FROM MARCH, JUNE, AUGUST, and OCTOBER 2024

Mr. Grant made a motion to adopt the March, June, August, and October minutes, seconded by Mr. Bologna. The motion carried unanimously.

III. CHANGES AND/OR ADOPTION OF AGENDA

No changes.

IV. REPORTS, RESOLUTIONS, & OTHER BUSINESS

A. REPORTS

1. OPERATIONS, AIRCRAFT COMPLAINTS, and FINANCIAL REPORTS FOR SEPTEMBER and OCTOBER 2024

Airport Manager Mr. John Lauth discussed the Operations Reports:

- September Total Operations increased 2.6% and Landings increased by 31.0% when compared to the previous year. Single-engine aircraft operations increased 25.1% and jet operations increased 1.2%. Single-engine Touch & Go's were up 45%. Passenger volume increased 1.8% and Based aircraft fell 1.4%.
- October Total Operations increased 2.1% and Landings increased 33.5% when compared to the previous year.

Single-engine aircraft operations increased 28.3% and jet operations were up 3.6%. Single-engine Touch & Go's were up 49.3%. Passenger volume fell 18.2%. Based aircraft fell 1.1%.

Mr. Lauth discussed the Aircraft Complaint Reports:

Mr. Lauth said the August 2024 Aircraft Complaint report was corrected due to a formula miscalculation. Copies of the corrected report are available and the Website will be updated.

- In September, 36 complaints were filed, compared to 38 complaints last year. Most related to daytime operations and an unknown aircraft type. Most complaints came from areas west and northwest of the Airport and could not be identified by runway, however, 4 complaints were attributed to Touch and Go operations on Runway 19. Five of the 36 complaints related to Based aircraft, 7 to Transient aircraft, and 24 were reported as 'Unknown'.
- In October, 31 complaints were filed, compared to 26 complaints last year. Most related to daytime operations and an unknown aircraft type. The majority of complaints came from areas west and northwest of the Airport. Twenty-six complaints could not be identified by runway and were reported as 'Unknown'. Two of the 31 complaints related to Based aircraft, 3 to Transient aircraft, and 26 were reported as 'Unknown'.

Ms. Barbera asked if 'Unknown' means the Airport does not receive enough information from the caller to place the complaint in a specific category. Mr. Lauth said yes. To clearly identify the aircraft causing a noise event, we need the date and time, the type of aircraft that's seen or heard, if it's a single-engine, multi-engine, jet, or helicopter. Knowing the person's location can help identify which runway was being used and if it was an arrival or a departure. The information we need is announced when someone calls in and is also found on the noise complaint form that is submitted through the website.

Mr. Lauth discussed the Financial Reports:

- September Revenue was favorable for Landing Fees due to higher than forecasted landings, Fuel Flowage, Rental Income and Tie-Down Fees also showed a favorable variance. Miscellaneous Income was unfavorable due to lack of recent film shoots. License Fees were unfavorable due to lower than expected Commercial Operating Permits, U.S. Customs fees, and Terminal usage fees. September Expenses showed favorable variances for Labor, Communications, Data Processing, Insurance, and Professional Services. Vehicle Maintenance and Airport Maintenance were both favorable due to having an adequate supply of ARFF foam, no expenditures to rent equipment, and postponing airport maintenance projects. Utilities and Janitorial Expenses were unfavorable due to higher than anticipated utility consumption the purchase of custodial supplies.
- October Revenue was favorable for Landing Fees and Miscellaneous Income due to higher than forecasted landings and film shoot revenue. There were unfavorable variances in revenue from Tie-Downs and Fuel Flowage. October Expenses saw favorable variances in Labor due to vacant positions for Assistant Manager and in Operations. Employee Expenses were favorable due to lower than anticipated training costs. Office Equipment was favorable due to postponing the purchase of office furniture. Unfavorable variances were seen in Office Supplies and Utilities due to purchasing office supplies and higher than anticipated utility consumption. Mr. Ceglie pointed out that both the October Revenue and the Year-to-Date Revenue exceeded Expenses and the Airport is not operating at a loss.

Ms. Barbera asked if there has been any interest to lease the building that was previously occupied by Molloy College. Mr. Ceglie said that SUNY Farmingdale and Western Suffolk BOCES have shown interest. A Request for Proposals (RFP) will be issued next year and we hope to have a new tenant by mid-2025.

2. RECENT / CURRENT EVENTS

Airport Manager John Lauth reported on the following:

- a. **Film Shoots at American Airpower Museum & Modern Aviation Oct. 1-4, "BFM" and "The Equalizer"**: Movie shoot and a TV film shoot.
- b. **Annual Wildlife Hazard Management Training, Oct. 2**: Conducted for Airport staff.
- c. **Veterans Career Fair at Fordham University, Oct. 10**: Airport attended event that helps military Veterans find employment.
- d. **Annual Snow Removal Training, Nov. 13**: For Airport Maintenance and Operations personnel. A follow-up meeting on snow removal safety was held with Tenants.
- e. **Key Tenants Meeting, Nov. 20**: Held to familiarize Tenants with Airport construction projects.
- f. **Annual Dropping of the Roses Ceremony at American Airpower Museum, Dec. 7**: Airport attended event to commemorate the 83rd anniversary of the attacks on Pearl Harbor.

OTHER NEW YORK STATE DEPARTMENT OF TRANSPORTATION BUSINESS

Airport Director Anthony Ceglie reported on the following:

1. **Stratosphere Open House and 5-Parcel Development Project**: Open House was held October 24th. Stratosphere provided their responses to 11 questions/comments submitted by the RAC Working Group pertaining to road realignment projects at Parcels A and B. Mr. Ceglie read 2 of the 11 responses and said that copies of all responses will be provided to Ms. Barbera and the Working Group members. There are a few questions about the roadway realignments that must be addressed from an engineering perspective. Once those responses are addressed satisfactorily to DOT, a building permit will be issued and roadway construction is expected to begin in Spring 2025. Stratosphere will make another presentation to the Working Group on the next phases of the project when the engineering plans are ready.
2. **Runway 1/19 Pavement Resurfacing Project**: The project is expected to go out for bid early next year and should be awarded in Summer 2025. Construction is estimated to begin in 2026.
3. **Modern/Breslau Project**: Hangar 85 is 99% complete with some work on the offices left to finish. Hangar 86 is expected to be completed in March 2025. Modern is also adding 23 tie-downs north of Hangar 86.
4. **RAC Candidates**: Already discussed.

V. PUBLIC COMMENTS

Four (4) individuals commented.

The next RAC meeting will be held on February 11, 2025. The meeting adjourned at 7:47 p.m.

These minutes are respectfully submitted by:
Anthony C. Ceglie on behalf of Executive Secretary
Republic Airport Commission

PUBLIC COMMENTS
REPUBLIC AIRPORT COMMISSION
December 11, 2024

Nancy Schliwka from Woodland Civic Association asked if we need to know the runway to submit a noise complaint. Mr. Ceglio said it's not necessary but if we know where you are, it can help us determine the runway, which aircraft, and if the operation was an arrival or departure.

Nancy Cypser from Woodland Civic Association asked if phone calls to report a noise complaint are time-stamped. Mr. Lauth said the messages are time-stamped but the time of the call may not necessarily be the time of the noise event. There may be multiple aircraft doing Touch and Go's and a precise time, if available, helps to identify an aircraft. Mr. Ceglio said the more information that's given, the better it is to identify the aircraft and determine an appropriate response.

Ms. Cypser asked for an update on the Stratosphere lawsuit against the Office of State Comptroller regarding Hangars 6 and 7. Mr. Ceglio said an Article 78 proceeding is still pending. Stratosphere wants to extend their lease to terminate at the same time as Parcel A. The lease for Hangars 6 and 7 currently terminates in 13 years (in 2038) but the lease term for Parcel A is 49 years. Airfield access to Parcel A has to remain in place so a taxi lane would have to be designated around Hangar 7 which decreases the land area and therefor reduces the value of Hangar 7. Large jet aircraft could no longer park outside the hangar doors because they would block the taxi route to Parcel A which reduces the rental value to the State. The State recognized the issue and petitioned the Office of State Comptroller to make the leases co-terminus. The Comptroller's Office denied the initial request but it is being reconsidered since the reduction value of Hangar 7 would not benefit the State or the Airport. A time frame for a decision is currently unknown.

Ms. Cypser commented that there was a question that opportunity for financing of some of the projects could be hampered by the denial of the renewal. Mr. Ceglio said he does not know if that would affect the development of the remaining 5 parcels.

Ms. Barbera asked if the Office of State Comptroller is still holding to the 2038 lease termination date for Hangars 6 and 7. Are they saying that it must go out for bid? Mr. Ceglio said that is the standard requirement according to State Finance Law Section 112 which states that once a lease is terminated, it had to go out for bid. The issue is that if another company wins the bid, they could potentially block access to Parcel A by parking a large jet outside the hangar doors. To prevent that, a taxilane would have to be created to allow aircraft passage resulting in Hangar 7 being available to small aircraft only. That will reduce its revenue potential and therefore, rental value to the State. If the Hangar 7 lease remains with Stratosphere, rental value remains at its current state (adjusted to Fair Market Value in 2038) and avoids any potential conflict. It's a unique situation. We hope to know more by the next meeting.

Dr. Robert Corona, an Echo tenant, asked if the Air Traffic Control Tower could give a seminar on airport congestion and related issues like they did years ago. Former Airport Director Michael Geiger was in attendance and said there used to be an annual meeting held in April that would let pilots know about any construction plans by the Airport. The FAA would attend and the Tower Manager would speak about things going on in the Tower, on the airfield, any changes to the departure procedures, or anything that was brought up. Mr. Lauth said the Airport could ask FAA. He said the Tower recently held the annual Runway Safety Action Team (RSAT) meeting which is meant to discuss airport safety issues with tenants and the airport. We can make a note of it and notify all the badge holders of the next RSAT meeting.

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