



ALBANY COUNTY AIRPORT AUTHORITY

REGULAR MEETING

AGENDA

June 6, 2022

General:

- 1. Chairman's Remarks**
- 2. Approval of Minutes
Regular Meeting – May 2, 2022**
- 3. Communications and Report of Chief Executive Officer**

Reports:

- 4. Chief Financial Officer**
- 5. Project Development**
- 6. Counsel**
- 7. Concessions/Ambassador Program**
- 8. Public Affairs**
- 9. Business & Economic Development**

Action Items:

- 10. Authorization of Contracts/Leases/Contract Negotiations/Contract Amendments**
 - 10.1 Issue Purchase Order for Purchase and Installation of a new Anti-Fatigue Flooring from Flooring Environment**
- 11. Authorization of Change Orders - None**
- 12. Authorization of Federal and State Grants - None**
- 13. Informational Only - None**

Old Business:



New Business:

Executive Session - Attorney-Client Privilege Matters:

AGENDA ITEM NO. 1

Chairman's Remarks

AGENDA ITEM NO. 2

Approval of Minutes



Minutes of the Regular Meeting of the Albany County Airport Authority

May 2, 2022

Pursuant to notice duly given and posted, the regular meeting of the Albany County Airport Authority was called to order on Monday, May 2, 2022 @ 11:30 a.m. in the 3rd Floor Conference Room of the main terminal located at the Albany International Airport by Chairman Samuel A. Fresina with the following present:

MEMBERS PRESENT

Samuel A. Fresina
Kevin R. Hicks
Lyon M. Greenberg, M.D.
Steven H. Heider
Thomas A. Nardacci
Sari M. O'Connor
John-Raphael Pichardo

MEMBERS ABSENT

STAFF

Philip F. Calderone, Esq.
Christine C. Quinn
Michael F. Zonsius
Matthew J. Cannon
John LaClair
Liz Charland
Steve Iachetta
Margaret Herrmann
Doug Myers
Helen Chadderdon
Dwayne Lovely

ATTENDEES

Fred Acunto, Airport Manager, AvPorts
Ray Casey, Airport Consultant
Fire Chief Dave Cook, AvPorts
Captain Steve Dorsey, AvPorts
Bob Heitz, Million Air
George Penn, Director of Operations (via teleconference)

General:

1. Chairman's Remarks



2. Approval of Minutes

Mr. Heider moved to approve the minutes of the March 24, 2022 meeting. The motion was adopted unanimously.

Management Reports:

3. Communications and Report of Chief Executive Officer

Mr. Calderone presented the Communications and Report of the Chief Executive Officer for the month of May 2022.

4. Chief Financial Officer

- 5.1 Statistical and Financial Performance**
- 5.2 Comparison of Enplanements**
- 5.3 Summary of Airline Scheduled Flights and Markets**
- 5.4 USDOT Arrival and Departure Statistics**

Mr. Zonsius presented the Financial Report for the month of May 2022.

5. Project Development

Mr. LaClair presented the Project Development report for the month of May 2022.

6. Counsel

Ms. Quinn presented Counsel's report for the month of May 2022.

7. Concessions/Ambassador Program

Ms. Chadderdon presented the Concessions/Ambassador report for the month of May 2022.

8. Public Affairs

Mr. Myers presented the Public Affairs report for the month of May 2022.

9. Business & Economic Development

Mr. Cannon presented the Business & Economic Development Report for the month of May 2022.

Action Items:

10. Authorization of Contracts/Leases/Contract Negotiations/Contract Amendments



10.1 Approval of Modification and Extension Management Operating Agreement for Fixed Base Operations and Fuel Farm with REW Investments, Inc., d/b/a Million Air – Albany.

Ms. Quinn recommended authorization for the approval of Modification and Extension Management Operating Agreement for Fixed Base Operations and Fuel Farm with REW Investment, Inc., d/b/a Million Air – Albany. She advised the current Management Operating Agreement (MOA) with REW Investments, Inc. d/b/a Million Air - Albany was awarded by competitive RFP in 2013 and the initial term was for three (3) years and the Authority renewed the proposal for three (3) years in 2016 and 2019. Million Air Interlink, Inc. which currently guaranties the existing Management Operating Agreement, will provide a continuing Guaranty of REW Investments, Inc. performance under the new MOA. Authorization is requested to approve the attached Contract and Guaranty.

REW Investments has agreed to renew the agreement for another one (1) year term ending August 31, 2023 with a \$5,000 increase in the annual Management fee in the contract years ending in 2023. The estimated contract amount is \$185,000 over one year based upon total annual fixed fees of \$180,000 in the contract year ending in 2022 plus other fixed-rate fees applicable to variable activities and monthly advertising costs.

Ms. O'Connor moved to approve the Modification and Extension Management Operating Agreement for Fixed Base Operations and Fuel Farm with REW Investment, Inc., d/b/a Million Air – Albany in the amount of \$185,000 over one year based upon total annual fixed fees of \$180,000 in the contract year ending in 2022 plus other fixed-rate fees applicable to variable activities and monthly advertising costs. The motion was adopted unanimously.

10.2 Parking Lot C Rehabilitation (Contract #S-22-1119-GC)

Mr. Iachetta recommended authorization to Award Construction Contract 22-1119-GC for the Rehabilitation of Parking Lot C to the qualified low bidder James H. Maloy, Inc. in the amount of \$269,800. He advised the contract scope includes repair of the perimeter security wall and fence, removal of revenue equipment and temporary barriers and reconnecting perimeter obstruction lighting. The award of this contract is contingent on compliance with the apprenticeship program and MWBE requirements. This contract is 100% airport funded.

Mr. Heider moved to approve Construction Contract 22-1119-GC for the Rehabilitation of Parking Lot C to the qualified low bidder James H. Maloy, Inc. in the amount of \$269,800 contingent on compliance with the apprenticeship program and MWBE requirements. The motion was adopted unanimously.



10.3 Negotiations: Contract No. S-22-1114 Design Services for Air Cargo Pavement Rehabilitation with Passero Associates

Mr. LaClair recommended authorization to negotiate a fee for Professional Services Contract S-22-1114 Design Services for the Air Cargo Pavement Rehabilitation with Passero Associates. Contract award is contingent upon Board approval of the negotiated fee. He advised this contract will be 100% Airport funded.

Mr. Pichardo moved to authorize negotiations of the fee for Contract No. S-22-1114 Design Services for Air Cargo Pavement Rehabilitation with Passero Associates contingent upon the Board's approval of the negotiated fee. The motion was adopted unanimously.

10.4 Construction Contract: Authorization to Award Construction Contract 22-1109-FP - Hangar 1 Sprinkler

Mr. LaClair recommended authorization to approve Contract No. 22-1109-FP Hangar 1 Sprinkler Installation to Absolute Fire Protection in the amount of \$498,000. He advised the contract scope includes making a water connection to the existing 8" watermain and bringing the service into the building, installation of a dry sprinkler system in the hangar and wet system in the classroom area. The award of this contract is contingent on compliance with the apprenticeship program. This contract is 100% Airport funded.

Dr. Greenberg moved to approve Contract No. 22-1109-FP Hangar 1 Sprinkler Installation to Absolute Fire Protection to Absolute Fire Protection in the amount of \$498,000. contingent on compliance with the apprenticeship program. The motion was adopted unanimously.

10.5 Construction Contract: Authorization to Award Construction Contract 21-1100-GC for Runway 10-28 and Taxiway C Rehabilitation to Callanan Industries Inc.

Mr. LaClair recommended authorization to approve Contract No. 21-1100-GC Runway 10-28 and Taxiway C Rehabilitation to Callanan Industries Inc. in the amount of \$7,070,135.50. He advised the contract scope includes removal of the existing asphalt pavement, placement of new asphalt pavement, grooving, striping and centerline lighting repair. This contract will be funded 90% Federal, 5% State and 5% Airport and the contract award is contingent on FAA concurrence and compliance with the apprenticeship program.

Mr. Nardacci moved to authorize the award of Contract # 21-1100-GC Runway 10-28 and Taxiway C Rehabilitation to Callanan Industries Inc. in the amount of \$7,070,135.50. to be funded 90% Federal, 5% State and 5% Airport and contingent on FAA concurrence and compliance with the apprenticeship program. The motion was adopted unanimously.

10.6 Main Terminal Elevator #8 Replacement (Purchase Order)



Mr. LaClair recommended authorization to approve the issuance of a Purchase Order for the purchase and installation of a new MRL elevator replacement for Elevator No. 8 in the amount of \$239,500. He advised Elevator #8 in the terminal has been the main passenger elevator since elevator #6 has been out of service. The additional wear and tear requires elevator #8 to be refurbished once elevator #6 is back in operation. He advised the elevator is being maintained by Kone the elevator maintenance company for the Airport and Kone has provided the Airport with proposal to eliminate the piston system and convert the elevator to an MRL cable system under State Contract pricing once Elevator No. 6 is back in service. This purchase is 100% airport funded through CPN 2012.

Dr. Greenberg moved to authorize the issuance of a Purchase Order for the purchase and installation of a new MRL elevator replacement for Elevator No. 8 in the amount of \$239,500. The motion was adopted unanimously.

10.7 Amendment No. 3: General Services Administration, Transportation Security Office

Mr. Zonsius recommended authorization to approve Amendment No. 3 to Contract 20-1059 (TL00305). He advised this Amendment will add an additional clause: "FAR 52.204025 PROHIBITION ON CONTRACTING FOR CERTAIN TELECOMMUNICATIONS AND VIDEO SUREVEILLANCE SERVICES OR EQUIPMENT"

Mr. Nardacci moved to authorize Amendment No. 3 to Contract 20-1059 (TL00305) which will add an additional clause: "FAR 52.204025 PROHIBITION ON CONTRACTING FOR CERTAIN TELECOMMUNICATIONS AND VIDEO SUREVEILLANCE SERVICES OR EQUIPMENT." The motion was adopted unanimously.

11. Authorization of Change Orders - None

12. Authorization of Federal and State Grants - None

13. Informational Only - None

Old Business: None

New Business: None

Executive Session - Attorney-Client Privilege Matters –

ES-1 – Personnel Matter

Moved to go into Executive Session at 11:05 a.m. No action taken on Executive Session Item.

Moved to go back into regular session 11:40 a.m. The motion was adopted unanimously.

There being no further business, the meeting was adjourned at 12:30 p.m.



ALBANY COUNTY AIRPORT AUTHORITY

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Action Items:

- 10. Authorization of Contracts/Leases/Contract
Negotiations/Contract Amendments**
 - 10.1 Approval of Modification and Extension Management
Operating Agreement for Fixed Base of Operations and Fuel
Farm with REW Investments, Inc., d/b/a Million Air –
Albany.**
 - 10.2 Parking Lot C Rehabilitation (Contract #S-22-1119-GC)**



- 10.3 Negotiations: Contract No. S-22-1114 Design Services for Air Cargo Pavement Rehabilitation with Passero Associates**
- 10.4 Construction Contract: Authorization to Award Construction Contract 22-1109-FP - Hangar 1 Sprinkler**
- 10.5 Construction Contract: Authorization to Award Construction Contract 21-1100-GC for Runway 10-28 and Taxiway C Rehabilitation to Callanan Industries Inc.**
- 10.6 Main Terminal Elevator #8 Replacement (Purchase Order)**
- 10.7 Amendment No. 3: General Services Administration, Transportation Security Office**

11. Authorization of Change Orders - None

12. Authorization of Federal and State Grants - None

13. Informational Only - None

Old Business:

New Business:

Executive Session - Attorney-Client Privilege Matters:

AGENDA ITEM NO. 3

Communications and Report of Chief Executive Officer



MEMO: **June 6, 2022**

TO: **Albany County Airport Authority Board Members**

FROM: **Philip F. Calderone, Esq., Chief Executive Officer**

- **Operations, Enplanements and Finances**
- **Proposed New Expansion Projects/Grant Update**
- **Collaborations & Partnerships Update**

AGENDA ITEM NO. 4

Financials



Monthly Financial Report

April 2022

(dated May 23, 2022)

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May 23, 2022

ACAA Members
Philip F. Calderone, Esq.

INTRODUCTION

Enplanement, Cargo and Operations continue to trend positively from the prior year, as shown below:

	2022 Current Year versus			
	2022 Month	2021 Month	2021 YTD	2021 Prev. 12 Mo.
	<u>Budget</u>	<u>Actual</u>		
Enplanements	7.5%	117.1%	149.3%	70.4%
Cargo	(9.5)	(8.5)	(8.2)	0.1
Operations	2.5	26.6	27.4	23.8

	Month	
	<u>Apr21</u>	<u>Apr22</u>
Destination Airports	14	19
Scheduled Monthly Flight	841	1,275
Average Daily Flights	28.0	42.5
Pax Lift (Pax Seats)	79,363	130,529
Enplanements	66,435	113,430

FINANCIAL INFORMATION

Cash Position – Unrestricted (Operating)

The Airport continues to maintain a strong cash position. The Statements of Net Position provided on Page 4 reports unrestricted cash of \$23,348,737 and equates to approximately 8.88 months of operating reserves (Notes to Financial Statements #2, Page 8), this is a nominal change from the prior month.

Cash Position – Restricted

Restricted cash available for capital purposes is as follows:

Projects	\$ 7,803,256
Projects – PFC	9,094,272
Projects – Other	<u>1,353,213</u>
	\$18,250,741

Accounts Receivable

The Accounts Receivable balance is approximately 11.8 of average day total operating revenues.

Equity – YTD Earnings

The Summary of Revenues, Expenses and Net results is provided on Page 5. The Airport recorded a change in net position for the month and year-to-date shown as follows:

	Month	YTD
Airport Operating	\$ 1,355,638	\$ 3,233,510
FBO Profit	<u>182,984</u>	<u>929,453</u>
	1,538,622	4,162,963
Other Rev/Exp (d.ser.)	(483,137)	(1,940,309)
Capital Contributions	-	77,722
Airline Incnt. Payts.	(22,636)	(81,688)
	<u>(505,773)</u>	<u>(1,944,275)</u>
	\$1,032,849	\$2,218,688*

*Please note, depreciation is not recorded on the monthly financial statements.

Operating Revenues

Airline and Non-Airline Revenue are as follows:

	Month 2021	Month 2022
Airline Revenue	\$928,003	\$1,102,364
Non-Airline Revenue		
Airfield	-	3,608
Terminal	206,740	313,135
Ground Transportation	1,050,583	2,100,698
Other Airport	<u>362,389</u>	<u>418,629</u>
Non-Airline Revenue	<u>1,619,712</u>	<u>2,836,070</u>
	\$2,547,715	\$3,938,433

Airport Operating Expenses

Monthly operating expenses were approximately \$2,582K and \$1,996K for 2022 and 2021, respectively. YTD operating expenses were \$10,734K and \$8,524K for 2022 and 2021, respectively.

AIRPORT OPERATING BUDGET

Monthly airport operating revenues were favorable by approximately \$968K, due in large part to the increase parking revenues. Monthly airport operating expenses compared to budget were favorable by approximately \$61K.

YTD airport operating revenues were favorable by approximately \$2,090K. YTD airport operating expense were unfavorable by approximately \$162K.

Please see Budget vs. Actual High/Low by Category Reports, pages 10 – 12, for further details. High/Low by Category Report may not reconcile with the Summary of Revenues, Expenses and Net Results as some accounts need to be reflected in former.

MILLION AIR FBO OPERATIONS

Revenues derived from the sale of JetA and AvGas fuels is the largest contributor of FBO revenue. Below are the fuel sold in gallons for both JetA and AvGas:

	2022 Current Year versus			
	2022 Budget	2021 Month	2021 YTD	2021 Prev. 12 Mo.
JetA (gals)	5.4%	8.4%	23.2%	38.1%
AvGas (gals)	(1.3)	1.7	22.2	(11.7)

FBO Summary of Revenues, Expenses and Net results are shown on Page 7.

The FBO had operating profits of \$241,447 and \$746,469, for the month and year-to-date, respectively, both favorable as compared to the budget.

Monthly FBO operating revenues were favorable by approximately \$278K, due in large part to JetA fuel sales. Monthly FBO COGS (cost of goods sold) compared to budget were unfavorable by approximately \$92K. Monthly FBO operating expenses compared to budget were unfavorable by approximately \$103K.

YTD FBO operating revenues were favorable by approximately \$994K, due in large part to JetA fuel sales. YTD FBO COGS (cost of goods sold) compared to budget were unfavorable by approximately \$244K. YTD FBO operating expenses compared to budget were unfavorable by approximately \$218K.

PASSENGER AIRLINE SCHEDULES

Weekly Passenger Airline schedule flight changes over the past months are as follows:

		Begin	+	-	End
Jun20	(week #26)	98	12	(185)	140
July20	(week #30)	140	50	(7)	183
Aug20	(week #34)	183	40	(2)	221
Sep20	(week #39)	221	4	(78)	147
Oct20	(week #44)	147	26	(5)	168
Nov20	(week #49)	168	32	(27)	173
Dec20	(week #53)	173	16	(17)	172
Jan21	(week #21-03)	172	-	(30)	142
Feb21	(week #21-08)	131	12	(1)	142
Mar21	(week #21-12)	142	24	(8)	158
Apr21	(week #21-16)	158	43	(9)	192
May21	(week #21-21)	192	74	(3)	263
Jun21	(week #21-25)	263	21	(44)	240
Jul21	(week #21-29)	240	14	(5)	249
Aug21	(week #21-34)	249	24	(2)	271
Sep21	(week #21-38)	271	13	(18)	266
Oct21	(week #21-42)	266	19	(18)	267
Nov21	(week#21-46)	267	22	(34)	255
Dec21	(week#21-50)	255	7	(19)	243
Jan22	(week#22-04)	243	27	(27)	243
Feb22	(week#22-08)	243	11	(6)	248
Mar22	(week#22-13)	248	28	(11)	265
Apr22	(week#22-17)	265	48	(5)	308
May22	(week#22-21)	308	9	(25)	292
Jun22	(week#22-26)	288	22	(14)	300

PROJECTIONS

2022 and 2023 enplanement projections are as follows:

	2022	2023
Jan 2022	1,200,000	1,400,000
Feb2022	1,200,000	1,400,000
Mar 2022	1,200,000	1,400,000
Apr 2022	1,200,000	1,400,000
May 2022		
Jun 2022		
Jul 2022		
Aug 2022		
Sep 2022		
Oct 2022		
Nov 2022		
Dec 2022		

BOND RATINGS

Apr21	Moody's	A3	Stable
Mar20	S&P Global Ratings	A-	Negative
Apr21	S&P Global Ratings	A-	Stable
	Fitch	Not Rated	

FULL TIME FILLED POSITIONS

Workforce consists of the following Full-Time Filled positions :

AvPORTS	128
Millionaire	23
ACAA	<u>20</u>
	171

	<u>Begin</u>	<u>+</u>	<u>-</u>	<u>End</u>
Mar 2022	173	2	(5)	170
Apr 2022	170	3	(2)	171

COMPARISON WITH NATIONAL

Comparison of enplanement and cargo levels with the North American (NAM) amounts as provided by ACI-NA are as follows:

Enplanements

	<u>Month YOY%</u>		<u>YTD YOY%</u>		<u>12YE YOY%</u>	
	<u>NAM</u>	<u>ALB</u>	<u>NAM</u>	<u>ALB</u>	<u>NAM</u>	<u>ALB</u>
Mar21	7.4	(20.9)	(45.8)	(63.5)	(66.5)	(77.1)
Apr21	*	*	(20.6)	(41.5)	(58.0)	(70.2)
May21	*	*	5.2	(18.4)	(47.7)	(62.0)
Jun21	*	*	27.6	0.6	(36.0)	(53.3)
Jul21	*	*	44.7	23.1	(22.3)	(39.9)
Aug21	*	*	55.2	43.1	(7.5)	(22.3)
Sep21	*	*	61.2	56.7	6.8	(4.6)
Oct21	*	*	66.2	69.5	25.2	20.6
Nov21	*	*	71.4	79.8	46.9	49.8
Dec21	*	*	75.1	87.7	75.1	87.7
Jan22	90.6	188.4	90.6	188.4	104.6	137.3
Feb22		168.6		177.6		208.4
Mar22		117.1		149.3		237.6
Apr22		70.7		119.0		196.6

* Percentage reflects a meaningless amount due to the reduced number of enplanements in April 2020.

Cargo

	<u>NAM</u>	<u>ALB</u>	<u>NAM</u>	<u>ALB</u>	<u>NAM</u>	<u>ALB</u>
Mar21	16.2	24.9	12.6	16.2	10.1	10.1
Apr21*	16.2	34.7	13.5	21.0	11.1	12.4
May21	5.2	12.3	11.7	19.0	11.5	13.2
Jun21	2.3	2.6	9.7	15.9	10.5	12.4
Jul21	(0.8)	1.9	8.2	13.6	9.5	11.2
Aug21	4.4	(1.3)	7.5	11.6	9.4	10.9
Sep21	3.8	(6.6)	7.1	9.3	8.4	8.5
Oct21	(0.5)	(10.6)	6.4	7.0	7.6	6.6
Nov21	4.1	0.7	6.6	6.5	7.5	6.2
Dec21	0.4	(2.1)	5.8	5.5	5.8	5.5
Jan22	(7.30)	(14.3)	(7.3)	(14.3)	4.1	3.3
Feb22		(0.3)		(8.0)		2.6
Mar22		(8.5)		(8.2)		0.1
Apr22		(24.2)		(12.8)		(4.6)

* adjusted

April 2022 Monthly Financial Report

Albany County Airport Authority
Statements of Net Position

Page 4

	Unaudited April 30, 2021	Unaudited April 30, 2022
<u>ASSETS</u>		
CURRENT ASSETS		
Unrestricted Assets		
Cash and cash equivalents	\$16,996,059	\$23,348,737
Accounts receivable - net	92,785	1,631,879
Lease receivable	--	2,683,477
Prepaid Expenses	389,076	1,044,585
Total Unrestricted Assets	<u>17,477,920</u>	<u>28,708,678</u>
Restricted Assets		
Operating and Renewal Reserves	7,104,682	7,287,391
CFC Funds	449,239	449,786
Capital Funds	6,290,322	7,803,256
PFC Funds	8,932,122	9,094,272
Revenue Bond Funds	10,841,441	10,763,835
FAA Restricted Funds	203,700	203,948
Concession Improvement Funds	698,627	699,479
Total Restricted Assets	<u>34,520,133</u>	<u>36,301,967</u>
Total Current Assets	<u>51,998,053</u>	<u>65,010,645</u>
NON-CURRENT ASSETS		
Capital Assets	283,499,296	277,314,268
Lease Receivable	--	20,212,167
Prepaid Expenses	225,103	209,668
Total Non-Current Assets	<u>283,724,399</u>	<u>297,736,103</u>
Total Assets	<u>335,722,452</u>	<u>362,746,748</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Refunding	1,802,374	1,344,959
OPEB Expenses	504,922	391,588
Pension Expenses	1,046,330	1,136,675
Total Deferred Outflows of Resources	<u>3,353,626</u>	<u>2,873,222</u>
TOTAL ASSETS AND DEFERRED OUTFLOWS	<u>339,076,078</u>	<u>365,619,970</u>
<u>LIABILITIES AND NET ASSETS</u>		
CURRENT LIABILITIES		
Payable from Unrestricted Assets	1,746,737	5,487,990
Payable from Restricted Assets	10,059,121	11,268,546
Total Current Liabilities	<u>11,805,858</u>	<u>16,756,536</u>
NON-CURRENT LIABILITIES		
Bonds and other debt obligations	77,033,440	68,233,168
Net OPEB liability	5,802,489	5,750,339
Net pension liability - proportionate share	1,191,318	102,715
Total Non-Current Liabilities	<u>84,027,247</u>	<u>74,086,222</u>
Total Liabilities	<u>95,833,105</u>	<u>90,842,758</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Concession Improvement Funds	654,394	726,295
OPEB expenses	1,552,848	1,156,601
Pension expenses	44,658	1,093,887
Leases	--	22,400,114
Total Deferred Inflows of Resources	<u>2,251,900</u>	<u>25,376,897</u>
<u>NET POSITION</u>		
Invested in Capital Assets, net of Related Debt	205,183,310	208,547,587
Restricted	26,847,305	26,212,415
Unrestricted	<u>8,960,458</u>	<u>14,640,313</u>
Net Position	<u>240,991,073</u>	<u>249,400,315</u>
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	<u>339,076,078</u>	<u>365,619,970</u>

April 2022 Monthly Financial Report

Albany County Airport Authority
2022 Summary of Revenues, Expenses and Net Results
For the four months ended April 30, 2022

	Current Month			Year to Date		
	2022 Budget	2021 Actual	2022 Actual	2022 Budget	2021 Actual	2022 Actual
AIRPORT						
OPERATING REVENUES						
Airline	\$ 920,213	\$ 928,003	\$ 1,102,364	\$ 3,680,850	\$ 3,617,641	\$ 4,271,126
Non-Airline	2,049,287	1,619,712	2,836,070	8,197,147	4,966,375	9,697,113
Total Revenues	2,969,500	2,547,715	3,938,434	11,877,997	8,584,016	13,968,239
OPERATING EXPENSES						
Personal Services	872,063	776,927	824,997	3,488,251	2,926,407	3,509,910
Employee Benefits	476,893	392,383	468,960	1,907,572	1,616,556	1,770,739
Utilities & Communications	165,058	137,593	208,272	660,230	747,980	1,072,862
Purchased Services	458,162	352,081	489,222	1,832,646	1,744,331	1,699,834
Material & Supplies	423,350	261,677	400,497	1,693,398	1,102,014	2,006,186
Office	61,460	37,037	69,374	245,838	212,341	274,131
Administration	64,765	38,244	80,747	259,060	162,442	313,207
Non-Capital Equipment	121,583	0	40,727	486,333	12,641	87,860
Total Expenses	2,643,334	1,995,942	2,582,796	10,573,328	8,524,712	10,734,729
AIRPORT OPERATING RESULTS	326,166	551,773	1,355,638	1,304,669	59,304	3,233,510
FBO OPERATING RESULTS	99,020	84,970	182,984	396,080	282,528	929,453
TOTAL OPERATING RESULTS	425,186	636,743	1,538,622	1,700,749	341,832	4,162,963
OTHER REVENUES (EXPENSES)						
Interest Earnings	52,408	4,823	6,414	209,631	28,347	17,895
Passenger Facility Charges	303,367	303,214	303,367	1,213,468	1,212,856	1,213,468
ACAA Debt Service	(835,018)	(844,235)	(835,018)	(3,340,072)	(3,376,940)	(3,340,072)
Insurance Recoveries	-	-	-	-	37,171	-
Grant Income	435,716	525,457	11,400	1,742,852	2,369,498	45,600
Improvement Charges	30,700	30,700	30,700	122,800	122,800	122,800
Total Other Revenues(Expenses)	(12,827)	19,959	(483,137)	(51,321)	393,732	(1,940,309)
INCOME/(LOSS) BEFORE CAPITAL CONTRIBUTIONS	412,359	656,702	1,055,485	1,649,428	735,564	2,222,654
AIRLINE INCENTIVES	(33,333)	(20,088)	(22,636)	(133,332)	(80,352)	(81,688)
CAPITAL CONTRIBUTIONS	-	9,192	-	-	53,732	77,722
INCREASE (DECREASE) IN NET POSITION	\$ 379,026	\$ 645,806	\$ 1,032,849	\$ 1,516,096	708,944	2,218,688
NET POSITION, BEGINNING OF PERIOD					240,282,129	247,181,627
NET POSITION, END OF PERIOD					\$ 240,991,073	\$ 249,400,315
RECONCILIATION TO AIRLINE FUNDS REMAINING:						
NET RESULTS BEFORE RESERVES	412,359	656,702	1,055,485	1,649,428	735,564	2,222,654
Less: Capital Improvements	(275,000)	(275,000)	(275,000)	(1,100,000)	(1,100,000)	(1,100,000)
Less: Reserve Requirements	(43,789)	(10,473)	(43,789)	(175,156)	(41,892)	(175,156)
NET RESULTS	93,570	371,229	736,696	374,272	(406,328)	947,498
Revenue Sharing:						
Transfer to/from Airlines (50%)	46,785	185,615	368,348	187,136	(203,164)	473,749
Authority Share (50%)	46,785	185,615	368,348	187,136	(203,164)	473,749
Less: Airline Incentives	(33,333)	(20,088)	(22,636)	(133,332)	(80,352)	(81,688)
Net Authority Share	\$ 13,452	\$ 165,527	\$ 345,712	\$ 53,804	\$ (283,516)	\$ 392,061

Albany County Airport Authority
Operating Revenues
For the four months ended April 30, 2022

	Current Month			Year to Date		
	2022 Budget	2021 Actual	2022 Actual	2022 Budget	2021 Actual	2022 Actual
AIRLINE REVENUES						
COMMERCIAL						
Landing Fees-Signatory	\$ 414,865	\$ 293,109	\$ 447,320	\$ 1,659,459	\$ 971,463	\$ 1,544,310
Landing Fees-Non Signatory	4,440	0	0	17,760	12,860	0
Airline Apron Fees	65,328	66,296	65,412	261,312	265,185	261,649
Glycol Disposal Fee	25,120	4,729	15,297	100,479	161,216	172,741
CARGO						
Landing Fees-Signatory	0	63,505	48,748	0	225,013	187,462
Landing Fees-Non Signatory	0	8,842	3,693	0	15,818	13,894
TERMINAL						
Loading Bridges	48,040	44,841	48,040	192,159	179,364	192,160
Space Rental	361,670	446,680	473,853	1,446,681	1,786,722	1,895,412
Non-Signatory Per Turn Fee	750	0	0	3,000	0	3,498
TOTAL AIRLINE REVENUES	920,213	928,003	1,102,364	3,680,850	3,617,641	4,271,126
NON-AIRLINE REVENUES						
AIRFIELD						
Tenant Maintenance	2,500	0	3,608	10,000	14,081	45,853
Total Airfield	2,500	0	3,608	10,000	14,081	45,853
TERMINAL						
Utility Reimbursement	2,000	1,591	2,766	8,000	7,425	10,340
Tenant Maintenance	1,713	0	0	6,853	0	0
Space Rent - Non Airline	60,682	68,539	69,634	242,729	264,978	278,901
Food & Beverage	65,000	48,034	102,496	260,000	128,954	337,433
Retail	62,000	59,270	85,884	248,000	144,058	257,483
Advertising	12,500	7,804	9,050	50,000	89,233	37,157
ATM	1,450	2,671	1,702	5,800	10,561	3,870
Operating Permits	21,150	16,980	38,470	84,600	64,717	76,025
Vending Machines	3,000	1,300	2,151	12,000	4,546	7,250
Baggage Cart Rentals	1,100	551	982	4,400	1,664	3,946
Total Terminal	230,595	206,740	313,135	922,382	716,136	1,012,405
GROUND TRANSPORTATION						
Parking	960,898	734,764	1,709,396	3,843,590	1,701,051	5,616,006
Rental Cars	399,500	288,451	362,214	1,598,000	828,405	1,154,873
Access Fees	16,597	11,350	13,704	66,388	39,700	71,664
TNCs	14,583	7,829	6,939	58,333	25,688	59,705
Garage Space Rent	8,376	8,190	8,445	33,505	33,132	33,781
Total Ground Transportation	1,399,954	1,050,583	2,100,698	5,599,816	2,627,976	6,936,029
OTHER AIRPORT						
Telephone System - Tenants	3,801	0	4,454	15,204	4,265	17,895
Building Rental	9,586	7,347	11,367	38,344	29,380	45,456
Control Tower Rental	67,983	55,481	55,481	271,934	221,925	221,925
Air Cargo Facility	36,110	5,327	39,701	144,439	126,785	159,419
State Executive Hangar	103,924	103,924	103,924	415,694	415,694	415,694
T Hangars	10,102	9,754	10,973	40,410	39,016	45,017
Tie Downs	241	245	248	964	978	993
AV Gas Fuel Sales	4,213	3,625	0	16,852	13,432	140
Industrial Park	50,061	47,330	48,422	200,243	191,485	191,221
Land Rental	36,576	27,434	48,378	146,304	110,074	191,845
Eclipse Hangar	25,141	25,141	25,141	100,565	100,565	100,565
Hangar Rental	42,656	48,052	46,275	170,623	192,208	185,099
Internet and Cable Access	552	885	775	2,207	2,540	2,100
Fingerprinting	2,000	2,436	3,000	8,000	8,402	11,429
Tenant Maintenance	83	0	0	333	0	0
Purchasing Proposals	83	0	0	333	0	0
Ebay/Scrap/Equipment Sales	417	0	13	1,667	1,095	1,278
Utility Reimbursement	13,000	13,701	17,626	52,000	73,668	90,492
Reimb of Property Taxes	3,042	0	0	12,167	14,016	14,339
Other	6,667	11,707	2,851	26,667	62,652	7,918
Total Other Airport	416,237	362,389	418,629	1,664,949	1,608,181	1,702,826
TOTAL NON AIRLINE REVENUES	2,049,287	1,619,712	2,836,070	8,197,147	4,966,375	9,697,113
TOTAL REVENUES	\$ 2,969,499	\$ 2,547,715	\$ 3,938,434	\$ 11,877,997	\$ 8,584,016	\$ 13,968,239

April 2022 Monthly Financial Report

Albany County Airport Authority
FBO Results
For the four months ended April 30, 2022

	Current Month			Year to Date		
	2022 Budget	2021 Actual	2022 Actual	2022 Budget	2021 Actual	2022 Actual
OPERATING REVENUES						
Retail Fuel						
Jet A Fuel Sales	\$ 437,500	\$ 382,467	\$ 710,521	\$ 1,750,000	\$ 1,378,024	\$ 2,089,413
AvGas Fuel Sales	21,315	21,836	28,512	85,260	60,905	92,064
Commercial AvGas Fuel Sales	1,750	1,829	2,171	7,000	5,853	7,383
Auto & Diesel Fuel Sales	18,333	11,772	17,744	73,333	75,047	115,717
Retail Fuel Sales	478,898	417,905	758,948	1,915,593	1,519,829	2,304,576
Into Plane Fees	42,855	33,945	63,435	171,420	114,820	222,565
Fuel Farm Fees	60,075	27,768	69,061	240,300	103,529	265,564
General Aviation Landing Fees	18,750	17,773	24,821	75,000	62,379	89,357
Aircraft Parking Fees	14,167	11,368	36,327	56,667	44,034	147,476
Deicing Services	152,785	21,821	107,572	611,141	605,736	1,053,009
FBO Properties	37,500	27,324	29,413	150,000	108,764	125,409
FBO Services	7,917	5,905	2,084	31,667	30,776	38,265
TOTAL REVENUES	812,947	563,809	1,091,660	3,251,787	2,589,866	4,246,221
COST OF SALES						
Fuel Costs - Jet A	261,675	191,425	425,290	1,046,700	688,128	1,063,975
Fuel Discounts - Jet A	28,333	21,186	19,443	113,333	88,266	87,897
Fuel Costs - AvGas	14,790	15,556	23,007	59,160	39,727	67,325
Fuel Discounts - AvGas	370	288	589	1,478	1,165	2,173
Fuel Costs - Commercial AvGas	1,417	1,514	1,669	5,667	4,792	5,777
Fuel Costs - Auto & Diesel	14,167	8,596	12,882	56,667	55,464	86,567
Total Fuel Costs	320,751	238,564	482,880	1,283,005	877,541	1,313,714
Deicing Costs - Type I & IV	119,163	8,395	49,057	476,651	323,528	691,288
Catering, Oil & Other	375	0	0	1,500	0	0
Total Cost of Sales	440,289	246,960	531,937	1,761,156	1,201,070	2,005,002
Net Operating	372,658	316,850	559,723	1,490,631	1,388,796	2,241,219
CATEGORY						
Personal Services						
Salaries	109,762	93,378	131,598	439,048	397,361	437,876
Overtime	17,116	11,116	4,125	68,465	39,634	45,184
Total Personal Services	126,878	104,493	135,723	507,513	436,994	483,060
Employee Benefits	40,894	49,309	38,306	163,577	181,694	159,901
Utilities & Communications	6,573	6,252	9,136	26,291	34,618	48,031
Purchased Services	47,811	28,409	83,924	191,245	250,586	192,039
Materials & Supplies						
Buildings	7,842	6,271	36,517	31,369	20,837	135,158
Grounds	3,167	2,275	0	12,667	4,075	688
Vehicles	27,418	25,046	32,930	109,672	123,411	146,856
Total Materials & Supplies	38,427	33,592	69,447	153,707	148,322	282,701
Administrative Expenses	13,055	9,825	34,684	52,218	54,055	131,983
Non-Capital Equipment	0	0	5,520	0	0	14,053
TOTAL EXPENSES	273,638	231,880	376,739	1,094,552	1,106,269	1,311,767
FBO Net Direct Cost	\$ 99,020	\$ 84,970	\$ 182,984	\$ 396,080	\$ 282,528	\$ 929,453

Albany County Airport Authority
Airport Operating Revenue (does not include FBO)
YTD Budget vs. Actual High/Low by Category Report
For the 4 month period ending April 30/31, 2022

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			Budget	Actual	Variance	Cumulative Variance
Revenues						
31	02051	Rental Car Concession	(1,598,000)	(1,154,873)	(443,127)	(443,127)
31	01055	Control Tower Rental	(271,934)	(221,925)	(50,009)	(493,136)
31	01010	Landing Fees - Cargo/Signatory	(1,765,000)	(1,731,773)	(33,227)	(526,363)
31	09005	Miscellaneous Income	(26,667)	(7,918)	(18,749)	(545,112)
31	03280	Fuel Sales - AV Gas	(16,852)	(140)	(16,712)	(561,824)
31	02054	Advertising	(50,000)	(37,157)	(12,843)	(574,667)
31	03300	Industrial Park	(200,243)	(191,221)	(9,022)	(583,689)
31	03014	Employee Parking	(13,590)	(4,930)	(8,660)	(592,349)
31	02062	Operating Permits	(84,600)	(76,025)	(8,575)	(600,924)
31	02056	Vending Machine Concession	(12,000)	(7,250)	(4,750)	(605,674)
31	01011	Landing Fees - Cargo/Non-Signator	(17,760)	(13,894)	(3,866)	(609,540)
31	02064	ATM Income	(5,800)	(3,870)	(1,931)	(611,471)
31	03020	Contract Taxi	(4,441)	(2,769)	(1,672)	(613,143)
31	02057	Baggage Cart Concession	(4,400)	(3,946)	(454)	(613,597)
31	09008	Ebay/Scrap/Equipment Sales	(1,667)	(1,278)	(389)	(613,985)
31	09007	Purchasing Proposals	(333)		(333)	(614,319)
31	02063	Internet & Cable Access	(2,207)	(2,100)	(107)	(614,425)
31	02012	Baggage Claim Room	(466,889)	(466,889)	0	(614,425)
31	01071	Hangar Maintenance NYS Executiv	(41,333)	(41,333)	0	(614,425)
31	02115	Payphones - Concessions	0		0	(614,425)
31	03023	Off-Airport Rental Cars	0		0	(614,425)
31	01075	Eclipse Hangar Rental	(100,565)	(100,565)	0	(614,425)
31	03012	Preferred Lot Parking	0		0	(614,425)
31	02011	Rental of Boarding Bridges	(192,159)	(192,160)	0	(614,425)
31	03200	Tie Downs	(964)	(993)	29	(614,396)
31	03017	Short & Over	0	(104)	104	(614,292)
31	03040	Garage Space Rent	(33,505)	(33,781)	276	(614,015)
31	01021	Apron Parking Fees - Commercial	(261,312)	(261,649)	337	(613,678)
31	03015	Lost Card Fees-Employees	0	(400)	400	(613,278)
31	02030	Non Signatory Per Turn Fee	(3,000)	(3,498)	498	(612,780)
31	03024	Off-Airport Parking Facilities	(51,519)	(52,332)	814	(611,966)
31	02105	Telephone - Monthly Usage	0	(837)	837	(611,129)
31	03021	Limousines	(2,411)	(3,563)	1,152	(609,977)
31	03027	TNCs	(58,333)	(59,705)	1,372	(608,605)
31	02100	Telephone - Monthly Service	(15,204)	(17,058)	1,854	(606,751)
31	03410	Reimbursement of Property Taxes	(12,167)	(14,339)	2,172	(604,579)
31	02025	Utility Reimbursement	(8,000)	(10,340)	2,340	(602,239)
31	09001	Fingerprinting	(8,000)	(11,429)	3,429	(598,810)
31	03100	T-Hangar Rentals	(40,410)	(45,017)	4,608	(594,202)
31	03022	Hotels	(8,017)	(13,000)	4,983	(589,219)
31	01060	Building Rental	(38,344)	(45,456)	7,112	(582,107)
31	02053	Retail Concession	(248,000)	(257,483)	9,483	(572,624)
31	01070	Hangar Rental - Airline	(544,984)	(559,460)	14,476	(558,148)
31	01065	NE Quad Cargo Facility	(144,439)	(159,419)	14,980	(543,168)
31	03010	Short Term Parking	(308,000)	(334,425)	26,425	(516,743)
31	02010	Airline Space Rental	(1,401,954)	(1,428,522)	26,568	(490,174)
31	03500	Tenant Maintenance	(17,186)	(45,853)	28,667	(461,508)
31	02020	Non-Airline Space Rental	(242,729)	(278,901)	36,172	(425,335)
31	03405	Utility Reimbursements	(52,000)	(90,492)	38,492	(386,844)
31	01050	Land Rental	(146,304)	(191,845)	45,541	(341,303)
31	01035	Glycol Disposal Fee	(100,479)	(172,741)	72,263	(269,041)
31	02052	Food & Beverage Concession	(260,000)	(337,433)	77,433	(191,608)
31	03013	Economy Parking	(414,000)	(496,656)	82,656	(108,952)
31	01012	Airfield Revenue Sharing	105,541		105,541	(3,411)
31	02013	Terminal Revenue Sharing	422,163		422,163	418,752
31	03011	Long Term Parking	(3,108,000)	(4,779,491)	1,671,491	2,090,242
			<u>(11,877,997)</u>	<u>(13,968,239)</u>	<u>2,090,242</u>	
			\$ (11,877,997)	\$ (13,968,239)	\$ 2,090,242	

Albany County Airport Authority

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Airport Operating Expenses (does not include FBO) YTD Budget vs. Actual High/Low by Category Report

For the 4 month period ending April 30/31, 2022

		Budget	Actual	Variance	Cumulative Variance
Salaries Expense					
34	12010 Overtime 1.5	234,833	285,455	(50,622)	(50,622)
34	12020 Overtime 2.0	13,039	38,634	(25,596)	(76,218)
34	11000 Salaries	3,126,036	3,148,855	(22,819)	(99,037)
34	13000 Temporary Help	3,333		3,333	(95,704)
34	11005 Part Time/Seasonal Salaries	111,011	36,966	74,045	(21,659)
		<u>3,488,251</u>	<u>3,509,910</u>	<u>(21,659)</u>	
Other Employee Expenses					
35	26010 Disability Insurance	41,098	55,020	(13,922)	(13,922)
35	29001 TBI Retirement	71,160	71,677	(517)	(14,439)
35	29000 NYS Retirement	107,103	107,353	(250)	(14,689)
35	24000 Medical Exams/Abstracts	7,367	7,491	(124)	(14,813)
35	22105 Other Post Employment Benefits (O	58,198	58,198	0	(14,813)
35	23000 Health Insurance - AFLAC	2,166	2,145	21	(14,792)
35	22300 Health Insurance - Vision	2,306	2,172	134	(14,658)
35	24010 Employee EAP Program	323	178	145	(14,513)
35	24015 Smoking Cessation Class	400		400	(14,113)
35	25000 Uniforms & Laundry	17,317	15,943	1,373	(12,740)
35	21000 Social Security	265,365	262,966	2,399	(10,341)
35	25005 Uniform Purchases	12,105	4,062	8,044	(2,297)
35	26020 Unemployment Insurance	54,163	35,775	18,388	16,091
35	22200 Dental Insurance	47,259	17,993	29,266	45,356
35	22000 Health Insurance	1,025,707	993,978	31,729	77,086
35	26030 Workers Compensation	195,536	135,789	59,747	136,833
		<u>1,907,572</u>	<u>1,770,739</u>	<u>136,833</u>	
Utilities					
36	31000 Electric	429,750	720,078	(290,328)	(290,328)
36	34000 Sewer	30,500	132,884	(102,384)	(392,712)
36	33000 Natural Gas	81,122	147,408	(66,286)	(458,998)
36	36032 Internet Access	15,204	18,509	(3,305)	(462,302)
36	36060 Cable Television	1,915	2,967	(1,052)	(463,354)
36	36015 Telephones-Monthly Service	4,945	5,242	(297)	(463,651)
36	36017 Payphones Annual & Monthly Servi	0		0	(463,651)
36	36012 Telephone - Sheriff	1,367	1,339	28	(463,623)
36	36018 Payphones - Monthly Usage	50		50	(463,573)
36	36010 Telephone Charges-Local	5,785	5,710	75	(463,499)
36	36016 Telephones-Monthly Usage	1,000	7	993	(462,506)
36	36011 Telephone Charges-Long Distance	5,297	580	4,717	(457,789)
36	36030 Telephone-Cellular	21,600	15,547	6,053	(451,737)
36	36020 Telephone Repairs	18,512	725	17,787	(433,950)
36	35000 Water	43,183	21,865	21,318	(412,631)
		<u>660,230</u>	<u>1,072,862</u>	<u>(412,631)</u>	
Purchased Services					
37	41010 Financial Services	33,333	59,500	(26,167)	(26,167)
37	44005 Perimeter Security	72,594	91,464	(18,870)	(45,036)
37	49020 Engineering Services	10,000	20,519	(10,519)	(55,555)
37	42095 Insurance Claims	5,167	13,591	(8,424)	(63,979)
37	44030 Employee Shuttle Service	4,167	12,500	(8,333)	(72,312)
37	42045 Builders Risk	0	6,953	(6,953)	(79,265)
37	42080 Cyber Liability Insurance	6,667	11,815	(5,148)	(84,413)
37	42093 Agency Fee	10,000	15,000	(5,000)	(89,413)
37	47000 Special Studies	21,667	26,000	(4,333)	(93,747)
37	49015 Consultant	16,000	18,125	(2,125)	(95,872)
37	42070 Public Official Liability	11,667	13,711	(2,044)	(97,916)
37	42065 Crime Insurance	2,333	2,559	(226)	(98,141)
37	44000 Public Safety	697,289	697,289	0	(98,141)
37	41020 Rates & Charges	0		0	(98,141)
37	44020 Parking Valet Service	0		0	(98,141)
37	49010 Architectural Services	0		0	(98,141)
37	49040 Professional Management	141,667	141,667	0	(98,141)
37	49060 Code Enforcement	38,733	38,733	0	(98,141)
37	42041 Environmental Liability	11,783	11,783	0	(98,141)
37	44010 Armored Car Service	1,667	1,423	244	(97,898)
37	42090 Fiduciary Liability	6,000	5,323	677	(97,221)
37	42010 Airport Liability	84,485	83,730	755	(96,466)
37	42020 Automotive Insurance	25,000	23,857	1,143	(95,323)
37	45010 Refuse Removal Services	24,768	23,230	1,538	(93,785)

April 2022 Monthly Financial Report

Albany County Airport Authority

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**Airport Operating Expenses (does not include FBO)
YTD Budget vs. Actual High/Low by Category Report**

For the 4 month period ending April 30/31, 2022

		Budget	Actual	Variance	Cumulative Variance
37	47010 GIS Services	8,000		8,000	(85,785)
37	49005 Appraisal	8,333		8,333	(77,452)
37	46020 Passenger Info Booth	50,376	40,403	9,973	(67,479)
37	46010 Public Relations	33,333	19,426	13,907	(53,572)
37	42060 Property Insurance	97,737	81,520	16,217	(37,355)
37	43000 Legal Services	16,667		16,667	(20,688)
37	46012 Artistic Exhibits	32,815	15,177	17,638	(3,050)
37	45000 Janitorial Services	193,731	173,643	20,088	17,038
37	46015 Advertising	50,000	1,392	48,608	65,646
37	49070 Other Professional Services	116,667	49,500	67,167	132,813
		<u>1,832,647</u>	<u>1,699,834</u>	<u>132,813</u>	
Material & Supplies					
38	51019 Snow Removal Supplies	83,167	495,324	(412,157)	(412,157)
38	52051 Control Tower Maintenance	100,000	204,947	(104,947)	(517,104)
38	53050 Snow Removal Services	99,333	186,632	(87,299)	(604,402)
38	54011 Diesel Fuel	36,667	76,483	(39,816)	(644,218)
38	53010 Landscaping	4,317	34,406	(30,089)	(674,308)
38	51011 Airfield Lighting	23,333	48,521	(25,188)	(699,495)
38	52063 Window Washing	27,723	49,110	(21,387)	(720,882)
38	54010 Gasoline	15,220	36,164	(20,944)	(741,827)
38	51053 Electric	36,667	55,895	(19,228)	(761,055)
38	51020 Rubber Removal	26,667	44,183	(17,516)	(778,570)
38	53090 T-Hangar Maintenance	31,675	41,392	(9,717)	(788,287)
38	53051 NYS Police Hangar Maintenance	41,667	47,720	(6,053)	(794,340)
38	54021 Vehicle Repair & Maintenance	24,333	28,655	(4,321)	(798,662)
38	53071 Wildlife Hazard Management	12,667	16,049	(3,382)	(802,044)
38	52012 Card Access System	26,667	29,464	(2,798)	(804,842)
38	54030 General Equipment Repair & Mainte	14,500	17,159	(2,659)	(807,500)
38	53040 Sign Expense	4,417	7,056	(2,639)	(810,140)
38	51052 Wastewater Conveyance	2,500	5,000	(2,500)	(812,640)
38	52061 Building Materials	0	571	(571)	(813,210)
38	52075 Advertising Displays	0	457	(457)	(813,667)
38	53070 Hazardous Waste Management	1,200	1,504	(304)	(813,971)
38	53085 Land Lease	5,145	5,145	0	(813,971)
38	53020 Fencing	300		300	(813,671)
38	51055 Water District Charges	8,333	8,030	304	(813,367)
38	52041 Fire Equipment Testing	1,535	1,222	313	(813,054)
38	51032 Hazardous Material Supplies	1,667	1,250	417	(812,637)
38	52059 Storage Space Rental	2,500	1,921	579	(812,058)
38	53041 Traffic Light Repairs	667		667	(811,391)
38	51017 Airfield Shop Supplies	7,500	6,490	1,010	(810,381)
38	53078 Liquid Waste Disposal	1,200		1,200	(809,181)
38	53045 Catch Basin Maintenance	1,333		1,333	(807,848)
38	52071 ID Tags	11,667	10,117	1,550	(806,298)
38	54022 Vehicle Communication Equipment	2,133	481	1,652	(804,646)
38	52080 Sign Expense	2,167	486	1,680	(802,965)
38	53060 Dump Fees - Landfill	2,760	1,065	1,695	(801,270)
38	54045 ARFF Vehicle Repair & Maintenanc	6,000	4,121	1,879	(799,391)
38	52040 Fire Equipment Services	1,955		1,955	(797,436)
38	51010 Fencing	3,000	1,044	1,956	(795,480)
38	51014 Pavement Repairs	2,000		2,000	(793,480)
38	52036 Automatic Door Repairs & Supplies	4,000	1,576	2,424	(791,056)
38	54070 Vehicle Shop Tools & Supplies	15,000	12,380	2,620	(788,437)
38	54060 Mower Repair & Maintenance	4,667	1,527	3,139	(785,297)
38	54015 CNG Fuel	7,667	3,722	3,944	(781,353)
38	54012 Oil / Grease	7,833	3,501	4,332	(777,021)
38	51015 Apron Maintenance	16,667	11,982	4,684	(772,337)
38	52050 US Customs	16,867	11,947	4,919	(767,417)
38	54013 Vehicle/Equipment Tires	11,333	6,367	4,966	(762,452)
38	51030 EMS Supplies	5,395	239	5,155	(757,296)
38	52014 Key Access System	5,500		5,500	(751,796)
38	52010 Alarm & PA Systems	28,015	22,202	5,813	(745,984)
38	51031 ARFF Supplies	19,997	13,559	6,439	(739,545)
38	52034 Roof	8,333	1,507	6,827	(732,718)
38	52037 Pest Control	20,469	11,685	8,784	(723,934)
38	51054 Sewer District Charges	10,500		10,500	(713,434)
38	52013 CCTV Repair	16,667	6,132	10,534	(702,900)
38	52031 Electrical Repairs & Supplies	9,830	65,960	10,690	(692,210)

April 2022 Monthly Financial Report

Albany County Airport Authority

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**Airport Operating Expenses (does not include FBO)
YTD Budget vs. Actual High/Low by Category Report**

For the 4 month period ending April 30/31, 2022

			Budget	Actual	Variance	Cumulative Variance
38	54040	Heavy Equipment Maintenance	20,000	9,227	10,773	(681,437)
38	51033	ARFF Foam	11,086		11,086	(670,352)
38	52020	Baggage System	15,000	3,900	11,100	(659,251)
38	51016	Runway Painting	11,667		11,667	(647,585)
38	52090	Flight Information Displays	13,091	0	13,091	(634,493)
38	52032	Elevator Repairs & Supplies	38,333	21,613	16,720	(617,773)
38	52062	Janitorial Supplies	80,645	61,278	19,367	(598,406)
38	53048	Snow Removal Supplies	20,333		20,333	(578,073)
38	51057	System Maintenance & Repairs	60,000	39,044	20,956	(557,117)
38	54050	Snow Equipment Repair & Maintenance	30,000	6,300	23,700	(533,417)
38	53030	Pavement Repairs	33,333	1,478	31,855	(501,562)
38	52035	Plumbing Repairs & Supplies	52,000	14,305	37,695	(463,867)
38	52033	HVAC	93,750	41,611	52,139	(411,728)
38	52060	Building Maintenance	264,020	165,079	98,941	(312,787)
			<u>1,693,399</u>	<u>2,006,186</u>	<u>(312,787)</u>	
Office/Administration						
39	55015	Hardware/Software Maint Support	146,910	190,945	(44,035)	(44,035)
39	66060	Credit Card Service Charges	130,667	167,663	(36,997)	(81,032)
39	66070	2008A Remarketing & LOC Fees	0	31,419	(31,419)	(112,451)
39	66000	Dues & Subscriptions	18,148	37,150	(19,001)	(131,452)
39	55014	Computer Systems	15,367	25,242	(9,875)	(141,328)
39	66061	EZ Pass Fees	40,000	47,607	(7,607)	(148,934)
39	55070	Payroll Services	14,167	15,966	(1,799)	(150,733)
39	66062	Bank & Paying Agent Fees	2,333	4,120	(1,787)	(152,520)
39	66040	Licenses & Permits	1,283	2,900	(1,617)	(154,137)
39	55011	Copy Machine Use	333	970	(637)	(154,773)
39	66003	G.F.O.A.	0	595	(595)	(155,368)
39	55012	Office Equipment Service Agreement	3,133	3,577	(444)	(155,812)
39	55041	Express Mail	0	92	(92)	(155,904)
39	66011	Authority Board Travel & Education	167		167	(155,738)
39	66002	AAAE	217		217	(155,521)
39	55050	Reference Materials	567	165	402	(155,119)
39	55032	Printing Outside Services	6,667	6,195	472	(154,647)
39	55040	Postage	3,000	2,526	474	(154,173)
39	66020	Tuition Reimbursement	833		833	(153,340)
39	55060	Office Supplies	9,748	8,631	1,117	(152,223)
39	66014	Outside Functions	1,667		1,667	(150,556)
39	55030	Printed Forms / Letterhead	2,700	819	1,881	(148,675)
39	55031	Parking Ticket Stock	2,000		2,000	(146,675)
39	55010	Office Equipment Rental	5,931	3,640	2,291	(144,384)
39	66013	Function Refreshments	5,000	2,539	2,461	(141,923)
39	66012	Authority Management Travel & Education	7,800	4,891	2,909	(139,014)
39	55020	Office Furniture & Fixtures	5,983	2,245	3,739	(135,275)
39	66030	Advertising - Public Meetings	7,333	2,438	4,895	(130,380)
39	66050	Property Taxes	12,667		12,667	(117,713)
39	55016	Computer Equipment	29,333	13,118	16,215	(101,499)
39	66010	Training / Travel	30,945	11,894	19,051	(82,448)
			<u>504,898</u>	<u>587,346</u>	<u>(82,448)</u>	
Non-Capital Equipment						
41	83000	Equipment	486,333	87,860	398,474	398,474
			<u>486,333</u>	<u>87,860</u>	<u>398,474</u>	
			\$10,573,331	\$10,734,736	\$ (161,405)	

Notes to Financial Statements

1. Accounting Basis

This financial information is presented for the purposes of comparing budget to actual results and for indicating generally how revenues and expenses have compared to budgeted revenues and expenses through on a monthly basis. The financial information presented herewith is prepared on the Albany County Airport Authority's budgetary basis of accounting.

This report includes preliminary operating and performance statistics, and financial forecasts based upon the budgetary basis of accounting estimates that involve uncertainties that could result in actual financial results differing materially from preliminary estimates.

2. Cash Reserves

2022 Operating Budget - Airport	\$32,120,020
2022 Operating Budget – FBO	<u>8,567,123</u>
	\$40,687,143

Monthly Operating Outflow	(\$40,687,143/12)
	\$3,390,595

Months Operating Reserves Unrestricted	
\$23,348,737/\$3,390,595	~ 6.88 months

Months Operating and Renewal Reserves	
\$6,786,305/\$3,390,595	~ 2.0 months

	Unrest.	Restr	Total
Aug20	4.85	2.0	6.85
Sep20	5.37	2.0	7.37
Oct20	5.31	2.0	7.31
Nov20	5.14	2.0	7.14
Dec20	5.63	2.0	7.63
Jan21	5.30	2.0	7.30
Feb21	5.22	2.0	7.22
Mar21	5.26	2.0	7.26
Apr21	4.63	2.1	6.73
May21	5.23	2.1	7.33
Jun21	5.50	2.1	7.71
Jul21	5.98	2.1	8.08
Aug21	5.99	2.1	8.09
Sep21	6.22	2.1	8.32
Oct21	6.11	2.1	8.21
Nov21	6.19	2.1	8.29
Dec21	6.09	2.1	8.19
Jan22	6.51	2.0	8.51
Feb	6.51	2.0	8.51
Mar	6.72	2.0	8.72
Apr	6.88	2.0	8.88

3. Accounts Receivable

The amount of accounts receivables, shown as days of average annual (2022 Budget) daily revenues, is as follows:

$$\$50,481,110 / 365 = \$138,304$$

$$\$1,631,879 / \$138,304 = 11.80$$

Aug 20	10.04
Sep 20	4.52
Oct20	4.65
Nov20	4.46
Dec20	3.75
Jan21	8.52
Feb21	11.47
Mar21	2.36
Apr21	0.74
May21	4.10
Jun21	4.98
Jul21	5.70
Aug21	14.74
Sep21	12.92
Oct21	19.20
Nov21	17.06
Dec21	17.14
Jan22	14.98
Feb	12.53
Mar	7.80
Apr	11.80

4. Capital Assets

The following are capital expenditures that are greater than \$50,000 and have a useful life greater than one year:

	Collected
Land	\$ 48,201,829
Buildings	247,884,827
Equipment	19,762,574
Improvements	<u>273,662,249</u>
	589,511,479
Accumulated Depreciation	<u>(321,208,749)</u>
	268,302,730
Construction In Progress	<u>9,011,538</u>
	<u>\$277,314,268</u>

5. COVID Relief Funding

The following are grant amounts awarded to the Authority. Revenue is recognized when expenses are submitted for reimbursement, not when they are awarded.

	Awarded	Collected
AIP143-CARES	\$15,277,876	\$15,277,876 C
AIP144-CHRSSA ³	5,093,917	-
AIP145-CHRSSA ²	320,510	320,510 C
AIP148-ARPA	12,113,224	-
AIP149-Con Relief	1,282,039	-
Jobs Act of 21 ¹	<u>28,551,945</u>	-
	<u>\$62,639,511</u>	<u>\$15,277,876</u>

¹ Aka Bipartisan Infrastructure Law, 2022 appropriation \$5,568,244, award pending.

² Must collect by March 2022

³ Must collect by March 19, 2025

Albany International Airport
For the four months ended April 30, 2022

	Budget	Current Month			Budget	Year to Date			12 Month Running	
		2021	2022			2021	2022		2021	2022
Statistics										
Enplanements	100,000	66,433	113,430		400,000	172,140	376,924		398,049	1,180,723
	13.4%		70.7%				119.0%			193.6%
Operations										
Passenger	2,462	1,700	2,628		9,848	5,726	8,978		16,318	26,950
Cargo	205	330	274		819	1,068	1,040		3,222	3,390
Charter, Corporate & Diversions	240	224	276		960	874	1,075		2,371	3,577
General Aviation	1,010	1,184	1,149		4,040	3,865	3,737		14,447	13,990
Military	292	270	244		1,167	1,060	1,062		3,534	3,241
Total Operations	4,208	3,708	4,571		16,833	12,593	15,892		39,892	51,148
	8.6%		23.3%				26.2%			28.2%
Landed Weight (1,000)	125,000	73,446	126,719		500,000	242,169	437,277		730,772	1,290,018
	1.4%		72.5%				80.6%			76.5%
Cargo/Mail & Express	1,983	2,152	1,631		7,933	7,452	6,495		23,150	22,092
	-17.8%		-24.2%				-12.8%			-4.6%
Jet A Gallons	87,500	85,089	92,246		350,000	309,335	381,130		909,889	1,256,675
	5.4%		8.4%				23.2%			35.1%
AvGas Gallons	4,350	4,221	4,293		17,400	12,061	14,738		59,473	52,492
	-1.3%		1.7%				22.2%			-11.7%
Deicing Consortium	6,313	432	985		49,238	34,548	38,453		50,754	56,324
	-84.4%		128.0%				11.3%			11.0%
Deicing sprayed/retail	7,441	1,883	5,530		58,039	38,864	40,792		49,159	58,550
	-25.7%		193.7%				5.0%			19.1%
Parking Revenue	\$ 960,898	\$ 734,764	\$ 1,709,396	\$ 3,843,590	\$ 1,701,051	\$ 5,616,006	\$ 3,287,212	\$ 12,953,768		
Revenue per enplanement	\$ 9.61	\$ 11.06	\$ 15.07	\$ 9.61	\$ 9.88	\$ 14.90	\$ 8.26	\$ 10.97		
Transactions		29,030	48,021		74,495	159,190	176,003	486,384		
Average transaction		\$ 25.31	\$ 35.60		\$ 22.83	\$ 35.28	\$ 18.68	\$ 26.63		
Concession Sales										
Rental Cars (estimate for Hertz)		\$ 2,548,447	\$ 3,365,379		\$ 7,415,190	\$ 11,626,560	\$ 23,383,305	\$ 54,063,879		
Revenue per enplanement		\$ 38.36	\$ 29.67		\$ 43.08	\$ 30.85	\$ 58.74	\$ 45.79		
Food and Beverage		\$ 364,650	\$ 814,602		\$ 936,421	\$ 2,667,627	\$ 1,859,480	\$ 7,271,427		
Revenue per enplanement		\$ 5.49	\$ 7.18		\$ 5.44	\$ 7.08	\$ 4.67	\$ 6.16		
Retail		\$ 239,388	\$ 372,456		\$ 606,367	\$ 1,173,491	\$ 1,485,795	\$ 3,894,013		
Revenue per enplanement		\$ 3.60	\$ 3.28		\$ 3.52	\$ 3.11	\$ 3.73	\$ 3.30		

SCHEDULED AIRLINE PASSENGER SERVICE

Monthly Scheduled Flights are as follows:

	Airlines	Non-Stop Destination Airports	Non-Stop Destination Cities ⁽¹⁾	Scheduled Flights	Average Flights per Day	Monthly Seats Available	Monthly Landed Weight (lbs.)	Enplane.	Projected Load Factor
Jan2020	7	17	13	1,391	44.9	141,803	147,829,062	114,119	80.5%
Jan2021	7	15	11	622	20.6	56,129	58,693,922	25,665	45.7
Apr21	7	14	11	841	28.0	79,363	79,959,604	66,435	83.7
May21	7	17	14	1,097	35.4	106,783	108,428,900	79,125	75.1
Jun21	7	19	14	991	33.0	97,420	96,959,934	88,614	91.0
Jul21	7	19	15	1,100	35.5	114,081	111,304,466	114,106	100.0
Aug21	7	19	15	1,165	37.9	123,051	125,168,610	115,469	94.8
Sep21	7	17	13	1,129	37.6	120,713	116,138,848	98,456	81.6
Oct21	7	18	13	1,182	38.1	125,324	115,091,066	114,335	91.2
Nov21	7	17	12	1,120	37.3	118,803	112,293,096	99,723	83.9
Dec21	7	17	12	1,096	35.4	114,381	111,014,472	93,971	82.1
Jan22	7	18	13	1,066	34.4	111,340	107,337,992	74,020	66.5
Feb22	7	19	13	999	35.7	105,195	99,654,094	82,020	78.0
Mar22	7	18	12	1,175	37.9	121,434	116,508,440	107,454	88.4
Apr22	7	19	13	1,275	42.5	130,529	125,318,092	113,430	86.9
May22	7	21	15	1,282	41.4	133,592	129,745,040	110,695	86.5E
Jun22	7	22	15	1,274	42.5	139,005	131,608,948	120,795E	86.9E

⁽¹⁾ Five (5) cities may be served by two or more airports; Chicago (ORD/MDW), New York (EWR/LGA)
Orlando (MCO/SFB), Tampa (TPA/PIE/PGD), and Washington DC (DCA/IAD).

Weekly schedule flight changes are as follows:

				<u>Year-To-Date (net)</u>					
		<u>Week</u>		<u>Week</u>		<u>Week</u>		<u>Week</u>	
		<u>#17-2022</u>	<u>+</u>	<u>(-) #26-2022</u>		<u>#04-2022</u>	<u>+</u>	<u>(-) #26-2022</u>	
1	ATL Atlanta, GA	21	-	-	21	20	2	(1)	21
2	BDL Hartford, CT	-	-	-	-	-	-	-	-
3	BWI Baltimore, MD	27	-	(8)	19	25	3	(9)	19
4	MDW Chicago-Midway	13	-	-	13	13	-	-	13
5	ORD Chicago-O'Hare	41	-	-	41	28	13	-	41
6	CLT Charlotte, NC	21	-	-	21	13	8	-	21
7	DEN Denver, CO	3	1	-	4	-	4	-	4
8	DTW Detroit, MI	26	1	-	27	27	6	(6)	27
9	FLL Fort Lauderdale, FL	7	-	-	7	4	4	(1)	7
10	RSW Fort Myers, FL	-	-	-	-	1	-	(1)	-
11	MIA Miami, FL	-	1	-	1	1	1	(1)	1
12	MSP Minneapolis, MN	-	-	-	-	-	-	-	-
13	MYR Myrtle Beach, SC	1	2	-	3	-	3	-	3
14	BNA Nashville, TN	2	-	-	2	-	2	-	2
15	EWR Newark, NJ	13	13	-	26	12	24	(10)	26
16	LGA New York, LaGuardia	18	1	-	19	13	6	-	19
17	MCO Orlando, FL	19	-	(2)	17	16	4	(3)	17
18	SFB Orlando/Sanford, FL	2	-	-	2	-	5	(3)	2
19	PHL Philadelphia, PA	25	-	(4)	21	17	12	(8)	21
20	RDU Raleigh-Durham, NC	2	2	-	4	-	4	-	4
21	PGD Tampa/Punta Gorda, FL	2	-	-	2	2	4	(4)	2
22	TPA Tampa, FL	1	-	-	1	2	6	(7)	1
23	PIE Tampa/St. Pete, FL	2	1	-	3	2	5	(4)	3
24	DCA Washington DC-Reagan	25	-	-	25	26	1	(2)	25
25	IAD Washington DC-Dulles	21	-	-	21	21	1	(1)	21
		<u>292</u>	<u>22</u>	<u>(14)</u>	<u>300</u>	<u>243</u>	<u>118</u>	<u>(61)</u>	<u>300</u>

March 31, 2022
Full Time Positions

	Budget Full Time	Budget Part Time	Budget Total	Filled Full Time	Vacant Full Time	In Process To Fill
AvPORTS						
May	155	19	174	131	23	7
Jun	155	19	174	132	23	7
Jul	155	19	174	132	23	7
Aug(1)	157	19	176	134	23	6
Sep	157	19	176	135	21	4
Oct	157	19	176	131	26	7
Nov	157	19	176	130	25	7
Dec	157	19	176	130	27	6
Jan22	165	15	180	132	33	6
Feb	165	15	180	129	36	8
Mar	165	15	180	125	40	9
Apr	165	15	180	128	37	13
FBO						
May	33	-	33	30	3	3
Jun	33	-	33	29	4	4
Jul	33	-	33	29	4	4
Aug	33	-	33	26	7	7
Sep	33	-	33	26	7	7
Oct	33	-	33	26	7	7
Nov	33	-	33	26	7	7
Dec	33	-	33	24	9	9
Jan22	33	-	33	25	8	8
Feb	33	-	33	26	7	6
Mar	33	-	33	25	8	8
Apr	34	2	36	23	11	11
ACAA						
May	20	3	23	20	-	-
Jun	20	3	23	20	-	-
Jul	20	3	23	20	-	-
Aug	20	3	23	20	-	-
Sep	20	3	23	20	-	-
Oct	20	3	23	20	-	-
Nov	20	3	23	20	-	-
Dec	20	3	23	20	-	-
Jan22	20	3	23	20	-	-
Feb	20	3	23	20	-	-
Mar	20	3	23	20	-	-
Apr	20	3	23	20	-	-
Total						
May	208	22	230	181	26	10
Jun	208	22	230	181	27	11
Jul	208	22	230	181	27	11
Aug	210	22	231	180	30	13
Sep	210	22	231	181	28	11
Oct	210	22	232	177	33	14
Nov	210	22	232	176	32	14
Dec	210	22	232	174	36	9
Jan22	218	18	236	177	41	14
Feb	218	18	236	175	43	14
Mar	218	18	236	170	48	17
Apr	219	20	239	171	48	25

	2019/2020				2020/2021				2021/2022			
	Trace	Events	Amt.	Cum. Amt.	Trace	Events	Amt.	Cum. Amt.	Trace	Events	Amt.	Cum. Amt.
Oct	0	0	0.0"	0.0"	0	0	0.0"	0.0"	0	0	0.0"	0.0"
Nov	4	3	2.3	2.3	7	0	0.0	0.0	3	2	1.4	1.4
Dec	7	4	27.9	30.2	9	3	26.2	26.2	11	6	4.1	5.5
Jan	9	3	5.1	35.3	11	6	12.1	38.3	6	11	8.3	13.8
Feb	9	6	7.0	42.3	9	7	13.8	52.1	9	6	10.7	24.5
Mar	6	3	6.4	48.7	4	1	0.8	52.9	4	3	9.1	33.6
Apr	6	2	1.0	49.7	4	2	0.5	53.4				

Event – Measurable snowfall, 0.1" or greater.

Source: <https://www.ncdc.gov/cdo-web/quickdata>

AGENDA ITEM NO. 5

Project Development



PROJECT STATUS REPORT

June 6, 2022

I. AIRSIDE IMPROVEMENTS

A) Taxiway A Pavement Rehabilitation Design (Contract S-20-1064)

Rifenburg Construction is working with McFarland Johnson Engineering doing construction inspection. The contractor remobilized in early April and is working to complete final striping and site restoration by the end of June 2022.

B) Pavement Condition Index (PCI) Report (Contract# S-21-1101)

The FAA requires Airports to have a PCI done every five years. The last PCI done was in 2015. The PCI is a thorough onsite investigation of all asphalt-paved surfaces on the Airport. The report details the current conditions and notes all issues and defects. McFarland Johnson's crews have been onsite since April 5, 2022 and will produce a complete report to be submitted to the FAA when all fieldwork is completed by the end of June 2022.

C) Air Cargo Pavement Rehabilitation (Contract No. S-22-1114)

Negotiations with Passero Associates were approved by the Board in May 2022. Passero will need to do investigation of the concrete pavement failure on the south end of the Air Cargo apron (leased by UPS) and then design the repair and replacement of the pavement. Passero has been working with ACAA to determine the extent of the investigation and compile a proposal to complete the work. Passero's engineering proposal will be on the next Board Meeting agenda.

D) Runway 10-28 Rehabilitation (Contract #S-21-1100)

To maintain the quality of the pavement for aircraft to land on the runways they need to be milled and resurfaced with new asphalt pavement. Collier Engineering's scope and fee were approved by the Board at the January 2022 meeting. Collier completed the design with ACAA and AvPorts. The Project was bid in April 2022. Callanan Industries was the low bidder and their contract was approved at the May Board meeting.

II. LANDSIDE IMPROVEMENTS

A) Air Traffic Control Tower (Contract 1013-R & EV)

The FAA as part of the lease renewal requested some upgrades to their facility. The roof replacement project (1013-R) will be bid late in 2022 when materials are more available. The elevator replacement project (1013-EV) was awarded to Kone under NYS Contract pricing. The equipment is in production and Kone has revised the schedule to begin work in June 2022 with concurrence from the FAA Tech Ops.

B) Main Terminal Fire Alarm Replacement (Contract 20-1075-FP)

Hewitt & Young Electric was awarded the contract and is continuing the installation of the new Terminal Fire Alarm System. The contractor are currently installing conduits and pulling wire throughout the Terminal. Installation of the alarm system will continue now that all the components have been received. All installation work and testing of the new system will be completed this summer.

C) MDF (Main Distribution Frame) Room Fire Protection (Contract 1053-FP)

Condor Fire Sprinkler was contracted to install a new dry fire protection system in the MDF room where all the Airport computer, telephone and security system are routed. This project is replacing the existing sprinkler system that currently serves as fire protection, eliminating the possibility of system failure due to sprinklers going off. Condor has completed testing the system as required by NYS Fire Code. The contractor will remove the remaining wet system.

D) Main Terminal Elevator #6 Replacement (Purchase Order 149119)

Elevator #6 in the Terminal, which is the main public use elevator to and from the TSA checkpoint, was found to have a faulty hydraulic piston. The elevator that was taken out of service by Kone is the elevator maintenance company for the Airport. Kone has provided the Airport a proposal to eliminate the piston system and convert the elevator to an MRL cable system under State Contract pricing. The equipment is in production and scheduled for delivery for August 2022. This was Agenda Item No. 10.6 which was approved by the Board at the March 2022 Board meeting.

E) Main Terminal Elevator #8 Replacement (Purchase Order)

Elevator #8 in the Terminal, which is currently the main public use elevator to and from the TSA checkpoint is experiencing a very high volume of passengers since Elevator #6 is out-of-service. The elevator is being maintained by Kone the elevator maintenance company for the Airport. Kone has provided the Airport with a proposal to eliminate the piston system and convert the elevator to an MRL cable system under State Contract pricing once Elevator #6 is back in service. The equipment is in production.

F) Parking Lot C Rehabilitation (Contract #S-22-1119-GC)

Parking Lot C was originally part of an aircraft parking apron. With the FAA's permission in 2015, the Airport was allowed to convert part of that apron to a parking lot which at the time was needed. The agreement with the FAA was to use the space for a parking lot for 5 years. The ACAA requested a one-year extension from the FAA, which was granted, and the pandemic extended use for an additional year. The FAA is now insisting that the lot be reverted to aircraft parking. James H. Maloy, Inc.'s contract was approved at the May Board meeting and work has begun.

G) HVCC Aircraft Technician School Sprinkler System (Contract#S-22-1109-FP)

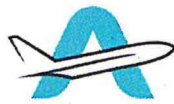
HVCC and ACAA worked together to get the classrooms set up at 6 Jetway Drive, so classes could begin on August 30, 2021. The construction of the lab area was completed by Rosch Bros. Contracting in time for the required FAA inspection for certification. HVCC has begun moving their equipment into the hangar area. The HVAC and sprinkler systems have been installed in the lab area. This project was put out for bid in April 2022, to install a dry sprinkler system throughout the hangar, install sprinklers in the classroom area at 6 Jetway Drive and connection to the municipal water supply. The contractor plans to start work as soon as they get SIDA badged.

AGENDA ITEM NO. 6

Counsel

AGENDA ITEM NO. 7

Concessions/Ambassador Program



OK

Monday, June 6, 2022

Concessions & Ambassador Program Report

Minority Percentages in the Concessions' Workforce

Date	min/total	HMSHost	OHM	Paradies	Dunkin
May 2021	29/60 = 48%	5/16=32%	15/25=20%	5/12=23%	4/7=57%
June 2021	31/61 = 48%	6/21=29%	15/25=60%	6/11=55%	4/7=57%
July 2021	28/70 = 40%	8/27=30%	13/25=52%	5/11=46%	2/7=29%
August 2021	35/70 = 50%	12/23=52%	14/30=47%	5/10=50%	4/7=57%
September 2021	35/70 = 50%	11/25=44%	15/23=65%	5/14=36%	4/8=50%
October 2021	41/85 = 48%	13/33=39%	20/29=69%	5/14=36%	3/9=33%
November 2021	50/100=50%	14/33=42%	27/43=63%	5/14=36%	4/10=40%
December 2021	67/104=65%	17/37=46%	37/46=80%	8/14=57%	5/7=71%
January 2022	72/105=69%	23/42=55%	37/42=88%	8/14=57%	4/7=57%
February 2022	69/100=69%	20/37=54%	38/41=93%	7/15=46%	4/7=57%
March 2022	66/102=65%	21/43=49%	33/36=92%	7/15=46%	5/8=62%
April 2022	66/106=62%	20/43=47%	35/39=80%	7/16=44%	4/8=50%
May 2022	64/109=59%	15/38=40%	36/43=84%	9/21=43%	4/7=57%

Concessions

HMSHost

Silks of Saratoga – Open (10:00 a.m. – 6:00 p.m.) Daily
Starbucks – Open (4:00 a.m. – 6:00 p.m.) Daily
The Local – Open (10:00 a.m. – 6:00 p.m.) Daily
Burger King – Open (10:00 a.m. – 6:00 p.m.)
Adirondack Lodge – closed
Hudson Valley Beer Union – Open (10:00 a.m. – 6:00 p.m.) Daily
Dunkin Donuts – Open (4:00 a.m. – 8:00 p.m.) Daily

OHM

Empire Deli – Open (11:00 a.m. - 6:00 p.m.) Daily
Wolfgang Puck Pizza - Open (11:00 a.m. – 6:00 p.m.)
[Thursdays and Sunday – 7:30 a.m. – 6:00 p.m.]
Chick fil A – Open (5:00 a.m. – 7:00 p.m.) Closed Sunday

Paradies

Gift/News on A – intermittent hours
Gift News on B – intermittent hours
Gift/News on C – open 4:30 am through to the last departure

Vending

To accommodate passengers and employees Vending Machines are on all three Concourses which offers an after-hours option of sandwiches and salads.



Ambassador Program 2022

Tours

YTD

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
0	0	0	1	0								1

Four tours to date are scheduled for June.

Canines

1838	1722	2934	4319									10,813
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Ambassador Hours

418	401	719	981									2,519
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Guests Served

2220	2742	4337	4586									13,885
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Ambassador Shifts

-	-	216	282									498
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Business Center

86	55	141	123									405
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AGENDA ITEM NO. 8

Public Affairs



OK

Public Affairs Report June 2022

DMV REAL ID Table

The New York State Department of Motor Vehicles has been operating a REAL ID Informational Table in the terminal for the past two weeks. The table is staffed by DMV employees and offers our travelers timely important information on how they can obtain a REAL ID. REAL ID's will be required for all air travel within the US by May 3, 2023.



Patriot Flight

The Albany Patriot Flight organization is sponsoring its first Patriot Flight to Washington in over two years. Both the Albany-based Patriot Flights and Montgomery County Honor Flights were suspended with the emergence of COVID-19. Veterans will arrive at the Airport at 4:30 am on June 18. A brief send-off ceremony will take place in baggage claim at 5:00 am. The TSA provides expedited boarding for the veterans through the TSA's Crew Lane. The flight will depart at 6:00 am. ARFF will provide a Water Cannon Salute, weather permitting.



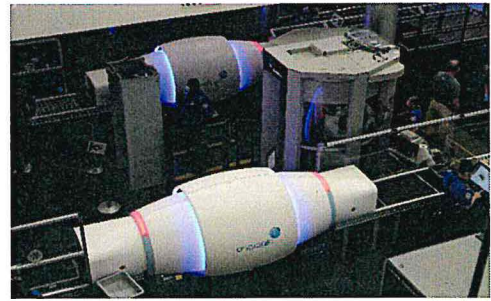
Happy the Elephant

A crew from Australian Television traveled to the Airport to video the arrival of attorney Steven Wise. Mr. Wise represents Happy the Elephant. Happy has been an attraction at the Bronx Zoo for over 30 years. New York's highest court is set to determine whether Happy, a 47-year-old Asian elephant, is being unlawfully imprisoned. On May 4, the New York Court of Appeals in Albany heard arguments on both sides for Happy's release from the zoo. The court will likely issue a decision in 4-6 weeks.



TSA Scanners

We anticipate conducting a joint news conference with the TSA to announce the installation of the TSA's new baggage scanners. The former grey plastic bins have been replaced with larger bins and are sized to hold airline-approved carry-bags. Bags that do not fit within the new bins will not be permitted beyond the security checkpoint and must be returned to the ticket counter where they will be handled as checked luggage.



on

AGENDA ITEM NO. 9

Business & Economic Development



MEMO: June 6, 2022
TO: Albany County Airport Authority Board Members
FROM: Matthew J. Cannon, Director of Development & Government Affairs

- Government Affairs

AGENDA ITEM NO. 10

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

AGENDA ITEM NO. 10.1

**Issue Purchase Order for Purchase and
Installation of a new Anti-Fatigue Flooring
from Flooring Environment**

AGENDA ITEM NO: 10.1
MEETING DATE: June 6, 2022

ALBANY COUNTY AIRPORT AUTHORITY
REQUEST FOR AUTHORIZATION

DEPARTMENT:

Contact Person: *John LaClair, P.E., Chief Engineer*

PURPOSE OF REQUEST:

Issue Purchase Order for Purchase and Installation of a new Anti-Fatigue Flooring from Flooring Environment

CONTRACT AMOUNT:

Total Contract Amount: \$57,142.00

BUDGET INFORMATION:

Anticipated in Current ALB Capital Plan: Yes ✓ No NA
Funding Account No.: CPN 52060-20

AWARD CONDITIONS MET:

Apprenticeship N/A DBE N/A MWBE N/A

Service Disable Veteran Owned Business (SDVOB) N/A

FISCAL IMPACT – FUNDING

Federal N/A State N/A Airport 100% NA NA
Term of Funding: 2022-2023
Grant No.: N/A State PIN: N/A

JUSTIFICATION:

Request is made to approve the purchase and installation of a new Anti-Fatigue Flooring for \$57,142.00 from Flooring Environment. The existing flooring behind the Airline ticket counters is over 20 years old and is no longer serving the purpose of reducing fatigue of the ticket agents. The proposed new flooring system would be purchased under State Contract pricing. The purchase price includes removal of the existing flooring and installation of the new material to help maintain the leasing agreement with the Airlines.

CHIEF EXECUTIVE OFFICER'S RECOMMENDATION:

Recommend approval.

FINAL AGREEMENT SUBJECT TO APPROVAL BY COUNSEL: YES ✓ NA NA

AGENDA ITEM NO: 10.1
MEETING DATE: June 6, 2022

PROCUREMENT DEPARTMENT APPROVAL:

Procurement complies with Authority Procurement Guidelines and Chief Financial Officer has approved. YES J NO

BACK-UP MATERIAL:

Please refer to attached Proposal from Flooring Environment.

FLOORING Environment

200 Fillpoint Drive
Mechanicville, NY 12118
Ph: 518.383.5510 Fax: 518.383.4740
Woman-Owned Business Enterprise

Attn: KEVIN HEHIR

From: JOE TESSITORE

Estimator:

Admin: JOE TESSITORE

Revision #:

Date: 5/12/2022

Bid Due Date: 5/10/2022

Plan Date:

Addendum :

Proposal

<u>To</u>	<u>Project</u>	
ALBANY COUNTY AIRPORT AUTHORITY MAIN TERMINAL - SUITE 300 737 ALBANY SHAKER ROAD ALBANY, NY 12211057 Phone:	TICKET COUNTER - FLOORING ALBANY AIRPORT ALBANY, NY 12211	
PROPOSAL TO		
<i>Manufacturer Style</i>	<i>Color Name Color Number</i>	<i>Line Total</i>
1 REJUVENATOR MAT SUPPLIED FLOORING ENVIRONMENT, INC. REJUVENATOR 3' X 3'	BLACK	46,093.00
2 RAMPING SUPPLIED FLOORING ENVIRONMENT, INC. REJUVENATOR RAMP 2" X 39" MALE	TBD	1,428.00
3 INSTALLATION LABOR ONLY LABOR TO DEMO AND DISPOSE OF EXISTING RUBBER FLOORING. INSTALL FLOORING ENVIRONMENT, INC. N/A	N/A / N/A	9,621.00

TOTAL (THESE LINE ITEMS TAX EXEMPT) \$57,142.00

WORK HOURS TO BE SCHEDULED AFTER LAST FLIGHT OUT.

Flooring Environment furnishes all materials, supplies, tools, equipment and project management necessary to complete the scope of work described in this proposal. Installation labor for this scope will be subcontracted out and may be subcontracted to a non-WBE installer.

Unless specifically included in this proposal: excludes floor preparation, leveling or repair; removal of existing flooring or adhesive, buffing, waxing or floor protection, moving or lifting furniture. Excludes labor premiums for evening or weekend work. Flooring Environment is not responsible for any claims that might result from product delivery date changes beyond their control. This proposal is valid for forty-five (45) days. Full payment is due ten (10) days from receipt of invoice unless otherwise specified.

WARRANTY DOES NOT INCLUDE ANY MOISTURE RELATED SUBFLOOR FAILURES

Flooring Environment

Signed:

JOE TESSITORE

Proposal Total: \$57,142.00

ALBANY COUNTY AIRPORT AUTHORITY

Signed:

Proposed Installation Start Date:

AGENDA ITEM NO. 11

Authorization of Change Orders

AGENDA ITEM NO. 12

Authorization of Federal and State Grants

AGENDA ITEM NO. 13

**Emergency Procurement Approvals by CEO -
Informational Only**

Old Business

New Business

Executive Session

Attorney-Client Privilege Matters