



AIRPORT ADVISORY COMMISSION

MINUTES

April 22, 2026

3:30 p.m.

Parkview Room, Riverview Community Center/VIRTUAL

Approved: June 18, 2026

Call to Order

Chair Mel Huffman called the meeting to order at 3:30 p.m.

Roll Call

Members present: Chair Mel Huffman, Chuck Kratch, Rodney Moore, Matthew Arck, and Ralph Menweg

Members absent: Debbie Origer (excused)

Staff present: Transportation Manager Robb Romeo, Public Works Director Paul Trombino III, Civil Engineer III Ryan Beathe, Engineering Clerk III Anita Dodd

Others present: Tony Hann, Yu Takahashi, Daniel Miltenberger, Penny Miltenberger, Shawn Rubesh, Bret Kizer, Dusty Ballard, Jason Morefield, Becky Breckenridge, Alan Wynn, Dave Perlenfein, Sue Bandy, Brian Deno, Conan Schleicher, Geoff Stevenson, Jan Pierson, and Bryan Bristow

Economic and Financial Analysis Report

3:32 p.m.

Matt Craig presented ECONorthwest's redevelopment analysis and final report. He summarized the prior existing-conditions assessment, highlighting the airport's current assets, financial baseline, and economic role. The team evaluated three operating alternatives: preservation, enhancement, and modification, and analyzed their potential revenue impacts. Key findings show limited gains from cost-control measures, modest revenue potential from operational enhancements, and stronger long-term potential from new hangar development. They also assessed a five-acre site for possible non-aviation industrial use but found mixed feasibility and lower ground-lease value compared to aviation uses.

Craig emphasized that closing the airport is highly unlikely due to FAA (Federal Aviation Administration) policy, regulatory complexity, and substantial required repayment of past grants. The airport contributes economic value but operates with a structural deficit typical of public aviation facilities. No single strategy resolves the deficit, though multiple incremental improvements could help. He underscored the importance of ongoing community engagement as decision-makers consider next steps.

AAC Questions/ Comments

4:01 p.m.

Commissioners asked ECONorthwest about how property taxes work on airport ground-leased improvements, clarification on revenue potential from new hangar development, and whether city staff could pursue grants or partners to help fund hangar construction. They also raised questions about internal city charges, such as central services and stormwater fees, and whether adjusting those could reduce the airport's operating deficit. Additional questions focused on the feasibility of

developing the five-acre parcel (including building height limits and parcel configuration), as well as whether a future “Phase 3” of the study was anticipated. ECONorthwest explained that property improvements on leased land are taxable, hangar revenue potential depends on funding and market demand, internal charges are a city policy matter, site constraints would require FAA review, and any future phases would be determined by the City.

Public Questions/ Comments

4:18 p.m.

Public questions focused on how non-aviation development, taxes, stormwater fees, and environmental requirements would affect airport projects. Many commenters emphasized strong demand for hangars, interest in mixed aviation/commercial uses on the five-acre parcel, and the airport’s broader economic value to Albany. Several urged long-term City commitment to keeping the airport open to support future investment.

The Commission agreed that an additional special meeting would be needed prior to the May 13 City Council meeting to finalize their proposal. This special meeting was later scheduled for May 7, 2026, though the date was not determined during this session.

Hearing no further business, Chair Mel Huffman adjourned the meeting at 4:58 p.m.

Respectfully submitted,

Reviewed by,

Signature on File

Signature on File

Anita Dodd
Clerk III

Robb Romeo
Transportation Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cityrecorder@albanyoregon.gov.*