



Airport Advisory Commission

AGENDA

Thursday, June 18, 2026, 3:30 p.m.

This meeting includes in-person and virtual participation.

Santiam Room, City Hall
333 Broadalbin Street SW
or join the meeting here:

<https://council.albanyoregon.gov/groups/air/zoom>

Phone In: 1-253-215-8782 (long distance charges may apply)

Meeting ID: 815-8039-5498 Passcode: 611085

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to Order
2. Roll Call
3. Approval of April 16, April 22, and May 7, 2026, Minutes
4. Staff Updates Robb Romeo/Paul Trombino
 - a. Project Work
 - b. Historic Hangar – Historic Hangar Lease Termination
 - c. Proposed Lease Review Process
 - 1) Aviation use vs non-aviation
 - 2) Tiered approach to disincentivize non-aviation use
 - d. Initial Planning for Market Study – Process to brainstorm ideas aviation and non-aviation events and use.
 - e. Future Topics – Formalizing market study process, updated airport layout plan, declared distances
5. FBO Update Tony Hann
6. Business from the Commission
7. Public Comment
8. Next meeting date: Thursday, August 20, 2026
9. Adjournment

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: robb.romeo@albanyoregon.gov or 541-917-7605.

Testimony provided at the meeting is part of the public record, capturing both in-person and virtual participation, and are posted on the City website.

albanyoregon.gov/council





AIRPORT ADVISORY COMMISSION

MINUTES

April 16, 2026

3:30 p.m.

Santiam Room, City Hall/VIRTUAL

Approved: DRAFT

Call to Order

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

Roll Call

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

Members absent: Debbie Origer, Chuck Kratch

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

Others present: Tony Hann, Yu Takahashi, Daniel Miltenberger, Penny Miltenberger, Stan Boshart, and Becky Breckenridge.

Approval of February 19, 2026, Minutes

3:30 p.m.

Ralph Menweg moved to approve the February 19, 2026, minutes as presented, Rodney Moore seconded the motion, and the motion passed 5-0.

Staff Updates

3:31 p.m.

Paul Trombino III, the new Public Works Director, introduced himself, shared his extensive background in transportation and airport-related work, and expressed enthusiasm for supporting the Albany Municipal Airport and collaborating with the group.

Transportation Manager Robb Romeo reported progress on airport projects, including nearing completion of grant work, submitting a new FAA (Federal Aviation Administration) grant for runway maintenance and lighting replacement, and recent fixes to the fuel island display and gates. Routine maintenance like mowing is upcoming. He noted an upcoming meeting with ECONorthwest on May 22, 2026, to review the fiscal analysis. Romeo also described a recent military training event at the airport and mentioned interest in attracting more training-related operations.

FBO Updates

3:48 p.m.

Tony Hann reported increased flight training activity, steady new student interest, and strong fuel sales driven by competitive pricing and the new fuel system. The FBO is planning summer fuel-discount events and exploring partnerships with the on-field restaurant. They are monitoring future demand for sports pilot training but currently continue standard training in Cessna 172s.

Business from the Commission

3:54 p.m.

Commissioners shared brief updates. Huffman is exploring options for the unused five-acre area and ideas to attract visitors, such as on-site food options, while discussion of the historic hangar

was deferred. The group discussed ways to attract more visitors, such as hosting events, food carts, and long-term planning, including future EV and electric aircraft infrastructure and business development on the southeast side of the airport. They noted FAA and airport layout plan constraints but agreed these concepts should be considered in future planning and economic development efforts.

Public Comment

4:11 p.m.

Public comments centered on whether the airport should add food options, such as a café or food truck, to attract more pilots and make the airport a destination. Some supported the idea; others raised access and traffic concerns. Commenters also discussed leveraging existing businesses, available tie-downs, and enhancing access between the airport and downtown. Additional remarks covered upcoming meetings and advisory commission openings.

The next regularly scheduled meeting is on May 22, 2026.

Hearing no further business, Chair Mel Huffman adjourned the meeting at 4:28 p.m.

Respectfully submitted,

Reviewed by,

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.*



AIRPORT ADVISORY COMMISSION

MINUTES

April 22, 2026

3:30 p.m.

Parkview Room, Riverview Community Center/VIRTUAL

Approved: DRAFT

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,

Anita Dodd
Clerk III

Robb Romeo
Transportation Manager

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AIRPORT ADVISORY COMMISSION

MINUTES

May 7, 2026

3:30 p.m.

Santiam Room, City Hall/VIRTUAL

Approved: DRAFT

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, Debbie Origer, Rodney Moore, Matthew Arck, and Ralph Menweg

Members absent: None

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

Others present: Tony Hann, Yu Takahashi, Becky Breckenridge, Brian Deno, and Conan Schleicher

Staff Updates

3:30 p.m.

Transportation Manager Robb Romeo reported that mowing is underway, with equipment repairs nearly complete, and the first full round of mowing should finish next week. Spraying is also in progress. He noted continued progress on the AIP grant for the slurry seal and runway lighting upgrades. All gates are functioning, and overall airport operations are running smoothly.

Business from the Commission

3:31 p.m.

The commission held a special meeting to prepare input for the May 13 city council session. Mel Huffman outlined ideas to support the airport's long-term viability, including improving airport access, planning for future aviation needs, and identifying potential revenue opportunities. He asked all commissioners to email their suggestions to Romeo so those ideas can be compiled for presentation at the May 13 City Council meeting.

Rodney Moore raised community questions about whether a future relocation or expansion of the airport could ever be feasible, noting current runway limitations but acknowledging the practical and financial challenges of such an idea.

Debbie Origer supported using the southeast parcel for aviation-related development, especially an A&P (Airframe and Powerplant) training program that could partner with local schools and meet workforce needs.

Ralph Menweg and other commissioners emphasized the southeast parcel as an important revenue opportunity; potentially supporting aviation businesses, mixed-use development, or an A&P school; and stressed the strong need for more hangar space. They also highlighted the importance of monitoring planned transportation improvements near the airport, exploring EV and electric aircraft charging, and considering ways to utilize the Historic 1929 Hangar. Overall,

commissioners aimed to identify ideas that could be incorporated into a unified message to Albany City Council.

Origer asked whether a Phase 3 design would be pursued, and Huffman clarified that no Phase 3 exists unless council initiates a new Request for Proposal. Public Works will present recommendations on May 13, and commissioners may also submit input. Huffman emphasized the importance of providing organized recommendations to council

Public Comment

4:00 p.m.

Public commenters highlighted funding and regulatory challenges related to runway extension and southeast-corner development, while stressing the strong need for additional hangars. Several speakers encouraged preparing land for private hangar development and maintaining ground-lease renewals to support investment. Comments also raised questions about master plan updates, stormwater fees, and how other airports fund improvements. Suggestions included exploring aviation training uses, helicopter facilities, and better marketing. One commenter asked about next steps following the May 13 council presentation, and staff clarified that council would provide direction after receiving recommendations. Additional concerns were raised about preserving airport land for aviation uses, with support expressed for keeping future development aviation-focused.

The next regularly scheduled meeting is on June 18, 2026.

Hearing no further business, Chair Mel Huffman adjourned the meeting at 4:35 p.m.

Respectfully submitted,

Reviewed by,

Anita Dodd
Clerk III

Robb Romeo
Transportation Manager

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ALBANY MUNICIPAL AIRPORT PROJECT LIST

DATE 06/18/2026

I T E M	PROJECT	STATUS	PROJECTED COMPLETION	COMPLETED
	Interceptor Sewer	Phase I completed		
	FBO	Wrapping up BIL Project (Close out submitted)		
	PAPI Project	Wrapping up PAPI project		
	Mowing	Starting round 2		
	Misc. Notes			
	CIP Projects			
	Calendar Year 2026	R/W 16-34 Crack Seal, Fog Seal, and Pavement Marking REIL lighting (Design/Construction/SDC)		
	Calendar Year 2027	Carryover		
	Calendar Year 2028	Carryover		
	Calendar Year 2029	Carryover		
	Calendar Year 2030	AIP Taxiway A Rehabilitation		
	Calendar Year 2031	Fuel Apron and Helicopter pad (phase I - Predesign)		