



7277 Perimeter Road S., Seattle WA 98108

Meeting: Roundtable Advisory Committee

Date: August 10, 2026

Time: 5 – 7 p.m.

Location: Zoom Webinar and in person: 7277 Perimeter Road South, Seattle WA 98108, Room 110

Meeting objectives:

- Review the findings of the SW Airpark Hangar Hazardous Materials Report and discuss next steps.
- Presentation from the KCIA Police Chief on safety at KCIA.
- Continue the discussion from last month's presentations on rates and charges and land rents.

Time	Topic	Lead
5 p.m.	Welcome	Ali Lee
5:02 p.m.	Roll Call	Jenny Thacker
5:03 p.m.	Approve July Meeting Minutes	Ali Lee
5:05 p.m.	General Public Comment	Matt Sykora
5:15 p.m.	Presentation and Updates • Topic: SW Airpark Hangar – Hazardous Materials Report - o Q&A and Discussion - o Next Steps • Topic: KCIA Safety Report - o Q&A and Discussion	Matt Sykora Eric Muller (KCIA Police Chief)
5:45 p.m.	Airport Staff Report and Updates • Community Engagement Report Out - o Sea Fair Recap - o FOD Walk (August 15th) • Airport Roundtable Museum of Flight Seat Update	Troy Chen & Matt Sykora John Parrott

	Open House Taxiway Bravo Draft Environmental Assessment on October 14th 6-7:30pm	Matt Sykora
6:00 p.m.	Roundtable Chair Report In-Person Attendance	Ali Lee
6:10 p.m.	Old Business - Topics for Roundtable Discussion - KCIA Rates & Fees (Presented by AGP during July Roundtable Meeting) - Land Rents (Presented by FMD during July Roundtable Meeting) - RNAV Advocacy Letter and FAA - KCCM Support Letter - Topics Deferred to Future Meetings - Steam Plant Next Steps - Airport Parcel Update - Open Roundtable Seats	Ali Lee Ali Lee Mark McIntyre Ali Lee & Erik Utter Ali Lee
6:50 p.m.	New Business - Roundtable Request: Agenda items for September meeting due by August 14th - GAO Meeting Update	Ali Lee Ali Lee & John Parrot
7:00 p.m.	Wrap-Up & Next Steps - Confirm Action Items - Adjourn	Ali Lee

Roundtable members

Name	Representing
Ali Lee (Chair)	Magnolia/ North Seattle
Erik Utter	Renton/ Kent/ South King County
Brian Algiers	Labor (SPEEA)
Dalan Angelo*	Rainier Valley
Trip Switzer	At-large
Morgan Kaivo	Cargo (UPS)
Holly Krejci	Georgetown
Lisa Krober	Tukwila
Ed Lutgen	Labor (IAM District 751)
Mark McIntyre	Corporate Aviation
Ken Moninski	Off-site Business
Evan Nelson	Small General Aviation
Dan Anderson*	FAA (ex-officio)
Guido Perla*	Unincorporated King County

Stephen Ratzlaff	Pilots' Association
<i>Vacant</i>	West Seattle
Ryan Tomasich	Boeing Company
Velma Veloria	Beacon Hill
<i>Vacant</i>	South Park

Members with an * are non-voting and do not count towards quorum.

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Meeting Opening, Roll Call, and Quorum Update

The meeting was called to order by the Chair, Ali Lee, at approximately 5:00 p.m. Rollcall was conducted, and a quorum was present at the time of roll call.

Approval of Prior Meeting Minutes

The Chair called for approval of the June meeting minutes.

Hearing no objections or discussion, Erik Utter (Renton/ Kent/ South King County) made a motion to approve the minutes and was seconded by Mark McIntyre (Corporate Aviation). The motion passed, and the minutes were approved.

Public Comment

Ali Lee (Chair) opened the public comment period. Participation instructions for attendees joining in person, by phone, and via Zoom were reviewed by Matt Sykora (KCIA). Each attendee would have two minutes for public comment, with a total of ten minutes reserved for the public comment period.

John Laporta provided the following public comment by phone:

Good afternoon? King County Roundtable Advisory Committee members? airport management and fellow airport stakeholders;

My name is John Laporta; I'm speaking today about the importance of maintaining the independence? integrity and diversity of the Airport Roundtable Advisory Committee;. Because vacancies on the Roundtable are currently being filled? I believe the selection process should be transparent and free from undue influence;. The committee should represent a broad range of community perspectives? and the public deserves confidence that appointments are made based on qualification? diversity? and community representation;. I'm also concerned that Stephen Ratzlaff serves on both the King County International Airport Roundtable Advisory Committee? and the Renton Airport Roundtable? as well as the friends of Boeing;. In my opinion? this represents a conflict of interest? but I also understand that he recommended Guido Perla for the unincorporated King County position? and Trip Switzer for an at large position;. I believe appointments and

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recommendations.should.come.through.an.open.transparent.and.impartial.process;(On).
June.79th?Committee.members.discussed.participating.in.applicant.selection.processes;.I.
believe.committee.members.should.not.influence.who.is.appointed.to.their.own.body;.I.
Public.confidence.depends.on.a.fair.and.independent.process;.During.my.service.of.the.
Boeing_Everett.vice.president.diversity.team?I.learned.diverse.teams.consistently.
outperformed.groups.with.similar.backgrounds?viewpoints?because.they.bring.different.
experiences.and.perspectives?that.saying.principal.should.guide.appointments.to.this.
committee;.I'm.also.concerned.that.the.full.Roundtable.was.not.included.at.the.beginning.
of.Vision.8601and.minimums.standards;.Finally?I.want.to.recognize.former.Rainier.Valley.
Committee.Representative.Dalan.Angelo;.My.understanding.is.that.he.became.
discouraged?because.he.felt.his.ideas.were.not.meaningful?considered.by.John.Parrot?and.
he.eventually.stopped.attending.meetings;.Every.member.deserves.to.have.their.voice.
heard.and.respected;.If.Mr;.Angelo.was.present.today?I'd.respectfully.ask.that.he's.given.an.
opportunity.to.address.the.committee;.He.has.said.that.he.may.attempt;.Thank.you.for.your.
time.and.consideration;

Presentation and Updates

Airport Rates Study

Ryan Leick (AGP) provided a presentation to the Roundtable on the ongoing airport rates study KCIA is conducting.

Ryan begun his presentation by stating that the study is intended to evaluate the long-term financial sustainability of KCIA and to help establish a fair, transparent, and defensible framework for future airport fees. He noted that the Federal Aviation Administration (FAA) provides broad guidance regarding rate setting but leaves considerable discretion to airport sponsors regarding methodology, provided fees are reasonable, consistently applied, and developed in consultation with airport users.

Ryan reviewed the airport's current financial position. While KCIA is presently in a relatively healthy condition, carrying approximately \$30 million in reserves and generating positive annual operating income, Ryan explained that future capital obligations create significant financial challenges. One of those capital obligations is the anticipated Taxiway Bravo

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Safety Improvement Project, which represents one of the largest capital investments facing the airport over the coming decade.

While federal and state grants are expected to fund most project expenses, the airport will still be financially responsible for a portion of the project. When combined with other planned capital projects, Ryan indicated that existing reserves alone will not be sufficient to cover anticipated future obligations.

The presentation then shifted to rate setting methodology. Rather than relying solely on comparisons with other airports, the Ryan described a hybrid model that combines:

- Cost recovery analysis
- Long-term capital planning projections
- Benchmarking against comparable airports
- Evaluation of user impacts and fee equity

Considerable discussion focused on how comparable airports were selected. Ryan explained that the consultant team utilized a national FAA airport database and a quantitative scoring system rather than relying on subjective selections. Using seven separate evaluation criteria, the team developed a list of airports most similar to KCIA, with Long Beach Airport emerging as the closest overall match under the methodology.

The study's preliminary findings generated substantial discussion. Ryan reported that ground rents and hangar rents at Boeing Field already rank at or above the upper range of many comparable airports, while traditional aviation fees, including landing fees, fuel flowage fees, and aircraft parking fees, remain relatively low in comparison.

Ryan explained that this reflects an airport revenue structure that relies heavily on rents and leases while collecting comparatively lower fees from operational activity. The study is therefore examining ways to diversify airport revenue sources and produce a more balanced fee structure over time.

Several potential revenue opportunities were discussed, including:

- Transportation network company (Uber and Lyft) fees

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- Rental car-related fees
- Derelict aircraft fees
- Revised badging fees
- Lease assignment and application fees

Airport Roundtable members were then given the opportunity to ask Ryan questions.

Stephen Ratzlaff (Pilots' Association) raised concerns regarding the assumptions being used to justify future rate increases, particularly as they relate to the Taxiway Bravo project. He questioned whether the study should model alternative capital investment scenarios rather than assuming the most expensive project configuration. Airport staff responded that many elements of Taxiway Bravo stem directly from FAA safety compliance requirements and that FAA funding for future runway projects is tied to addressing those compliance issues.

Discussion continued regarding the concept of fair market value, particularly the relationship between airport rents and airport fees. Ryan (AGP) clarified that rents are governed through separate county real estate processes, while the Rates and Fees Study focuses primarily on operational charges levied against airport users.

Ken Moninski (Off-site Business) questioned whether higher fees could potentially drive users to competing airports. Ryan acknowledged that "leakage" is a commonly discussed concern but noted that, historically, airports do not typically experience significant reductions in activity solely because of moderate fee increases. He added that smaller general aviation users tend to be more price-sensitive, which is one reason the study is exploring more modest increases at the lower end of the user's spectrum.

Questions were also raised about airport reserves, bonding strategies, and long-term funding mechanisms. Ryan explained that the objective is not to increase fees enough to completely pay cash for all future projects but rather to find an appropriate balance between reserves, future borrowing, and sustainable user charges.

The presentation concluded with a review of next steps. AGP will now begin developing detailed financial forecasting models intended to project revenues, expenses, reserve

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balances, and capital funding needs over the next ten years. Those forecasts will ultimately support a recommended schedule of rates and charges for future consideration.

Facilities Management Division (FMD) Pricing and Prioritizations

The Roundtable heard from representatives of King County's Facilities Management Division (FMD), including Director Lisa Pearson.

Lisa (FMD) provided an overview of FMD's role in managing county-owned real estate and explained how the division works alongside airport management. She emphasized that FMD serves all county departments and that its responsibility is to ensure real estate transactions comply with county code while supporting operational needs.

Throughout the presentation, Lisa stressed that FMD and airport management operate as partners rather than as separate entities with competing interests. Airport leadership identifies operational requirements, while FMD develops real estate strategies and solutions that support those needs.

Lisa explained that county code generally requires county-owned property to be leased at fair market value unless otherwise authorized. Appraisals conducted by qualified third-party professionals are typically used to establish baseline market values, with recent efforts placing greater emphasis on using appraisers familiar with airport property and aviation-related real estate.

Committee members explored how fair market value is determined for a unique asset such as KCIA. Lisa acknowledged that airport property differs from conventional commercial real estate but noted that location remains one of the dominant factors in any valuation. She explained that Seattle-area real estate conditions naturally influence appraised values and contribute to higher rents than might be observed at airports in other regions.

Stephen Ratzlaff (Pilots' Association) and Ken Moninski (Corporate Aviation) both questioned how airport properties are compared with off-airport properties and how those comparisons influence county decision-making. Lisa (FMD) responded that the county must be able to justify any valuation and demonstrate that lease rates are based on a rational and defensible process.

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Discussion also touched on the distinction between real estate rents and airport operational fees, reinforcing that the two are established through separate authorities and processes even though both contribute to airport revenue.

Before concluding, Lisa Pearson reiterated FMD's commitment to working collaboratively with airport leadership and emphasized that real estate decisions are developed through partnership rather than unilateral action.

KCCM Boeing Access Site Mobility

Ali Lee (Chair) presented the mobility access project to the Roundtable. This project includes Sound Transit routing inside and outside the KCIA perimeter fence. Ali then presented a proposal to develop a letter of support from the Roundtable for the project.

The letter was motioned to be approved, seconded, and then sent to a roll call vote which was approved unanimously. Ali Lee and Erik Utter will draft the letter of support on behalf of the Roundtable.

Airport Staff Report and Updates

Community Engagement Report Out

Troy Chen (KCIA) announced upcoming outreach events including the Airport Way Cleanup on July 22 from 1:30–3:00 p.m., tabling at the Filipino Festival on July 26 at Stewart Park, and the Blue Angels employee event on July 30 from 1:30–4:00 p.m. at 8600 East Marginal Way South. The Blue Angels event was relocated from the Gate 3 terminal area due to concerns about airline passenger access.

Troy reported that his team recently tabled at the White Center Job Fair and the Georgetown Carnival. The team also hosted Bosch interns for an airport tour, providing an opportunity to introduce them to airport operations and career opportunities.

Roundtable Chair Report

Bus Stop and ST3 Expansion Plan Letter

Ali (Chair) stated that at this time there would be no further discussion. This will be tied into the KCCM discussions moving forward.

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Roundtable Seat Application

The County Executive has identified the Museum of Flight for a dedicated Roundtable seat, and that recommendation is now under consideration by the King County Council. Roundtable members were informed that additional applications are also being reviewed as part of the appointment process. As the review moves forward, Roundtable members were invited to share any feedback or perspectives with Ali and Erik for consideration.

Old Business

Steam Plant Next Steps

No contact with Sam Farrazaino of the Georgetown Steamplant has been made on this topic recently. The Roundtable will return to this topic in a future meeting.

Airport Parcel Update

Members reported that a community meeting had recently been held and noted that the Georgetown Council will not reconvene until September. In the meantime, Troy Chen (KCIA) plans to continue gathering community perspectives throughout the summer by attending tabling events and local farmers' markets. Feedback collected during these outreach efforts will be shared with the Georgetown Council when council meetings resume in the fall.

RNAV Advocacy Letter

The Roundtable sent a letter to the FAA requesting that RNAV approaches be prioritized. In December, the FAA declined the request. In response, the Roundtable submitted a second letter seeking reconsideration of that decision.

During the discussion, Mark McIntyre (Corporate Aviation) requested the Roundtable's consensus to contact the FAA's Acting Regional Administrator to obtain an update on the status of the request and to encourage her engagement with the Roundtable. Members discussed the FAA's siloed organizational structure, noting the separation of responsibilities among flight safety, the Airports District Office (ADO), and navigation aids. The Acting Regional Administrator's role as a coordinator across these different functions was highlighted as a reason for reaching out to her.

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To help members better understand the agency's organization and decision-making processes, it was noted that a future Roundtable meeting will include an educational presentation on the FAA's structure.

Mark volunteered to connect with the Acting Regional Administrator to discuss the RNAV procedure.

New Business

Ali Lee (Chair) reminded members that requests for agenda items must be submitted by July 17th.

Key Action Items from the Roundtable

- Ali and Erik to write and sign a letter on behalf of the Roundtable requesting full Sound Transit funding for KCIA access
- Mark to reach out to the FAA Acting Regional Administrator on the RNAV procedure
- Troy to solicit community feedback on the airport parcel at upcoming tabling events and farmers markets
- Schedule an ad hoc meeting focused on FAA organizational structure to help the Roundtable interface more effectively with the right FAA offices
- Ali to review the NAB advocacy letter received from the FAA and send it forward

Closing

A motion to adjourn the meeting, seconded and passed at 6:52 p.m.

Roundtable members

Name	Representing	Attended
Ali Lee	Magnolia/ North Seattle	Y
Erik Utter	Renton/ Kent/ South King County	Y
Brian Algiers	Labor (SPEEA)	Y
Dalan Angelo*	Rainier Valley	n
Tripp Switzer	At-large	n
Morgan Kaivo	Cargo (UPS)	n
Holly Krejci	Georgetown	n
Lisa Krober	Tukwila	Y

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Ed Lutgen	Labor (IAM District 751)	Y
Mark McIntyre	Corporate Aviation	Y
Ken Moninski	Off-site Business	Y
Evan Nelson	Small General Aviation	Y
Dan Anderson	FAA (ex-officio)	n
Guido Perla	Unincorporated King County	n
Stephen Ratzlaff	Pilots' Association	Y
Vacant	West Seattle	-
Ryan Tomasich	Boeing Company	Y
Velma Veloria	Beacon Hill	n
Vacant	South Park	-

King County Staff in attendance: Tory Chen, Matt Sykora, Nadja Rustempasic, John Parrott, Dave Decoteau, Julia Jannon-Shields

Facilitators and support staff: Ayako Shapiro (PRR), Steven Derengowski (InterVISTAS), Harris Burkhart (InterVISTAS)

Presenters in attendance: Ryan Leick (Ascencion Group Partners), Lisa Pearson (FMD)

External Relations Monthly Report

August 2026

Meetings & Events Attended

1. Community Group Airport Tour - July 9th, 2026
2. WSDOT Interns Airport Tour - July 13th, 2026
3. South Park Neighborhood Association Meeting – July 14th, 2026
4. Georgetown Community Council Meeting – July 20th, 2026
5. Airport Way Cleanup - July 22nd, 2026
6. Pista sa Nasyon Filipino Festival Tabling - July 26th, 2026
7. Blue Angels Employee Event - July 30th, 2026
8. KCIACC Listening Session - July 30th, 2026

Upcoming Meetings & Events

1. Duwamish River Festival Tabling - August 8th, 2026
2. Othello Park Festival Tabling - August 9th, 2026
3. FOD Walk - August 15th, 2026
4. Tukwila Touch a Truck Event - August 22nd, 2026
5. Georgetown Farmer's Market Tabling - August 27th, 2026

Resources

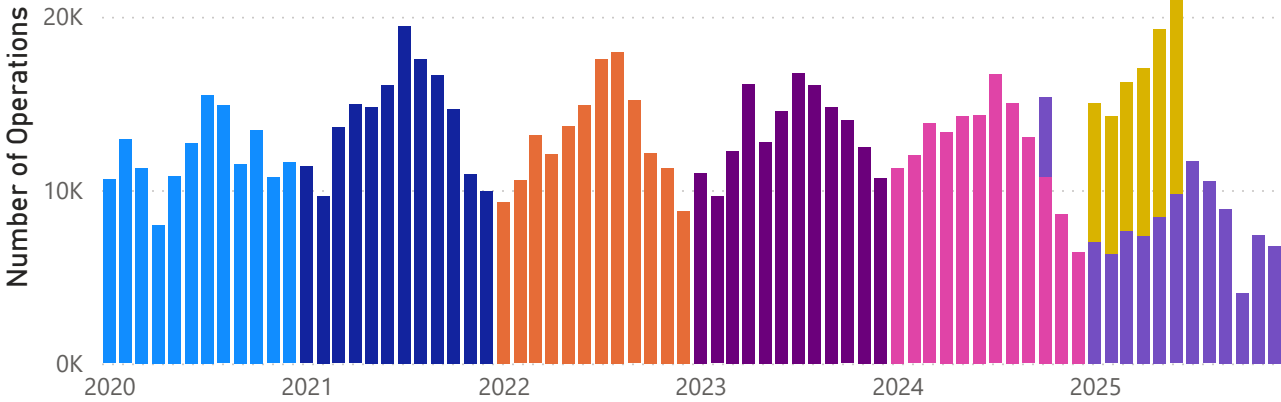
- Taxiway Bravo Environmental Assessment: <https://kingcounty.gov/en/dept/executive-services/transit-transportation-roads/airport/projects/taxiway-b-relocation/nepa>.
- Vision 2045 / Part 150 Website: kciaplanning.com
- KCIA Construction Projects: <https://kingcounty.gov/en/dept/executive-services/transit-transportation-roads/airport/projects>
- Sign up for Plane talk: <https://public.govdelivery.com/accounts/WAKING/signup/40499>



King County
International Airport
Boeing Field

Total Flight Operations 2020 - Present

2020 2021 2022 2023 2024 2025 2026

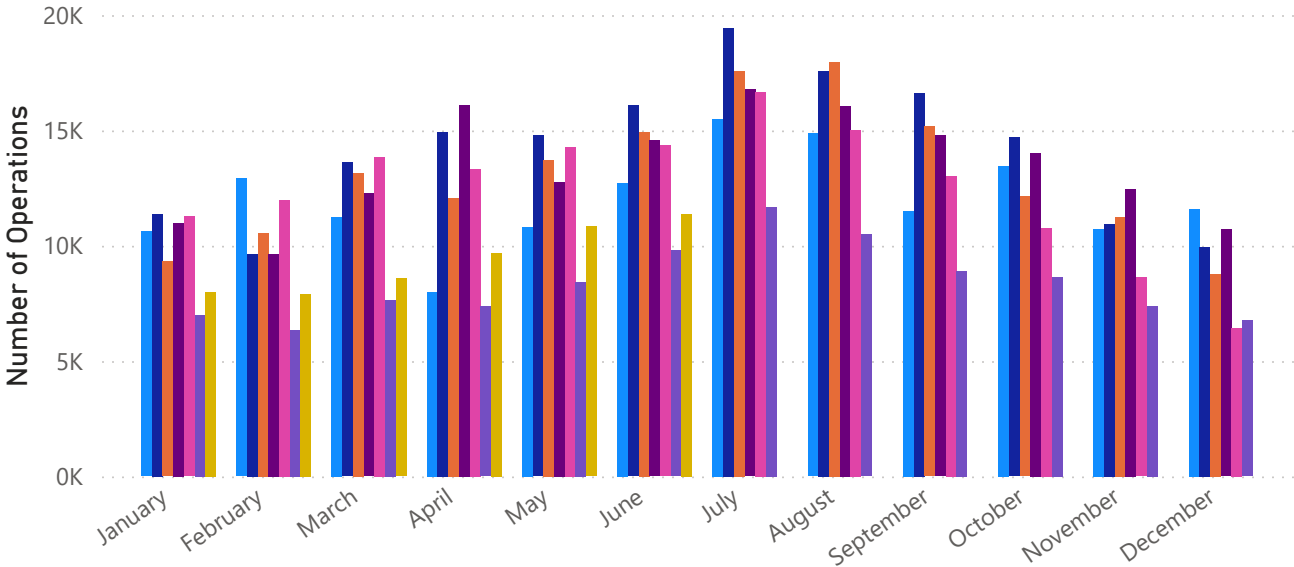


Total Flight Operations 2020 - Present

Month	2020	2021	2022	2023	2024	2025	2026
January	10,614	11,362	9,309	10,971	11,262	6,995	8000
February	12,908	9,635	10,556	9,634	11,981	6,344	7905
March	11,254	13,612	13,142	12,268	13,846	7,634	8571
April	7,996	14,925	12,067	16,106	13,334	7,362	9674
May	10,797	14,774	13,700	12,760	14,283	8,432	10833
June	12,715	16,072	14,919	14,562	14,338	9,789	11370
July	15,497	19,449	17,567	16,763	16,657	11,671	
August	14,869	17,575	17,955	16,045	15,017	10,489	
September	11,489	16,625	15,160	14,780	13,029	8,893	
October	13,467	14,686	12,126	14,003	10,763	8,636	
November	10,729	10,925	11,251	12,463	8,625	7,397	
December	11,581	9,929	8,770	10,698	6,424	6,757	
Total	143,916	169,569	156,522	161,053	149,559	100,399	56353

Total Flight Operations Comparison

2020 2021 2022 2023 2024 2025 2026



Year

All

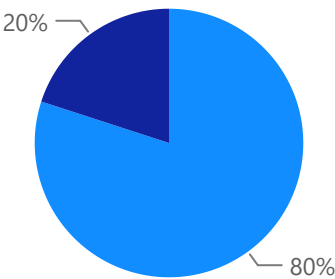
Quarter

All

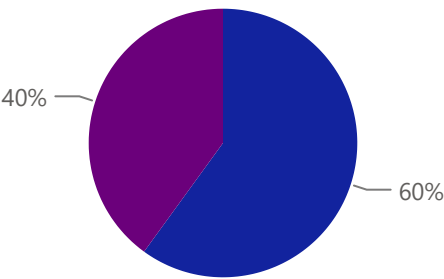
Month

All

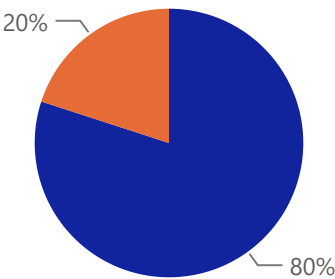
KPI Scope



KPI Spend



KPI Schedule



Project Name	KPI Scope	KPI Spend	KPI Schedule	Scope/Spend/Schedule Comment
AD AIRPORT WAY STORMWATR INPUT				The project scope remains unchanged, and the design package has been submitted to the King County Permitting Team for review. The project is currently awaiting review comments before advancing to the next phase. The project remains on schedule, and no significant cost impacts have been identified. The project continues to be within the approved budget at this time.
AD KENMORE HANGAR DEMO				Demolition activities have been completed in accordance with the project scope. The only remaining construction activity is the installation of the permanent fence, after which the project will proceed to final closeout. The project remains on schedule, and no significant cost impacts have been identified. The project continues to be within the approved budget.
AD RUNWAY 14R-32L REHAB				We have asked the Design team to pause work due to funding timeframe delays with the FAA. Additionally, we are working with the design team to develop estimates for any interim repairs that may be needed. NEPA EA is underway for the 14R Rehabilitation and TWY B Safety Improvements linked actions.
AD TAXIWAY B RELOCATION				InterVISTAS is updating the planning report to reflect the preferred ATCT site from the ATCT Siting Study. We have selected the design team for the new ARFF station and ATCT, we are proceeding with negotiations.
AD VISION 2045/PART 150 STUDY				The budgetd at \$5,175,000 with a remaining balance of \$1,379,837. Current Activity: Efforts are centered on reviewing chapter drafts for facility requirements and alternative analysis. The SEPA process is currently in the planning stage (5% complete, target completion December 31, 2026). Immediate review and input on the chapter drafts are required to maintain momentum. Upcoming Milestones & Critical Path - July 29, 2026: FAA Approval ALP - December 31, 2026: Complete SEPA Process - June 30, 2027: Council Approval & Milestone Completion (currently 0% complete)

JANUARY – JUNE 2026



Total Revenue YTD

\$20.9M

January – June 2026



YTD Avg Monthly Revenue

\$3.3M

per month



Total Expenditures YTD

\$19.7M

January - June 2026



Net Position

\$1.2M

Revenue – Expenditures

FUEL/LANDING - JANUARY – JUNE 2026

Fuel Gallons YTD

9M Gallons

January – June 2026

Avg Monthly Fuel Gallons

963,936 Gallons

June Landing Weight (MLW)

109.7M lbs

June 2026

Monthly Totals & Trends

DISTINCT HOUSEHOLDS

24

this month

COMMENTS

81

this month

COMMENTS YTD

447

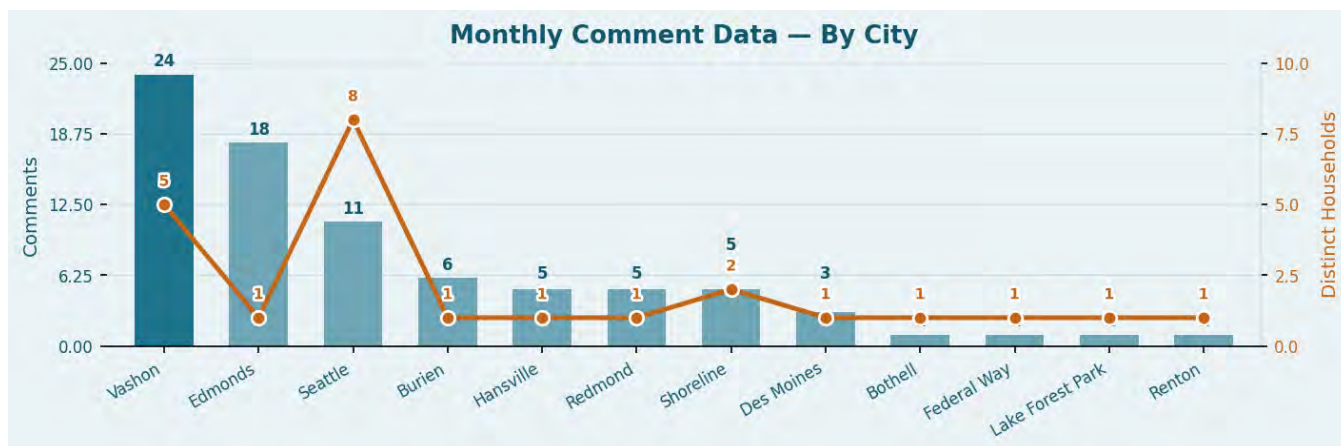
year to date

DISTINCT HOUSEHOLDS
YTD

91

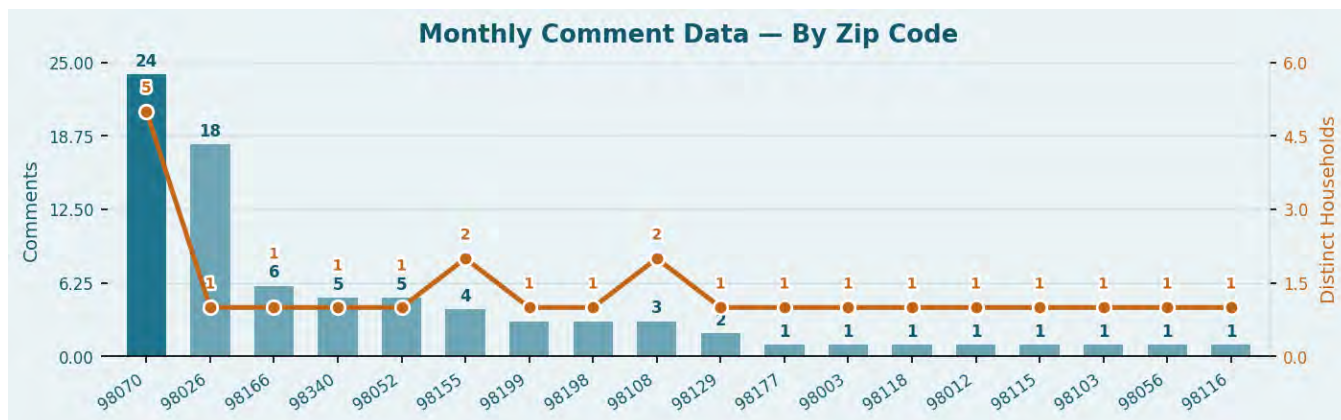
year to date

Monthly Totals & Trends — By City



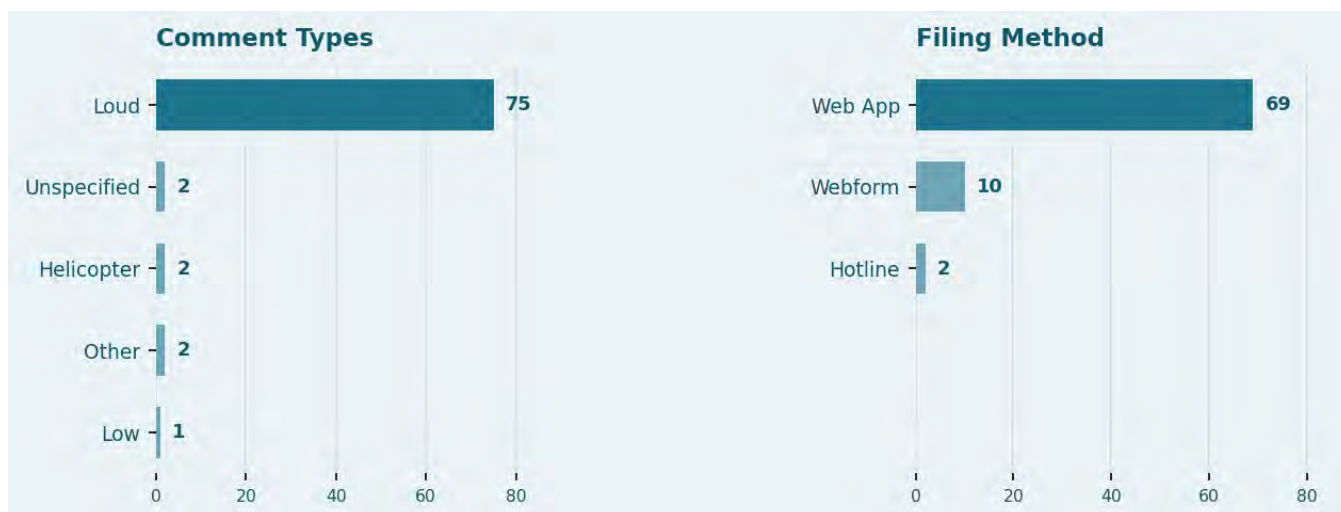
CITY	COMMENTS	DISTINCT HOUSEHOLDS	AVG COMMENTS / HOUSEHOLD
Vashon	24	5	4.8
Edmonds	18	1	18.0
Seattle	11	8	1.4
Burien	6	1	6.0
Hansville	5	1	5.0
Redmond	5	1	5.0
Shoreline	5	2	2.5
Des Moines	3	1	3.0
Bothell	1	1	1.0
Federal Way	1	1	1.0
Lake Forest Park	1	1	1.0
Renton	1	1	1.0
Totals	81	24	3.4

Monthly Totals & Trends — By Zip Code



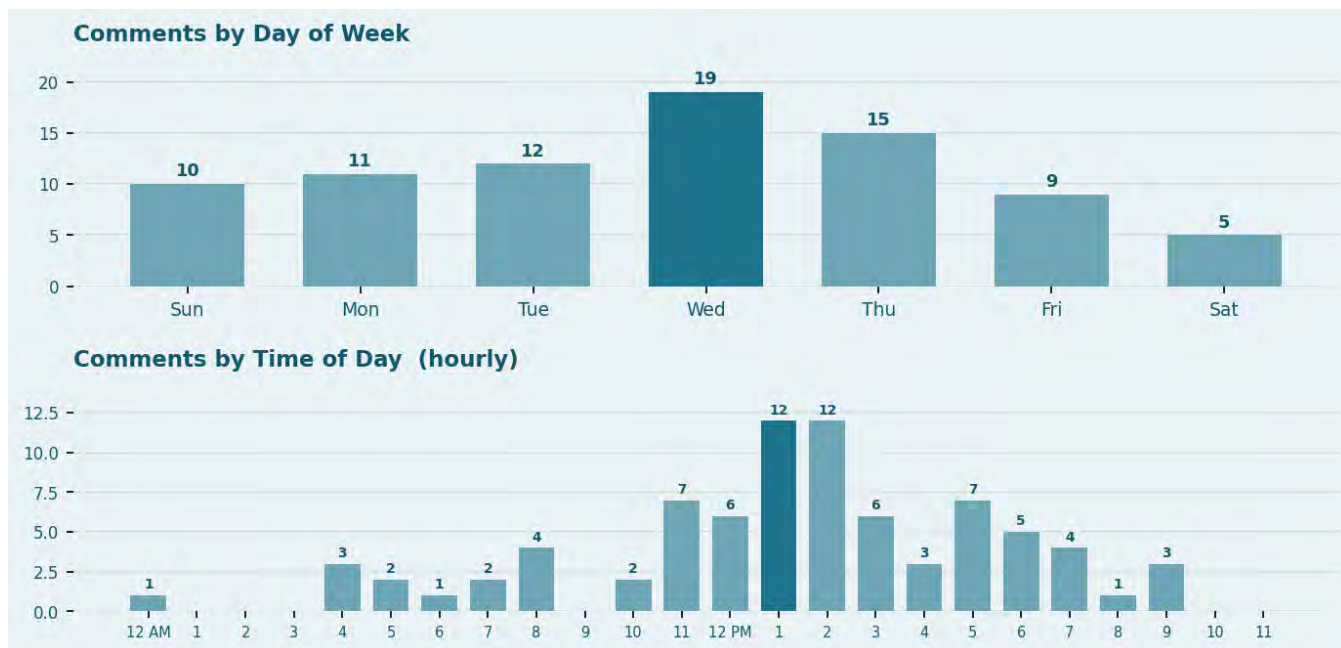
ZIP CODE	COMMENTS	DISTINCT HOUSEHOLDS	AVG COMMENTS / HOUSEHOLD
98070	24	5	4.8
98026	18	1	18.0
98166	6	1	6.0
98340	5	1	5.0
98052	5	1	5.0
98155	4	2	2.0
98199	3	1	3.0
98198	3	1	3.0
98108	3	2	1.5
98129	2	1	2.0
98177	1	1	1.0
98003	1	1	1.0
98118	1	1	1.0
98012	1	1	1.0
98115	1	1	1.0
98103	1	1	1.0
98056	1	1	1.0
98116	1	1	1.0
Totals	81	24	3.4

Comment Breakdown — Types & Filing Method

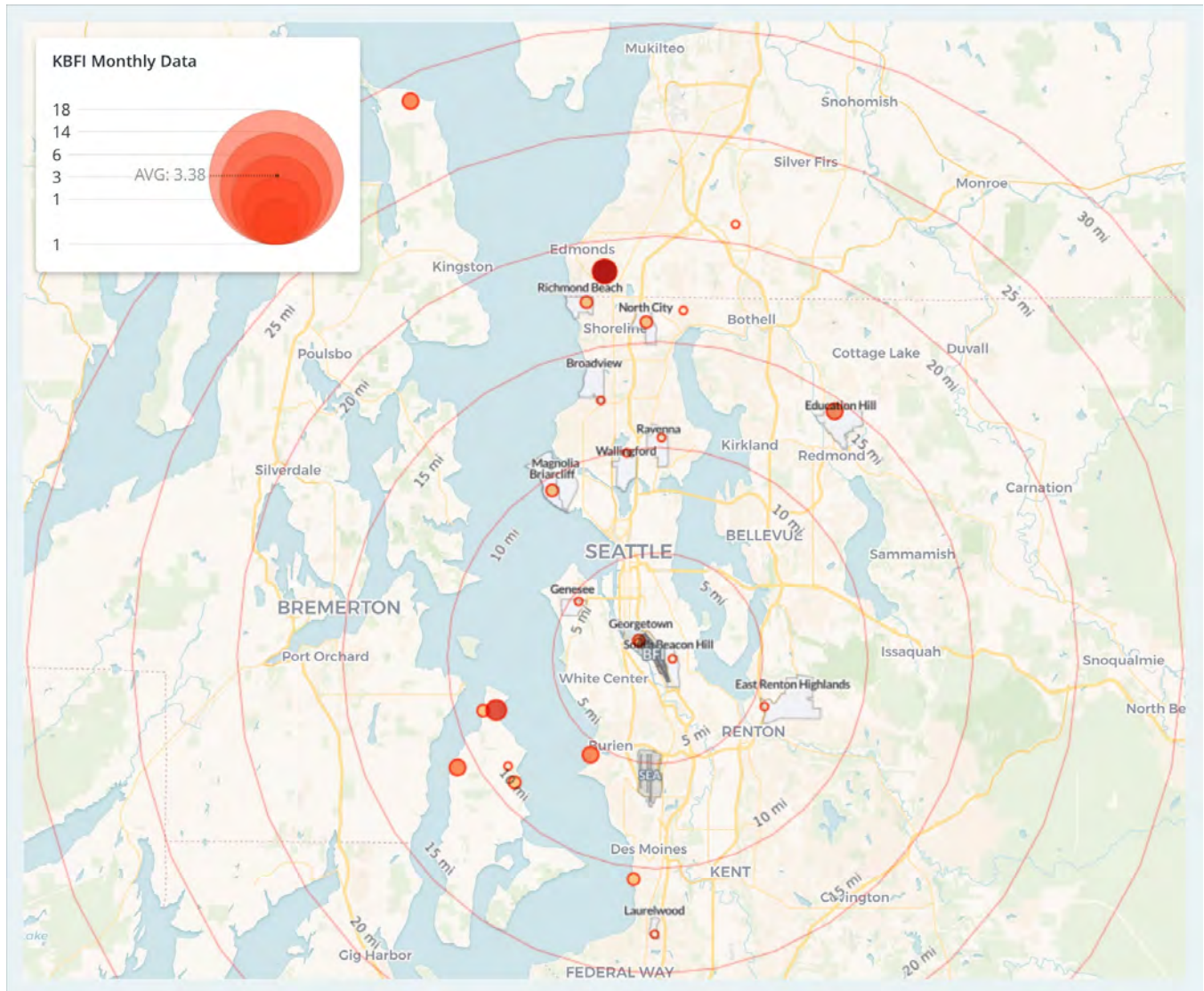


Web App = third-party web application; Webform = comment submitted via the airport noise webform; Hotline = voicemail message via the noise hotline phone system.
Comments listing more than one concern (e.g. "Loud, Low") are counted under each type they mention, so the comment-type counts can exceed the monthly comment total.

Comment Breakdown — Day and Time



Noise Comment Map — By City



NOTES: Noise comments from households submitted without valid address information are not depicted on the map.

