

Minutes of Fairhope Airport Authority
August 18, 2020

The Fairhope Airport Authority met August 18, 2020 at 4:30PM in the Council Chambers at 161 N Section Street.

Present: Joe McEnerney, Chairman, Will Bruce, Vince Boothe, Amy Pearson, Don Lagarde, Jack Burrell and Chip Groner. Also present was Josh Myrick, Attorney. Cynthia A Boothe took the Minutes.

The minutes of the July 21, 2020 meeting were considered and approved with a motion by Don Lagarde, second by Jack Burrell and unanimously passed.

Fairhope Airport Authority Operations: Chip Groner reported that the runway status is good, and the entire Airport's runway lighting is working. He also stated that a NOTAM is issued for the broken windsock and that a new windsock has been ordered. The runway strength test will start next week and a NOTAM will be issued.

Review of financial projections for the new hangars on the East Side: Amy Pearson went over the projections for building 20 T-hangars on the east side at an estimated cost of \$1,315,690.00. Don Lagarde said that 24 deposits for \$1,200.00 (\$28,800.00 in total) have been received and there is a list of 44 potential tenants on the waiting list. Vince Boothe stated that he was waiting on one more bid and that he expects to finalize the construction cost for building the hangar in the next week.

Appointment of Committee to nominate the Authority's Officer Slate for 2020-2021: Joe McEnerney stated that it is time to select a committee of the Board to nominate the Authority's officers for the coming year. Jack Burrell made a motion to nominate Vince Boothe, Chip Groner and Will Bruce for the nominating committee, second by Amy Pearson and unanimously passed.

Attorney's Report: Josh Myrick stated that the lease for the tenant of lot P-10 (Fairhope Hangar, LLC) is ready for signing and that the lease for the tenant of lot P-11 (Diamond Air, LLC) is almost ready. Diamond Air has asked to include in their lease language that gives them the right of first refusal to lease the building back

from Authority at the end of their lease. After a group discussion, a motion was made by Will Bruce to approve the lease for Diamond Air, LLC with the right of first refusal with a time frame added to the lease, second by Chip Groner and unanimously passed.

Continental Aerospace Technologies Report: Nick VanHouten reported that the abandoned aircraft was still there but he is working with the new owner to get it removed. Also Continental is willing to work with the Airport Authority on implementing a fob and card access to the south and north gates. He also stated that Continental was getting a larger fuel truck in the next week or so to help service customer needs.

Engineer's Report: Joe McEnerney reported he should know by the first part of September if the grant from the Aeronautics Bureau for the East Side T-hangars has been approved.

Approval of amendment to Fairhope Hangar Partners lease to increase lease hold by 9,760 square feet (\$214.00 a year): Joe McEnerney asked for a motion to amend the lease for Fairhope Hangar Partners to increase the lease hold by 9,760 square feet for an aviation easement recommended by Hank Eubanks of Volkert . A motion for this was made by Don Lagarde, second by Chip Groner and unanimously passed. After it was passed Jack Burrell asked for clarification of the amount charged per year and it was found to be \$2,143.00 per year instead of \$214.00 so Don Lagarde made a motion to revise the amount, second by Chip Groner and unanimously passed.

Chip Groner asked Josh Myrick to state his opinion whether the Authority is still obligated to install the utility infrastructure on the southwest side (i.e. fire protection, water, and electricity) since the Authority will not be building T-hangars on that side. The cost of the infrastructure is \$53,500.00. Josh stated that the obligation could be rescinded by majority vote of the Board if notice is given, but if notice is not given it must be by a two-third's vote to rescind. After a group discussion a motion was made by Will Bruce to put an item on the agenda for the September meeting to rescind the installation of utilities, seconded by Vince Boothe. Joe McEnerney, Will Bruce, Vince Boothe, Amy Pearson, Jack Burrell, and Chip Groner all voted 'Aye', and Don Lagarde voted 'Nay'.

Approval for the updates on the Authority's website: Will Bruce stated that after a conversation with the Authority's web designer (Total Digital Marketing) there are two more items needed. The additional cost to finish the website update is \$645.00. Will Bruce then made a motion to approve the \$645.00 cost to finish the website update, second by Vince Boothe and unanimously passed.

Treasurer's Report: Amy Pearson said the financials are in good shape and went over the maintenance and repairs. Amy then went over the proposed budget for FY2020-2021. She asked the Authority members to let her know if they wish to make any change or additions to the budget.

Other Business: Johnny Lee, the Director of Operations for Diamond Air, LLC, introduced himself to the Authority members and thanked them for helping to get their lease agreement ready for approval. He stated that they are working with the FAA to become a 135 operation for unscheduled charters and air taxis. They also will be working toward a 145 operation for aircraft maintenance. He said that they are looking forward to working with the Airport Authority on this project.

There being no further business, Don Lagarde made a motion to adjourn, second by Chip Groner and unanimously passed at 5:52PM.

Joe McEnerney, Chairman

Submitted by Cynthia A Boothe