

Minutes of Fairhope Airport Authority
October 21, 2020

The Fairhope Airport Authority met October 21, 2020 at 4:30PM in the Council Chambers at 161 N Section Street.

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

The minutes of the August 18, 2020 meeting were considered and approved with a motion by Chip Groner, second by Will Bruce and unanimously passed.

Joe McEnerney stated that he wanted to move the budget discussions from Item # 14 to Item # 7 in the Agenda. A motion was made by Vince Boothe, second by Chip Groner and unanimously passed. Joe McEnerney then stated that he wanted to add a discussion on "Officer Nominations" in the Other Business section of the meeting. A motion was made by Vince Boothe, second by Chip Groner and unanimously passed.

Fairhope Airport Authority Operations: Chip Groner reported that the south end taxiway lights are up and running, and they are waiting for bulbs or repairs for the wind sock and PAPI lights.

Update on the construction of 20 T-Hangars on the East Side: Don Lagarde stated that the Authority has collected deposits for 25 T-hangar. Hank Eubanks of Volkert stated that the cost for two 10-unit T-Hangers, which includes engineering, sitework, pavement and hangar construction would be \$1,671,847.00. He also stated that \$626,644.00 of the cost would be eligible for FAA reimbursement from the Authority's annual entitlement funds. Vince Boothe made a motion to move forward with the revised figure for construction, determine how much the Authority can use as a down payment, secure bank financing for the project, and ask the City Council to guarantee the loan. A second was made by Don Lagarde and unanimously passed.

Approval of DBT Transportation as the contractor to perform maintenance to the AWOS: Joe McEnerney asked for a motion to continue using DBT

Transportation for maintenance for the AWOS. A motion was made by Chip Groner, second by Will Bruce and unanimously passed.

Review and authorization of repairs to the Airport from Hurricane Sally: Joe McEnerney went over the estimates of damages to the Airport structures from Hurricane Sally. He summarized both the needed repairs and the insurance deductibles required for the repairs. An estimate of the needed repairs is around \$602,000 with a required cash outlay from the Authority of around \$206,000. After a group discussion, Vince Boothe made a motion to move forward with the repairs subject to cash required for the insurance deductibles, second by Chip Groner and unanimously passed. The discussion on repairs to the North Hangar was tabled because the repairs to the hangar have not been approved by the insurance adjuster.

Budget Discussion: Amy Pearson presented and went over the Authority's budget for FY2020-2021. After a group discussion a motion was made by Chip Groner to approve the FY2020-2021 budget, second by Will Bruce and unanimously passed.

Attorney's Report: Josh Myrick stated that the lease for lot P-11 for Diamond Air, LLC, is finalized and ready to close. Josh then asked for approval to have a Phase I Environmental study prepared to support building the hangars on the East Side. This is a requirement of the individual ground leases. After a group discussion a motion was made by Vince Boothe to have a Phase I Environmental Study done, second by Chip Groner. Vince Boothe, Joe McEnerney Don Lagarde, Chip Groner and Will Bruce all voted 'Aye', Amy Pearson voted 'Nay'.

Continental Aerospace Technologies Report: Nick VanHouten

- a) Update on the disposal on the abandoned aircraft at the Airport - Nick stated that the owner has signed a \$50.00 a month lease until the aircraft is removed.
- b) Discussion of having fob and card access to the south and north gates - Nick stated that Continental is still willing to work with the Airport Authority to have these installed.
- c) Discussion of the Airport's policy on vacant hangars: Chip Groner stated that after checking with other area airports, he felt that in those circumstances where a hangar tenant is acquiring another airplane the

- tenant should have nine months where the hangar can be empty before he has to give up the hangar. A motion was made by Chip to adopt this policy, second by Vince Boothe and unanimously passed.
- d) Discussion on closing of the Airport and issuing a NOTAM - Chip Groner stated that during Hurricane Sally that a NOTAM was issued but that no one on the Authority was notified. Joe McEnerney asked that in the future Nick notify the Chairman and Vice Chairman of the Authority before a NOTAM is issued closing the Airport.
 - e) "Lessons learned" from Hurricane Sally - Nick stated that there needs to be better communication between Continental and the Authority during emergencies and there needs to be a future meeting to discuss the emergency plan and its implementation. Nick also suggested that the Airport gates be wired to the generator.

Engineer's Report: Hank Eubanks

- a) Update on the pre-grant application to the Aeronautics Bureau for the East Side T-Hangars access road - Hank stated that the pre-application was ready to go and a resolution from the City Council stating an application will be made in June, 2021 to ALDOT and that the City is not obligated to match any funds. He stated that the pre-application must be submitted, and approval sent by Mayor Sherry Sullivan on November 2, 2020.
- b) Approval of revised hangar plat P-10 (North facing hangar door) - Hank stated that a North facing hangar door would not be a problem. After a group discussion a motion was made by Vince Boothe to revise the lease and increase it by 12 feet to the north, second by Chip Groner and unanimously passed.
- c) Review and approval of the Airport's Capital Improvement Plan 2021-2029 - Hank went over the Capital Improvement Plan for 2021-2029. After a group discussion a motion was made by Will Bruce to approve the CIP, second by Chip Groner and unanimously passed.
- d) Update on the application of seal coat on the southwest apron - Hank stated that the seal coat application has started and should be completed by Friday. The apron markings will be added later in November.

- e) Update on the status of the Airport Layout Plan including results of the runway strength testing study - Hank stated that lidar and aerial photography mapping of the Airport has been completed. He also reported the runway strength testing is completed and the analysis of the information is ongoing and will be discussed in the November meeting.
- f) Update on the construction of the access road parallel to County Road 13 - Hank stated that the paving would be completed this week.

Approval of infrastructure surcharge for prospective tenants at the Airport (Implementation of an infrastructure charge of \$0.40/square foot of leased area): Joe McEnerney stated that this surcharge is to help pay for water, fire protection and electrical infrastructure not reimbursable by the FAA. Chip Groner stated that he spoke with several other area airports that have similar policies or do not pay for infrastructure at all. After a group discussion, a motion was made by Chip Groner for the approval of the infrastructure surcharge for prospective tenants which will be prorated as new tenants apply for leases. A second was made by Don Lagarde and it unanimously passed.

Approval of revised ground lease for Fairhope Hangar Partners, LLC: Joe McEnerney stated Fairhope Hangar Partners has asked to reduce the area they lease by 12,00 square feet to 17,484 square feet. The ground lease will be \$3,846/year. Vince Boothe made a motion for approval, second by Chip Groner and unanimously passed.

Approval of the rescission of \$53,500.00 subsidy for utility construction for Fairhope Hangar Partners, LLC: Vince Boothe made a motion to rescind the expenditure of the \$53,500.00 because of the passage of the infrastructure surcharge fee for new tenants, second by Chip Groner and unanimously passed.

Treasurer's Report: Amy Pearson stated that the financials are in good shape and went over expenses for August and September.

Other Business:

Will Bruce stated that the website is still being updated and he is keeping in close contact with the web designer.

Vince Boothe stated that he, Chip Groner and Will Bruce were recommending to keep the Authority Officers in place until January 2021 because of the hurricanes and their aftermath as well as COVID-19 problems that have made it hard for the committee to meet. Don Lagarde made a motion to keep the officers until January 2021, second by Chip Groner and unanimously passed.

Walt Bolton of BES Engineering spoke to the Authority members about being the anchor tenant and developer for the West Side of the Airport. He stated that he will come back to the Authority with a proposal for the development of the West Side.

Larry Anderson stated that the Airport is supposed to have a left-hand traffic pattern but recently Sky Warriors of Pensacola has been sending planes over to the Airport and are not always following the left-hand traffic pattern. Vince Boothe made a motion to send a letter to the owner of Sky Warriors to reaffirm to them that they need to comply with the Airport's left-hand traffic pattern according to Federal Regulations. A second was made by Chip Groner and it was unanimously passed.

There being no further business the meeting was adjourned at 6:30PM.

Joe McEnerney, Chairman

Submitted by Cynthia A Boothe