

**Minutes of the Fairhope Airport Authority
February 16, 2021**

The Fairhope Airport Authority met February 16,2021 at 4:30PM in the Council Chambers at 161 N Section Street.

Present: Joe McEnerney, Chairman, Chip Groner, Will Bruce, Vince Boothe, Don Lagarde and Jack Burrell. Amy Pearson attended by phone as members may attend by phone/video if their attendance is necessary to the minimal essential functions of the Authority. Also present was Josh Myrick, Attorney. Cynthia A Boothe took the minutes.

The Minutes of the January 19,2021 meeting were considered and approved with a motion by Don Lagarde, second by Jack Burrell and unanimously passed.

The Minutes of the February 4, 2021 “Special Call Meeting” were considered and approved with a motion by Don Lagarde, second by Will Bruce and unanimously passed.

Fairhope Airport Operations:

Chip Groner stated that the Runway Status is good.

A NOTAM was issued on February 15,2021 because of potential icing on the runway.

The windsock has a light out as well as a few taxiway lights which are all being repaired.

Review and approval for the refinancing of the Authority’s \$6,695,000.00 long term debt: City Treasurer, Kim Creech, stated that an RFP was sent out two weeks ago and the deadline was February 15, 2021. There were several competitive bids, and the best was 1.14% from Trustmark Bank. A motion was made by Will Bruce to accept the bid from Trustmark Bank at 1.14%, and a second by Chip Groner. Chip Groner, Will Bruce, Joe McEnerney, Vince Boothe, Don Lagarde and Amy Pearson all voted “Aye”. Jack Burrell abstained from voting.

Update on the construction and financing of the 20 T-hangars on the East Side:

Jack Burrell stated that at the last meeting he provided a sheet of potential financing options. He has looked at a possible loan for 20 years for \$1.5 million to 1.67 million at 2.10% or lower and also explored the City possibly financing the loan for the Authority. Vince Boothe clarified with Hank Eubanks, of Volkert Engineering that the \$150,000.00 the Authority gets from the FAA every year can be applied to pay down the loan if the Authority chose to do so.

Review on the Economic Impact study commissioned by the Aeronautics Bureau

for the Fairhope Airport: Will Bruce stated that he has seen the preliminary numbers for the Economic Impact Study and it states that the payroll impact to the City is \$9 million dollars, spending is \$19 million dollars, economic impact is \$29 million dollars and the State & Local tax revenue is \$1.4 million dollars. He also stated that the final report will be published very soon.

Proposal for and development/selling of the Airport West Side Commercial

Park-Tracy Womack (White-Spinner Realty Eastern Shore, LLC): Don Lagarde introduced Chris Harle, Tracy Womack and Sharon Wright of White-Spinner Realty to give a presentation for the 80-acre property on the West Side.

Chris Harle stated that they can market the property as a bulk sale, sub-divide or ground lease. If a bulk sale is done, he suggested that the sale price should be \$35,000.00 per acre and he then went over their plans for marketing the property. A motion was made by Don Lagarde to sign a Letter of Agreement subject to negotiation of term and commission, second by Will Bruce and unanimously passed.

Annual Authority insurable review:

Joe McEnerney stated that he has invited

Lima Bravo Aviation-Garret Tirpak
John A Robertson-Robbie Robinson
Thames Batre-Coley Boone/Jay Ison

To submit quotes for insurance coverage at the Airport.

A subcommittee of Don Lagarde, Amy Pearson and Chip Groner was then appointed to review the packages and make a recommendation to the Authority.

New revenue opportunities for the Authority: Joe McEnerney stated that the Authority is looking at several ways to increase revenue at the Airport such as

Surcharge on goods and services produced at the Airport

Raising the fuel surcharge

Charge for utility services

Charge a rental car service fee

Infrastructure charge for undeveloped area

Joe then appointed a subcommittee of Will Bruce, Joe McEnerney and Vince Boothe to look at each item to quantify the potential revenue and report back to the Authority.

Update of repairs to the Airport from Hurricane Sally: Joe McEnerney stated that the work on the Public Safety Hangar is going well and should be finished by next week. He also stated that M W Rogers will be starting work to repair the roof on the North Hangar next week.

Attorney's Report: Josh Myrick stated that he had received the final lien waiver from Lanier Construction for all the work that they have done at the Airport and the Authority can now approve the final payment of \$23,000.00. Vince Boothe made a motion to make the final payment to Lanier Construction of \$23,000.00, second by Chip Groner and unanimously passed.

Update hangar construction at the Airport: Don Lagarde stated that the hangar for Zach McNeil is now under construction and they have started the site work. Don then reported that the hangar for the Fairhope Hangar Partners is well under way and they hope to finish by April 1st. The electrical service to the site should finish installation soon also. Don then made a motion to approve A Long Boring to provide fire protection and potable water to the southwest side of the Airport for \$55,000.00, second by Vince Boothe and unanimously passed.

Continental Aerospace Technologies report: Nick VanHouten reported that a lock and chain had been put on the locking gate on County Road 32. Nick then

announced that the Classic Jet Aircraft Association Fly-In will be on March 3rd through March 7th. A NOTAM for the event will be issued.

Engineer's Report: Hank Eubanks stated that copies of the new Airport Layout Plan were given out at the Work Session held before the meeting and asked the Authority members to send any comments or changes to him. He also reported that the seal coat and access road are completed and signed off and he will be sending the documents off to the FAA. Once the Layout Plan is approved it will be sent off to the FAA also to close out the grant.

Treasurer's Report: Amy Pearson stated that the financials are in good order and went over the expenses for January 2021.

Joe McEnerney stated that the Vender Misc. 1099's have been mailed out.

Joe McEnerney stated that he needs a motion to approve the cost of the AWOS modem upgrade from DBT Transportation for \$655.00, and the survey for southwest utility corridor from Bumpers Land Surveying for \$1,400.00. A motion was made by Will Bruce to pay these expenses, second by Vince Boothe and unanimously passed.

Update on the revision to the Authority's website: Will Bruce reported that the website is live on a temporary URL and he will be contacting the web designer and Ben Montgomery who has been helping with the design in the next week for a meeting to finalize it to go live permanently by the end of the month.

Other Business: Josh Myrick stated that he has a proposal from Hand Arendall to be the bond council for the City and the Authority for the refinancing of the long-term debt and that he has reviewed the engagement letter. A motion was made by Vince Boothe to approve the appointment of Hand Arendall as bond council, second by Jack Burrell and unanimously passed.

Review of ground lease for Vince and Lynn Boothe's personal hangar on P-12: Vince Boothe recused himself from the meeting at 5:37PM. Josh Myrick stated that he has a ground lease for Vince and Lynn Boothe for lot P-12 for 40 years at 30 cents per square foot. After a group discussion a motion was made by Will

Bruce to approve the lease subject to a formal review and approval by the State Ethics Committee, second by Chip Groner and unanimously passed.

After the vote Jack Burrell asked to return to other business and stated that the City might be able to do the work to install the fire hydrant and line for potable water as an in kind project and wanted to know if the motion to approve A-Long Boring could be rescinded. Josh Myrick stated that it could be rescinded with a unanimous vote. Don Lagarde made a motion to rescind the motion for the approval of A-Long Boring to provide fire protection and potable water to the southwest side of the Airport, second by Will Bruce and unanimously passed.

Comments from the Public: Councilman Corey Martin stated that the City will be getting money from the Cares Act and he wants to be sure that the City and Airport are getting all the money available for 2020 and 2021.

Executive Session: Josh Myrick stated that a motion was needed to go into Executive Session to discuss the “good name and character of individuals” exception (Section 36-25A-7 (1), Ala. Code 1975 and discussion of the amount the Authority may accept for land transactions. A motion was made by Don Lagarde, second by Jack Burrell and unanimously passed. The Authority then went into Executive Session at 6:08PM.

The meeting resumed at 6:48PM with a motion by Vince Boothe, second by Chip Groner and unanimously passed.

Joe McEnerney stated that he needed a motion to raise the retainer for Josh Myrick from \$1,400.00 to \$1,800.00 a month starting March 1, 2021, and the payment to the bookkeeper, Kathy Calametti, would be raised from \$300.00 to \$400.00 a month starting March 1, 2021 and an additional \$100.00 would be added starting October 1, 2021. A motion was made by Jack Burrell, second by Will Bruce and unanimously passed.

Joe McEnerney asked for a motion for adjournment. Jack Burrell made a motion to adjourn, second by Will Bruce and unanimously passed. The meeting was adjourned at 6:50PM.

Joe McEnerney, Chairman

Submitted by Cynthia A Boothe