

Minutes of Fairhope Airport Authority
November 19, 2019

The Fairhope Airport Authority met November 19, 2019 at 4:00PM in the Council Chambers at 161 N Section Street.

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

The minutes of the October 15, 2019 meeting were considered and approved with a motion by Vince Boothe, second by Will Bruce and unanimously passed.

The minutes of the November 6, 2019 Special Meeting were considered and approved with a motion by Chip Groner, second by Don Lagarde and unanimously passed.

Approval of a new lease rate for the west side hangar (Tintronics): Chip Groner stated that at the November 6th meeting with Graham Coffelt (with the FAA) , that he suggested that the lease rate for the Tintronics hangar should be changed to \$0.22 /square foot so that it was in line with the lease rate for the other hangars on the West Side. After a group discussion, Chip Groner made a motion to lower the rate on the Tintronics hangar to \$0.22 /square foot, second by Vince Boothe and unanimously passed.

There was also a group discussion about the location of the hangar on the lot. Vince Boothe made a motion to give Tintronics the option to either lease an extra 1,400 square feet of apron in front of the hangar or to move the hangar back (to the west) 20 feet and have a two-hour firewall. There was a second by Don Lagarde and unanimously passed.

Fairhope Airport Authority Operations: Chip Groner reported that the runway status is good, there are no NOTAMS, and 3 taxiway lights are out. He stated that Kyle Klinner is working to have the taxiway lights fixed.

Update of the Flight Feeder System: Chip Groner reported that he is still researching the item and has spoken with several airports that have systems in

place and will continue to study the products available and report back at the next meeting.

Discussion and approval of being the host city for the 2024 Air Race Classic: Joe McEnerney stated that the Airport Authority has the opportunity to be the starting point for the 2024 Air Race Classic. The sponsorship fee is \$12,000. Joe also stated that he was going to approach Continental Aerospace for sponsorship and Jack Burrell stated that he would approach the City Council for support. Both will report back to the Authority at the December meeting.

Discussion of efforts to recruit and mobilize volunteers as part of the Authority's Advisory Board: Joe McEnerney stated that the Authority needs to work to engage the Authority's Advisory Board as a resource to support the Airport and for input for Airport projects. Joe and Will Bruce will contact Advisory Board members to encourage them to attend meetings and get more involved.

Discussion of the development of the 62 acres on the east side south of the new hangar plats: Don Lagarde stated that the property south of the new hangar plats is approximately 62 acres. He suggested that the Authority might want to divide the property in half and sell residential lots on County Road 13 and lease lots on the property facing the runway. He also introduced Zack McNeil who would like to build a flight training school for Black Hawk helicopters on the site. Mr. McNeil would like to purchase the property for the flight training school. Don explained that Graham Coffelt (with the FAA) advised against allowing Airport property to be purchased in that "through the fence access" could jeopardize future FAA funding. He and Joe will work with Mr. McNeil to try to work out the best solution.

Discussion of the development of the West Side commercial park: Don Legarde reported that the committee will need to get an appraisal of the property, so they can decide how to best market the property.

Summary of and approval of external memberships for the Authority: Joe McEnerney reported that he would like to renew the Authority's membership with the Eastern Shore Chamber of Commerce for \$250, and the General Aviation Alliance of Alabama for \$500. He also said he thought it would be beneficial to join the Aviation Council of Alabama for \$500. Jack Burrell made a motion to join

the Aviation Council of Alabama for \$500, second by Will Bruce and unanimously passed.

Continental Aerospace Technologies report:

Additional landscaping at the entrance along the North hangar: Joe McEnerney reported that is still being studied.

Update on the disposal of abandoned aircraft at the Airport: Joe McEnerney reported that one aircraft has been removed. Josh Myrick said that additional attorney fees would need to be authorized before he proceeded to get a court order to have the Bonanza removed. Vince Boothe made a motion to authorize Josh Myrick to spend up to \$2,500 to get the court order for removal of the Bonanza, second by Will Bruce and unanimously passed. Vince Boothe made another motion to have Josh Myrick address Continental Aerospace about future abandoned aircraft procedures, second by Jack Burrell and unanimously passed.

Audit of aircraft owner's liability insurance for Fairhope based aircraft: Joe McEnerney reported that 23 of 35 tenants have provided the requested liability insurance with the requested endorsements.

Review of Continental Aerospace Technologies' environmental liability insurance and environmental management program for the Airport: After a group discussion, it was decided that this issue needs further research and study.

Update on change of security codes for Airport entry gates: Chip Groner reported that they have already been changed.

Attorney's Report:

Update on the IRS audit for the Airport Improvement Bonds, Series 2007: Josh Myrick stated that we are waiting on the response from the IRS. Thomas Logino said that we would probably get a response sometime after Thanksgiving.

Review and recommended change of the Authority's standard hangar lease: Josh said he will simplify our existing lease over the next several weeks.

Update on negotiations with tenants for ground leases for the East Side: Josh will finish revising the lease that will be presented to Cunningham/Foster and Executive Aviation. Don Lagarde made a motion that once the revised lease is presented to the prospective tenants that they will have thirty days to sign the lease or the chosen lot will be put back in inventory for offer to others. There was a second by Vince Boothe and it was unanimously passed.

Engineer's Report:

Review and update of 2020-2024 Fairhope Airports' Capital Improvement Plan (CIP): Hank Eubanks reported that the modifications and updates are being made and went over all the changes requested. This was followed by a question and answer period.

Update on 2019 AIP construction project on east side: Hank Eubanks stated that the east side access road construction is about 85% complete.


Discussion and approval of electronic gate from County Road 13 to east side hangars: Hank Eubanks stated that he was going to try to include the cost of the gated in this year's AIP project but if he is unable to the Airport would have to pay for the gate. Vince Boothe made a motion to approve up to \$25,000 for an access gate to the East side, second by Chip Groner and unanimously passed.

Joe McEnerney stated that a section of the fence on the south end had been damaged and it will cost approximately \$2,000 to fix it. Don Lagarde made a motion to spend up to \$2,000 to fix the fence, second by Chip Groner and unanimously passed.

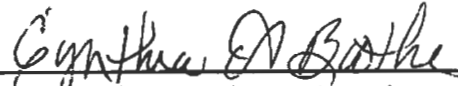
Treasurer's Report: Amy Pearson stated that the financials are in good order and she has sent the year-end figures to Jill Cabiness for the auditor. She then went over the expenses for October.

After the meeting's regular business agenda Don Hansen came forward and shared that he is forming a corporation with the purpose of building hangars on the west side of the Airport. After a group discussion, it was decided that the Authority will work with Mr. Hansen to look at possible hangar locations on the west side.

There being no further business, a motion was made by Vince Boothe to adjourn the meeting at 6:20PM, a second by Will Bruce and unanimously passed.



Joe McEnerney, Chairman



Submitted by Cynthia A Boothe