

Minutes of Fairhope Airport Authority
September 12, 2023

The Fairhope Airport Authority met September 12, 2023 at 5:00PM in the City Hall Council Chambers at 161 N Section Street.

Present: Chip Groner, Chairman, Don Ward, Will Bruce, Amy Pearson, and Pel Henry. Don Lagarde and Jack Burrell were absent. Also present was Josh Myrick, Attorney. Cynthia A Boothe took the Minutes.

The Minutes of the August 8, 2023 regular meeting were considered and approved with a motion by Pel Henry, second by Don Ward and unanimously passed.

The Minutes of the August 24, 2023 Special Meeting were considered and approved with a motion by Pel Henry, second by Don Ward and unanimously passed.

Continental Aerospace Report: Paula Hembree reported that there were 8,682 gallons of AV Gas sold in August 2023 and 7,431 gallons sold in August 2022. 19,828 gallons of Jet A were sold in August 2023 and 11,198 gallons were sold in August 2022. Paula also reported that there are some issues with the main phone line that she is working to resolve. Paula stated that Devon Nelson is wanting to start washing aircraft on the West Side and needs to know what to tell him. Chip Groner stated that he would just need to get with Dave Friedel to make arrangements for paying the surcharge on the income from his business.

Airport Manager's Operations Report: Dave Friedel reported that the repairs for the East Gate will have to have additional work done as the lightning damage was more extensive than previously thought. The additional cost to include surge protection and replacement of the Lift Master will be \$7,700.00. A motion was made by Pel Henry to pay the repair cost of \$7,700.00, second by Don Ward and unanimously passed.

Dave also reported that the AWOS had been hit by lightning, and the wind speed sensor will have to be replaced at a cost of \$1,300.00.

Dave stated that the Civil Air Patrol had training for the Daphne Junior ROTC last Saturday and that everything went well, and he thinks they will be asking to do more training at the Airport in a few months.

Dave reported that the traffic count for August 2023 was 7,135.

Dave stated that in a couple of weeks he and Chip Groner will be attending the ACA Conference in Montgomery and hopes others will also attend.

Chip Groner stated that he would like to increase the Chairman's discretionary spending limit of \$5,000.00 to \$10,000.00 in cases of emergency and safety issues. Pel Henry made a motion to increase the Chairman's discretionary spending limit to \$10,000.00 in cases of emergency or safety issues, second by Don Ward and unanimously passed.

Zac McNeil stated that he was concerned about security and safety issues at the Airport and said that he was sitting in a helicopter and a car drove up next to him and he also had about 30 gallons of diesel fuel siphoned out of a truck.

Engineer's Report: Luke Hicks stated that the preapplications for the Airport's 2024 projects, which includes the Runway Rehabilitation would be submitted this week. He said that one of the projects is the parking lot for the Terminal Building which he said that Crucible Construction is signing and returning to him so that he can get the Airport Authority to sign and then he can set up a preconstruction meeting. Luke reported that he is working on the quote for the Phase Two Environmental Study for the Fuel Farm and will get it to the Authority as soon as he can.

Treasurer's Report: Amy Pearson presented the Budget for 2023-2024 and went over the final adjustments that had been made. After a brief question and answer period a motion was made by Will Bruce to adopt the 2023-2024 Budget as presented, second by Don Ward and unanimously passed.

Legal Report: Josh Myrick stated that there was a meeting with Mr. Gillis of GOLO Adventures for discussion of the connection of the taxiway to Lot P27-A. He reported that no firm resolution resulted from the meeting although Mr. Gillis suggested that he lend the money to the Airport at low to no interest to be back

to Mr. Gillis over ten years. The approximate cost of the connection would be about \$150,000.00 Don Ward stated that while it was a generous offer, the Airport would be paying the full amount for the connection and the Airport's money is better served using it to apply toward grant projects where they would be getting more value for their dollars. Chip Groner stated that the general understanding has been that all lease holders on the East Side are responsible for building the connection from their lot to the taxiway. Mr. Gillis is concerned that he would be building a connection that would be used by others, such as Lot P27-B. It was suggested that the leaseholder of P27-B pay for half of the cost of the connection to the taxiway. Mr. Gillis asked that the lease states exactly what he is responsible for and that he will not be responsible for the striping and maintenance of the taxiway. Josh stated that he could make an amendment to the lease that stated that the tenant would extend the taxiway to Lot P27-A and the Authority would be responsible for the striping and maintenance of the taxiway just as they are responsible for maintaining the existing taxiway. Pel Henry made a motion to extend Mr. Gillis' exclusive right to Lot P27-A for 90 days which would be December 12, 2023 to finish negotiations of his lease, second by Don Ward and unanimously passed.

Board Discussion/Approval Requests: Don Ward stated that he and Don Lagarde have been working on the Minimum Standards and Rules and Regulations for the Airport and compared them to other area airports and have concluded that they would like to possibly engage a consultant to help them make sure that everything is done correctly before there is an RFP sent out for a new FBO provider. He would like the Authority to consider this and talk to some consultants and have an answer by the next meeting.

Pel Henry stated that he had sent out a draft of a Reservation Letter for prospective tenants to the Authority members for their review. It would be a Letter of Intent that would be valid for six months. The prospective tenant would have six months to sign the lease and make a deposit of \$10,000.00. After six months the deposit would not be refundable. It will have an effective date included in the Letter that would be the starting date for the six months. After a brief discussion a motion was made by Don Ward to accept the Letter of Intent, second by Will Bruce and unanimously passed.

Other Business: Josh Myrick that the Other Business was the selection of the Slate of Officers for the coming year. Chip Groner stated that the Nominees are Pel Henry, Chairman, Don Ward, Vice Chairman, Will Bruce, Secretary, and Amy Pearson, Treasurer. Don Ward made a motion to approve the Slate of Officers as proposed, second by Will Bruce and unanimously passed.


Comments from the General Public: Paula Hembree from Continental Aerospace, stated that she forgot to mention that the Marine Jumpers would return on the 22nd and 23rd of September for demonstrations.

Zac McNeil stated that he is the VP of Global Aviation for the Wagner Group and will be handling most of their aviation operations worldwide and has put in a request with Josh Myrick for a larger fuel tank. Josh stated that anything more than the one 12,000-gallon tank agreed to would need the approval of the Authority. Don Ward asked Zac how big the tanks were he is requesting, and he stated that he is requesting two 20,000-gallon tanks. Don Ward stated that the Authority has to ensure that what he is requesting won't keep the other tanks at the fuel farm from being built. Zac stated that he will come back with a proposal at the next meeting.

Adjournment: There being no further business, a motion was made by Don Ward to adjourn, second by Amy Pearson and unanimously passed. The meeting adjourned at 6:12PM.



Chip Groner, Chairman



Submitted by Cynthia A Boothe