

Mt. Vernon Airport Authority  
Regular Meeting of the Board of Commissioners  
Held April 10, 2012 at 6:00 PM

|                      |               |
|----------------------|---------------|
| Present: Greg Martin | Chairman      |
| Michael Ancona       | Vice Chairman |
| Gary Chesney         | Treasurer     |
| Joe Bob Pierce       | Commissioner  |
| Galen Monk           | Commissioner  |

Staff: Chris Collins  
Mary Barnett-Johnson

Guests: See Attached

Chairman Martin began the meeting by asking for a moment of silence for long time MVAA Commissioner Paul Dickerson. Paul passed away on March 21, 2012. After the moment of silence Chairman Martin explained that Paul was a model for community service, was a good friend, and would be severely missed.

#### **PUBLIC COMMENTS**

There being none, Chairman Martin moved forward with the meeting.

Chairman Martin moved the SSBA Revival line item from New Business forward on the Agenda so that guests could be accommodated. Chairman Martin introduced Mr. Jerry Montgomery and Mr. Rick Hill from the Salem South Baptist Association. The SSBA represents over 40 member Missionary Baptist Churches located throughout Jefferson County. Mr. Montgomery asked permission to host a nightly Tent Revival beginning on Monday night, September 17, and ending on Friday night, September 21, 2012. The SSBA intends to erect a tent capable of seating 200 people. Mr. Collins noted that there was a similar Revival in 1996 or 1997 and it was very good for the airport and the airport's tenants such as the restaurant. Discussion ensued about where to place the tent, electrical requirements, insurance regulations, portable toilets, and other logistics. The Commissioners asked Mr. Collins to work with Mr. Montgomery and Mr. Hill on the logistics. Motion was made by Commissioner Pierce and seconded by Commissioner Chesney to grant permission for the SSBA Tent Revival as presented. Upon roll call vote, all were in favor.

#### **REPORTS**

##### **Minutes**

Minutes were presented for the March 13, Meeting for approval. There being no changes to the minutes, motion was made and seconded to approve the minutes as presented. Upon roll call vote, all were in favor.

### **Treasurers' Reports**

There being no concerns with the Treasurer's Reports, motion was made and seconded to approve the Treasurer's Reports as presented. Upon roll call vote, all were in favor of the motion.

### **Bills for Approval**

There being no questions or concerns with the Bills for Approval, motion was made and seconded to approve the bills as presented. Upon roll call vote, all were in favor.

### **CORRESPONDENCE**

Mr. Collins presented a thank-you letter from Summersville Baptist Church. Pastor Don Verhines and the Congregation at Summersville Baptist expressed their gratitude for the airport and Wilkey's Café allowing Church services to be held inside the Koziara Terminal Lobby last Fall and early Winter while their new Church was being finished. Mr. Collins read the following: *"Thank you so much for all you did for the Church last year. You were a tremendous blessing to our congregation. You will never know how much you helped us, and how you "saved the day" when our Church had nowhere to go. We will always be indebted to you."*

### **OLD BUSINESS**

#### **Southwest Quadrant Development**

Mr. Collins provided an update on the proposed Southwest Quadrant Development. He presented an existing aerial view and a drawing of the conceptual final version after all potential phases have been completed. Mr. Collins noted that after the last meeting on Tuesday, March 13, 2012, (where an initial discussion on the proposed project took place), he traveled to Springfield, Illinois and met with Illinois Department of Transportation Division of Aeronautics Staff including Programmers, Engineers, and Director Shea. Hanson's Rob Waller joined also. The intent of the meeting was to emphasize to IDA Staff the airport's desire for the project to be included in the 2013 Program. Mr. Collins explained that he described the existing business at KMVN as well as future growth possibilities. The programmers asked if a building was to be built and emphasized no ramp/taxiway project would be programmed without a guarantee for a building. When Mr. Collins stated the airport would be constructing a small hangar/office, the programmers asked for drawings of where the hangar would be constructed, the required ramp/taxiway for the hangar, as well as a detailed cost estimate of the ramp, taxiway, and other tasks necessary for the project. Mr. Collins stated that he was directed to draft a letter of guarantee indicating the airport would indeed be assuming the costs for constructing a building, the tenancy of the building, and a construction schedule. Mr. Waller was directed to supply drawings of the ramp/taxiway and associated costs. Mr. Collins presented a draft of the required letter and Mr. Waller's concept drawing. Phase I would be to remove the old building foundations, remove the old and distressed pavements, return a large portion of the area to green space, construct an access taxiway, and construct a new section of ramp on the airside of the new building. Mr. Waller's estimate to perform these required tasks is estimated to be \$581,500.

Mr. Collins noted that at the Springfield meeting, he felt that Director Shea seemed very favorable of the project. He noted that he received a call from IDA Programmers late last week inquiring about the Letter of Guarantee. Mr. Collins asked the Commissioners to review the letter. If acceptable, Mr. Collins will forward on to the IDA Programmers. Mr. Collins suggested following the method used on the Community Hangar: select a Construction Manager, select an Architect, construct a Bid Specification, and bid the project. Mr. Collins pledged to research all funding options for the airport owned and constructed hangar: grants, government programs, low interest loans, and mortgages. Mr. Collins informed the Commissioners that he has been researching options that enticed manufacturers in the Light Sport industry at their respective homes. Of the three he talked to, all have different incentive packages. Mr. Collins ended the request by stating that the project is definitely “outside the box”, but there is tremendous potential for opportunity and the timing is right.

Regarding the Hangar, Mr. Collins noted that he is planning (for a minimum) a 60’ by 60’ box hangar with a budget not to exceed \$300,000. Since the monthly payment amount will be driving the project, it is hoped that grant funding or a low interest loan can be secured so that the square footage can be increased.

Regarding the proposed \$581,500 Ramp/Taxiway Project, Mr. Collins noted that the local share (with the new 5% local/State formula) would be approximately \$29,000. \$17,000 is already in the Capital Projects Account earmarked for the project from the Momentum 2014 Capital Projects Plan. The \$12,000 shortfall would need to be financed or funded from another source.

Discussion ensued regarding the project and what sending the letter means (the letter guarantees the airport would be moving forward with funding and constructing the building). Mr. Collins stated: “The Illinois Department of Transportation Division of Aeronautics Programmers are waiting for our letter so that the project can be programmed. We seem to be waiting for the Programmers to forward a letter stating the project would be programmed. The life of the project is in their hands.” Commissioner Ancona noted he was comfortable with the plans and direction the situation is headed. Motion was made by Commissioner Ancona and seconded by Commissioner Chesney to submit the letter of guarantee to IDOT, IDA. After roll call vote, all were in favor.

### **FBO Equipment**

Commissioner Monk provided an update on the situation regarding the telephone lines between the Koziara Terminal and SRT Aviation. An inspection by Commissioner Monk and Mr. Collins was completed several days ago. All signs point to the line being installed by Illinois Bell (now Ameritech). He believed the D-Mark inside the FBO Building also was installed by Illinois Bell. Commissioner Monk explained that he has handled this same situation at other locations through his company and is preparing to press Ameritech Management.

## **NEW BUSINESS**

### **SSBA Revival**

Chairman Martin moved this agenda item ahead of Reports.

### **Annual Audit**

Mr. Collins noted that work is still ongoing by the airport's auditors, so the Annual Audit will have to be tabled until the May Meeting.

### **FBO Contract**

Mr. Collins presented the Fixed Base Operations Lease Agreement Package to the Commissioners for review and approval. The package between the MVAA and SRT Aviation expires on April 30, 2012. Mr. Collins listed several positives that SRT Aviation has brought to the airport since opening in the Summer of 2006 including an FAA Certified Repair Station, Turbine/Jet Maintenance, the Southern Illinois Light Sport Training Academy, Western Skyways Engines, Jabiru Airframe/Engine Service, Agricultural Operators, and partnerships with aviation industry leaders such as Dallas Airmotive, and Aerial Solutions. Mr. Collins recommended approval of the FBO Lease Agreement Package for another five year term. Motion was made by Commissioner Ancona and seconded by Commissioner Chesney to approve the package. Upon roll call vote, all were in favor.

## **OTHER BUSINESS**

Mr. Collins informed the Commissioners that two new tenants have officially joined "Team MVN". Hertz is now open in the Koziara Terminal and Kash Helicopter Services is operating out of the Community Hangar. Mr. Collins explained that Kash Helicopter Services is in the agricultural aerial application business utilizing a Bell 206 Jet Ranger. The aircraft is housed and maintained inside the Community Hangar. Kash Helicopter Services employs two pilots and one mechanic. Mr. Collins stated that with SRT Aviation's FAA Repair Station License and Kash Helicopter's two FAA Licenses, the airport has two "hard to obtain FAA Certificated entities.

## **EXECUTIVE SESSION**

There being no items to discuss in Executive Session, Chairman Martin moved forward with the meeting.

There being no further business to discuss under Other Business, no further items for discussion on the Agenda, and no items to be taken from Executive Session, motion was made and seconded to adjourn the meeting. Upon roll call vote, all were in favor and the meeting was adjourned.