

Mt. Vernon Airport Authority
Regular Meeting of the Board of Commissioners
Held September 11, 2012 at 6:00 PM

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

Staff: Chris Collins
Mary Barnett-Johnson

Guests: See Attached

PUBLIC COMMENTS

Home Show

Chairman Martin moved this New Business Line Item forward on the Agenda and introduced Jefferson County Chamber of Commerce Executive Director Brandon Bullard and Jefferson County Chamber of Commerce Small Business Council Vice President Paul Lynch. Mr. Bullard and Mr. Lynch informed the Commissioners that the Chamber has scheduled the first Home Show since the late 1990's for February 9 and February 10, 2013. The gentlemen stated that the airport was their "first choice" of location for the home show due to the new Community Hangar, the large parking lot, and additional outdoor space. The timing of the show is approximately two weeks after a St. Louis area show, so expectations are high for large crowds. Mr. Bullard and Mr. Lynch asked for permission to utilize the Community Hangar for the Home Show and pledged to help with pre and post event clean-up and pay the utility costs. Discussion ensued. Motion was made by Commissioner Monk and seconded by Commissioner Ancona to allow the 2013 Home Show to be held at the airport. Upon roll call vote, all were in favor.

Chairman Martin introduced Mr. Lincoln Nation of Evergreen Lawn Care. Mr. Nation noted that his business that is located across Illinois Highway 15 on the west side of Chestnut Lane is interested in expanding. Evergreen Lawn Care intends to build a sod farm and small tree nursery. Evergreen is interested in purchasing or leasing the five acres of airport property that are contiguous with its west property line. Discussion ensued regarding the hurdles associated with selling airport owned property and the present farm lease in which the five acres are currently part of. The Commissioners informed Mr. Nation that they would support a long term lease arrangement with Evergreen Lawn Care once the cash farm lease expires.

REPORTS

Minutes

Minutes were presented for the August 14, 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 questions or concerns with the Treasurer's Reports, motion was made and seconded to approve the Treasurer's Report as presented. Upon roll call vote, all were in favor.

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 submitted by the Associated General Contractors of Illinois for the airport hosting the Regional Transportation Summit on August 15, 2012.

Mr. Collins presented an e-mail from Major Bruce Bennett from the 169th Airlift Squadron based in Peoria. The correspondence praised the airport and its volunteers for the professionalism and enthusiasm displayed during the Illinois ARMY and Air National Guard Airlift on July 7, and July 26, 2012.

OLD BUSINESS

Innovation Park

Mr. Collins provided an update on the project. IDOT/IDA/ENGINEERING: The FAA Airspace Determination has been approved. Mr. Collins stated the approval is for the maximum building footprint, so future expansion has already been considered and approved. Hanson Professional Services is still working on the Environmental Assessment CATEX. Mr. Collins noted the only remaining item would be a Construction Phasing Safety Plan and he noted that the Safety Plan is a fairly simple process.

An Engineering Agreement between the MVAA and Hanson Professional Services was presented by Mr. Collins. The Agreement covers Hanson's Design, Plans, and Special Services for the Reconstruction of the Southwest Ramp. Hanson's costs will be lumped together with the contractor's and materials cost on a future Participation Agreement between the MVAA and IDOT/IDA. Mr. Collins stated that he does not expect the Participation Agreement until after the airport's TIP Meeting in November. Mr. Collins further noted that regardless of IDOT/IDA's timing of their Agreement, he recommends approval of this Engineering Agreement with Hanson so that they can begin their design work. Motion was made by Commissioner Chesney and seconded by Commissioner Ancona to approve the Engineering Agreement with Hanson Professional Services. Upon roll call vote, all were in favor.

HANGAR: Mr. Collins noted that he and Construction Manager Carey Lipps have been going through the numbers and both have determined a fairly accurate budgetary number of \$351,661. This number covers construction of an 80' x 80' hangar with a 60' width by 18' height (clear) aircraft door. The cost also includes site prep and demolition of the current A-200 Building. Mr. Collins noted that with a proposed principal loan amount of \$425,000, the budgetary number leaves approximately \$73,339 to build a small office complex on the parking lot side of the hangar. Mr. Lipps believes there are some cost saving measures, like framing the walls with fire retardant wood, that will allow the office structure to be built and still meet the not to exceed

number of \$425,000. Both Mr. Collins and Mr. Lipps recommend bidding the small office extension as an alternate. Mr. Collins asked to delay further discussions regarding the hangar until after discussing financing.

FINANCING: Mr. Collins noted that he met with Joe Gilosci from Peoples National Bank last week. The bank is still eager to work with the airport. However, Peoples National Bank is suddenly not comfortable with a 30 year, fixed rate term. Mr. Collins presented a letter from the bank offering a ten year, tax exempt loan at approximately 3% interest amortized for 25 years. Discussion ensued, with the Commissioners and Mr. Collins wondering what would happen at year eleven should Peoples National Bank's offer be accepted. All agreed the offer was not favorable. Mr. Collins asked for more time to find financing through other sources including the original USDA Rural Development Loan or another bank.

Mr. Collins displayed an Architecture/Engineering Agreement between the MVAA and Brian Edmison & Associates. Since no funding source is presently available for the project, Mr. Collins recommended the Architecture/Engineering Agreement be tabled until a financing source could be secured. The Commissioners agreed and the Architecture/Engineering agreement between the MVAA and Brian Edmison & Associates was tabled for an unknown timeframe.

Narrowbanding Project

Mr. Collins presented a preliminary specification for the project to update the airport's ground based radios and admitted he has lots of refining to do in terms of an actual Specification. Mr. Collins mentioned an upcoming Pre-Construction Meeting with IDOT, IDA's Scott Paden. The meeting is a requirement for locally let, FAA reimbursed projects. Mr. Collins anticipates that only 50% of the radios will be eligible for re-imbursement as eligibility centers on ARFF and Security. Radios installed on the airport's tractors and other equipment will not be eligible. Mr. Collins noted that his goal is to receive bids by the November meeting.

Events

Mr. Collins updated the Commissioners on the upcoming events scheduled for September. He began with the Salem South Baptist Association Tent Revival that is scheduled nightly during the week of September 17, 2012. The KR National Gathering was next and is scheduled for Friday, September 28, and Saturday, September 29, 2012.

Mr. Collins also mentioned the recently completed 4th Annual Plane & Pilot Midwest LSA Expo. He indicated it was very successful. As www.midwestlsashow.com states: *"Six aircraft were sold, new seeds were planted, and many existing relationships between buyers and exhibitors were cultivated. Visitors from as far away as Germany, Canada, and 27 States enjoyed the Expo. Plans are already in the works for the 5th Annual Plane & Pilot Midwest LSA Expo. Mark your calendars for September 5-7, 2013."*

NEW BUSINESS

Property & Equipment Insurance

Mr. Collins noted that the airport's largest insurance policy expires in early October. As was the case last year, there are at least three agents that desire the business. Mr. Collins presented an e-mail from the incumbent agent, Mike Beard. Mike makes a great case for keeping the business

at his firm (not putting the policy out for bid) since the airport had the large loss associated with the Heroes Community Hangar Door. Mr. Collins stated Mike and the great folks at Columbia Insurance provided exceptional service throughout the process. He mentioned that he understands Mike's bullet points, but the airport must seek bids to be fair to everyone desiring the business. Discussion ensued and the Commissioners agreed with Mr. Collins. Commissioner Monk mentioned that a three year policy would be very desirable for budgeting purposes. Perhaps a three year policy could be sought as an alternate. Mr. Collins agreed to ask for a three year policy in addition to the annual renewal on the Request for Proposals.

Home Show

Chairman Martin moved this item forward on the Agenda.

OTHER BUSINESS

In response to a recent failure of one of the Koziara Terminal entry doors, Chairman Martin mentioned that he contacted a door maintenance company that specializes in electro-mechanical commercial doors. Mr. Collins met with the representative and provided the following: the present doors are so old that replacement parts would have to be scavenged from across the country, no guarantee would be available on any replacement parts found and installed, and new door components would present new challenges. Those challenges could require modification to the entry structures. Chairman Martin noted that perhaps the cheapest modification would be to install new manual double pane energy efficient doors and eliminate the present interior set of doors. At least one side of the doors would have to remain electro-mechanical to accommodate handicapped persons. Chairman Martin stated "there is no easy or cheap path". Discussion ensued, and all agreed to further research the project.

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.