

Mt. Vernon Airport Authority
Regular Meeting of the Board of Commissioners
Held February 12, 2013 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

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

REPORTS

Minutes

Minutes were presented for the January 8th, 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 Treasurers' Reports, motion was made and seconded to approve the reports 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

There being no items of Correspondence, Chairman Martin moved forward with the meeting.

SRT Aviation

Chairman Martin recognized that SRT Aviation personnel were in attendance and asked if they would like to address the Commissioners. SRT Aviation President Rich Carney introduced Avionics Master Technician Jimmy Case. Mr. Case recently began work for SRT Aviation after stints at several high profile operators at airports around the state; the last being JA Air Center in Aurora. Initially trained in the NAVY on the E6B "Prowler" program, Mr. Case crew chiefed on the USAF C-21 Program and his Learjet specialization led him across the country before coming home to the Illinois airport system. Mr. Case brings 34 years of total aviation experience to Team MVN and he hopes to implement his "glass cockpit" Supplemental Type Certification here at Mt. Vernon Outland Airport. Mr. Carney stated that the addition of Mr. Case represents a

“quantum leap forward” for the airport and should allow SRT Aviation to compete with Ron Collins Aviation - the area’s premier avionics shop in the near future. The Commissioners welcomed Mr. Case to Team MVN.

OLD BUSINESS

Innovation Park

Mr. Collins directed the Commissioners attention to Construction Manager Carey Lipps and Architect Brian Edmison. Mr. Lipps began the discussion by stating that construction will commence tomorrow morning. Mr. Lipps, Mr. Edmison, and Mr. Collins discussed several deductions that should save several thousand dollars. The lion’s share of this deduction involves lowering the overall site elevation 12 inches and a relocation of the water line and fire hydrant from the ramp side of the building to the office side. The team also stated that the building will be pre-engineered in its entirety. When the pencil was sharpened, the better quality pre-engineered office addition was just as affordable as the site built office option. Mr. Lipps presented a color chart for the exterior sheeting, trim, aircraft door panels, and office roof panels. With the exception of bronze color trim, the Commissioners chose colors that match the existing hangars. At the recommendation of Mr. Edmison, the Commissioners selected a very light green color for the office roof panels. Mr. Lipps stated that he is finalizing the contracts and should have them ready for execution very soon.

Mr. Collins presented the Finance Agreement between the MVAA and Bean Capital Banking Center for Innovation Park Hangar #1. The Agreement will be for \$400,000 at a fixed interest rate of 4% over a 25 year term. Mr. Collins asked for approval of the long awaited document. Motion was made by Commissioner Monk and seconded by Commissioner Ancona to approve the Finance Agreement. Upon roll call vote, all were in favor.

Mr. Collins presented several pages from the Taxiway, Ramp, Roadway, and Site Revitalization Project Plans submitted by Hanson Professional Services. As the cover letter to IDOT, IDA states, the plans are at 80% completion and the project is scheduled for the April 26th letting. Mr. Collins noted that a good rule of thumb is 60 days from the letting to the dirt work, so work should start on the State/Federal Ramp/Taxiway/Roadway Site Revitalization Project in July, 2013.

Mr. Collins noted that airport maintenance successfully and safely dismantled the old pole barn structure on the far southwestern side. This is the building that needed to be removed to make way for Hangar #1. With the exception of the roof purlins, nearly everything was saved. Mr. Collins asked the Commissioners to declare the building “surplus” and conduct a sealed bid auction locally. The 30’W by 108’L building consists of the following: (14) 30’ wide 2”x 8” manufactured trusses, (46) 6” x 6” posts (12’ to 16’ length), (5) 10’ x 10’ garage doors complete with hardware, (1) 8’ x 8’ garage door complete with hardware, and all perimeter and roof panels. Discussion ensued and Mr. Lipps provided some figures that the components could bring at such a surplus auction. Motion was made by Commissioner Chesney and seconded by Commissioner Ancona to declare the building components “surplus” and conduct a sealed bid auction. Upon roll call vote, all were in favor.

NEW BUSINESS

Work Comp & Liability Insurance Renewal

Mr. Collins stated that broker John Grob, of Las Vegas based Arthur J. Gallagher has worked very hard to find affordable rates on the Work Comp side. An accident last January triggered a massive increase from the current carrier Phoenix. Mr. Grob called in a few favors with underwriters Phoenix and QBE The Americas. In the end, Phoenix decreased some, but QBE was far cheaper. Mr. Collins noted that despite the ground work, the airport is looking at a \$5841 increase in Work Comp premium (the new premium is \$16,812). Mr. Collins did report good news on the airport general liability front, as Mr. Grob obtained a proposal from QBE The Americas that saves the airport \$616 (the new premium is \$3399). Mr. Collins recommended the approval of the Work Comp Proposal at \$16,812 and the General Liability Proposal at \$3399, both with Arthur J. Gallagher. Motion was made by Commissioner Chesney and seconded by Commissioner Pierce to approve the proposals as presented. Upon roll call vote, all were in favor.

Director's & Officers Insurance Renewal

Mr. Collins noted that local broker Mike Beard has serviced this insurance item for many years. Mr. Beard's renewal proposal is with the existing carrier Euclid Managers and decreased \$30 over last year's premium (the new premium is \$2429). Mr. Collins stated the policy was to expire in late January, and the cost was the same or cheaper than the previous year, therefore he renewed this policy. He asked for official approval of this action. Motion was made by Commissioner Pierce and seconded by Commissioner Monk to approve the Director's & Officer's Insurance Renewal as presented. Upon roll call vote, all were in favor. Mr. Collins stated that when all the major insurance policies at the airport are considered (work comp, property/equipment, general liability, and the director's/officers), 2013 will see a total increase of \$8195. He further expressed his disappointment by categorizing the situation as an unfortunate reality.

Koziara Terminal Suite "B"

Mr. Collins introduced Mr. Jerry Van Houtin. Mr. Van Houtin stated that since the American Red Cross vacated, he has been interested in leasing the vacant suite. He would like to use the suite as a base of operations for various mission based organizations he oversees as well as an office supply retail business that he is involved with on a part time basis. Full Gospel Ministries includes the Jefferson/Marion County Chapter of Full Gospel Business Men's Fellowship International - one of the largest Christian business organizations in the world. Full Gospel Ministries will have a headquarters for the organization's counseling at Big Muddy, Centralia, and Vandalia Correctional Centers. Mr. Houtin noted the suite will be a meeting place for evangelists and lay people serving in this mission. Because of the specialized nature of Full Gospel Ministries, the office suite could be occupied at various times throughout any given week. Regarding the sale of office supplies for Office Products, Mr. Houtin explained that if sales in the area pick up, he could have an additional person in the suite for this portion. Discussion ensued and the Commissioners asked Mr. Van Houtin about insurance, a monthly rent amount, and an anticipated lease date. After discussion, the insurance concern was rectified, a monthly lease amount was established at \$850 per month, and Mr. Van Houtin indicated an April 1, 2013 start date. Motion was made by Commissioner Ancona and seconded by

Commissioner Monk to approve the lease of Koziara Terminal Suite “B” to Mr. Jerry Van Houtin, dba Full Gospel Ministries as outlined above. Upon roll call vote, all were in favor.

OTHER BUSINESS

Chairman Martin noted that the meeting would be Commissioner Monk’s last as he is relocating his business and home to Nashville, Tennessee. Chairman Martin thanked Commissioner Monk for his year of service to the Mt. Vernon Airport Authority and added, “you have been a great asset to the airport, and best of all, a good friend.”

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.