

Mt. Vernon Airport Authority
Regular Meeting of the Board of Commissioners
Held April 14, 2009, at 6:00 PM

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

Absent: None

Staff: Chris Collins
Mary Barnett-Johnson

Guests: See Attached

PUBLIC COMMENTS

There being no public comments, Chairman Ancona moved forward with the meeting.

REPORTS

Minutes

Minutes were presented for the March 10, Regular 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 invitations to the Illinois Aviation Conference. This year's conference is scheduled for May 19 – 20, 2009 in East Peoria, Illinois.

OLD BUSINESS

FBO Revitalization Project

Mr. Collins updated the Commissioners on the status of the revitalization of the Fixed Base Operations Building. A majority of the new ceilings grids, tiles, and HVAC Diffusers have been installed. Most of the painting has been completed. Bids were presented for the flooring portion of the project. Southern Illinois Tile and Carpet Supply submitted the lowest bid at \$16,057.37. One Stop Flooring America submitted the second lowest bid at \$16,484.81. Also presented were

bids for the new interior furniture. Gutzler's Furniture submitted the lowest bid at \$4015. Steffy's Home Furnishings submitted the second lowest bid at \$4341. Mr. Collins provided a listing of expenditures to date as well his estimates for completion of the project including allowances for new televisions, ADA Bathroom Compliance fixtures, specialty porcelain tile, and upgrade of the sales counter area. Mr. Collins' estimate for the entire project is approximately \$37,500. Chairman Ancona asked for a motion to approve the low bids for the new interior furniture. Motion was made by Commissioner Dickerson and seconded by Commissioner Martin to accept the \$4015 bid submitted by Gutzler's Furniture. Upon roll call vote, all those present were in favor. Chairman Ancona asked for a motion to approve the low bid for the flooring upgrades. Motion was made by Commissioner Martin and seconded by Commissioner Dickerson to accept the \$16,057.37 bid submitted by Southern Illinois Tile & Carpet Supply. Upon roll call vote, all those present were in favor.

Bush Hog Rotary Cutter Bids

Mr. Collins presented bids for one new Bush Hog 2715 Rotary Cutter. F.B. McAfoos submitted the lowest bid at \$7987. Diedrich Implements submitted the second lowest bid at \$8993. Both bids included a trade in value for one salvage unit airport maintenance has been using for spare parts. Chairman Ancona asked for a motion to approve the low bid for the new bush hog. Motion was made by Commissioner Chesney and seconded by Commissioner Dickerson to accept the \$7987 bid submitted by F.B. McAfoos. Upon roll call vote, all those present were in favor.

Capital Projects Investment Account

Bids submitted by local banks were presented by Mr. Collins for consideration. Interest rates for principal amounts of \$500,000, \$750,000, and \$1,000,000 at the terms of six months, nine months, and one year were requested. Banterra Bank submitted the highest interest rates over the range of principal amounts and terms. The second highest bidder was Mid-Country Bank. U.S. Bank and Peoples National Bank submitted the third and fourth highest bid respectively. Discussion ensued on how much to invest and for what term. Mr. Collins stated that since funds for the new "T" Hangar Project would not be needed until the Fall, a principal amount of \$1,000,000 could be invested. Mr. Collins calculated that the interest rate submitted by Banterra Bank, applied to the full \$1,000,000 for six months, would yield \$340 per month income. Motion was made by Commissioner Martin and seconded by Commissioner Pierce to open a \$1,000,000 Certificate of Deposit for a term of six months based on the bid submitted by Banterra Bank. Upon roll call vote, all those present were in favor.

NEW BUSINESS

"T" Hangar Project

Mr. Collins presented preliminary concepts for the new "T" Hangar drawn by Hanson Professional Services. Plans were displayed for a twelve place unit exactly like the existing twelve place "T" Hangar, as well as larger "T" Hangar unit capable of storing ten single engine aircraft and two twin engine aircraft. Mr. Collins explained that he and Mr. Rob Waller from Hanson have been exploring the positives and negatives regarding the building of the larger unit. Mr. Collins stated that many extra costs are associated with building the larger structure. The extra costs are for the extra fill required for a longer structure, additional taxiway pavement for the longer structure, and additional and larger materials for the twin-engine storage area. Mr.

Collins also stated that he is concerned about whether tenants would lease the two proposed larger hangars since storage in the airport's corporate hangar would be far cheaper than what the lease rate would be in the new hangars (applying the cost per square foot times the square footage of each individual unit). Mr. Collins noted that he believes the most cost effective solution would be to build a twelve place unit similar to the existing unit. The additional dollars that would have been spent to build the larger alternative would be better utilized to start a new corporate type box hangar south of SRT Aviation. This building is also needed and has been discussed previously. Mr. Collins provided a synopsis of the IDOT Letting Cycles, estimated costs, and funding. If plans are submitted to IDOT prior to May 1, 2009, the project would be eligible for the July 18 Letting. If the July Letting is made, the project could be awarded on September 18, 2009. Dirt work could begin soon afterward. Hanson Professional Services estimates the total cost of the project at \$700,000. \$450,000 is attributed to the building and engineering, the remaining funds would pay for the site work and paving. The site work and paving are Federally eligible projects and could be reimbursable through a State/Local Program. A State/Local Program would be funded through a Capital Bill and would be either an 80/20 or 50/50 split. Discussion ensued regarding the size of the building. All present agreed with Mr. Collins that the most cost effective plan would be to pursue the twelve place "T" Hangar unit similar to the existing unit.

Gate Card Readers

Mr. Collins briefed the Commissioners on the status of the Gate Card Readers on the Southeast Quadrant of the airport (Terminal/Corporate Hangar, Corporate Hangar/FBO, and south of the FBO). This issue has been discussed several times over the last few years as no replacement cards are on hand. New cards are costly and require a minimum order number of fifty. The situation has worsened lately as one of the readers is inoperable and one reader stand is about to fall over. Mr. Collins presented a proposal from March, 2006 from Security Alarm Corporation, the local company that owns the proprietary rights to the gate reader technology. Security Alarm will honor the old quote for upgrading the readers to the Radio Key 600 Stand Alone Proximity/Keypad Access Control System. The \$2550 quote covers three new Access Control Readers, three new Back Boxes for the readers, and 50 new Proximity Cards. Mr. Collins noted that the system can also be linked into a computer for tracking ingress/egress, but this would involve extra costs associated with cabling, conduit, and boring/trenching. Discussion ensued about the need for tracking ingress/egress that may be required in the future and how having such a system would be favorable to the TSA. Mr. Collins stated that he was not asking for approval of the Security Alarm proposal, but the approval to continue studying the proposal and computer tracking upgrades. All present were in favor of Mr. Collins' continued research.

OTHER BUSINESS

Chairman Ancona asked Mr. Collins to provide a briefing of the savings realized by the Koziara Terminal HVAC and Energy Conservation Project. Mr. Collins noted that over the first four months since project has been completed (November, 2008; December, 2008; January 2009; and February, 2009, the airport has saved over 37% or \$5500 when compared to the previous fiscal year. Two charts were presented showing comparisons of the costs and energy consumption between the two fiscal years. Mr. Collins also pointed out that the numbers for the previous fiscal year only reflected one of the two HVAC units being in service and no tenancy on the Southwest end of the building. This fiscal year's numbers reflect the building at 100% capacity

in terms of the units functioning and tenancy. Mr. Collins stated that the charts will continue to appear in the booklets for an entire fiscal year for comparison.

There being no additional items to cover under Other Business, Chairman Ancona moved forward with the meeting.

EXECUTIVE SESSION

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

In Open Session, motion was made and seconded to enter back into Open Meeting. Upon roll call vote, all present were in favor.

Motion was made by Commissioner Chesney and seconded by Commissioner Martin to abate SRT Aviation's monthly rent for six months as well as apply 15% of the airport's fuel profits to SRT Aviation's debt to the airport as discussed in Executive Session. Upon roll call vote, all those present were in favor.