

Mt. Vernon Airport Authority  
Regular Meeting of the Board of Commissioners  
Held July 9, 2013 at 6:00 PM

Present: Greg Martin    Chairman  
          Michael Ancona                                      Vice Chairman  
          Joe Bob Pierce                                        Commissioner

Absent: Dr. David Asbery                                  Secretary  
          Gary Chesney                                        Treasurer

Staff:   Chris Collins  
          Sheila Jolly-Scrivner

Guests: Rick Hayes, Greg Peterson, Louis Beckley, Ellen Becker, Brian Hirschberg

**PUBLIC COMMENTS**

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

**REPORTS**

**Minutes**

Minutes were presented for the June 11, 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**

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

**OLD BUSINESS**

**Innovation Park**

Mr. Collins stated that wet conditions continue to be a hindrance. One hundred percent of the foundation has been poured. All the plumbing and nearly all of the electrical has been roughed in. Steve Sheridan of Sheridan Concrete indicates his crew will start pouring the floors on Thursday. Once the floors are poured and the steel erector crew arrives, Mr. Collins noted the project should move along much faster.

Mr. Collins presented the long awaited Agency Agreement between the MVAA and IDOT, IDA for the State/Federal Ramp Reconstruction and Roadway Construction Project. The total cost is \$511,600. The local share is \$25,600 - \$3650 less than the Engineers Estimate. Mr. Collins asked for approval of the Agency Agreement. Motion was made by Commissioner Martin and seconded by Commissioner Pierce to approve the Agency Agreement. Upon roll call vote, all were in favor.

### **Engineering Agreement**

Mr. Collins submitted an Engineering Agreement between the MVAA and Airport Consultants Hanson Professional Services. Mr. Collins indicated that the project the Agreement covers was completed and closed out over a year ago (everything has been paid). Due to oversight, Hanson did not submit an Engineering Agreement for their work on the RSA Grading & Drainage Study back in 2011. Mr. Collins noted a Participation Agreement between the MVAA and IDOT, IDA was approved and executed at that time – but no supporting Engineering Agreement. All involved need this agreement in their files, so Rob Waller at Hanson completed an Agreement and forwarded it to the airport. Mr. Collins recommended approval of the Engineering Agreement. Motion was made by Commissioner Martin and seconded by Commissioner Pierce to approve the Engineering Agreement. Upon roll call vote, all were in favor.

## **NEW BUSINESS**

### **Koziara Terminal Suite “B”**

*Due to timing issues and travel concerns of guests, Chairman Ancona moved this item forward on the Agenda.* Mr. Collins introduced Ms. Ellen Becker, Executive Director of the Epilepsy Foundation of Greater Southern Illinois and Mr. Louis Beckley, Epilepsy Services Coordinator for the Epilepsy Foundation of Greater Southern Illinois (EFSI). Mr. Collins noted that once Full Gospel Ministries failed to materialize in the former American Red Cross Office Suite, he, Mr. Beckley, and Ms. Becker, began discussions related to the EFSI leasing the vacant office space. The MVAA and EFSI are now ready to enter into a Lease Agreement pending the approval of the Commissioners. Mr. Collins asked Ms. Becker and Mr. Beckley to inform the Commissioners about the Epilepsy Foundation of Southern Illinois. Ms. Becker stated the EFSI has been in Mt. Vernon for 35 years. The Mt. Vernon office serves the residents in 34 counties or nearly the southern one-fourth of the State. Epilepsy disorders affect one in 26 people in the United States. The Mt. Vernon office educates and raises awareness as well as offers a monthly clinic day to those in its service area. The office includes two full time staff – Mr. Beckley and Mrs. Erin Gale. Ms. Becker concluded that she, as well as her Board of Directors, is very pleased with the airport office suite. The office will provide a great profile for the Epilepsy Foundation of Greater Southern Illinois. Mr. Collins presented a Lease Agreement between the MVAA and EFSI for the consideration and approval of the Commissioners. The Lease Agreement is for five years and commences on August 1, 2013. Motion was made by Commissioner Pierce and seconded by Commissioner Martin to approve the Lease Agreement between the MVAA and EFSI. Upon roll call vote, all were in favor. Chairman Ancona welcomed the EFSI to Team MVN.

### **Proliance Energy Presentation**

*Due to timing issues and travel concerns of guests, Chairman Ancona moved this item forward on the Agenda.* Mr. Collins introduced Mr. Brian Hirschberg of Proliance Energy. Proliance Energy is a full service natural gas marketing company based in Indianapolis that provides natural gas supply services to commercial, industrial, and wholesale customers in eight Midwestern and Southern states. Proliance offers its customers the ability to lock in prices for the future, float with the market, or a combination of both. There is no cost to sign up or get out. However, a customer must remain with Proliance for 12 consecutive months. If it so chooses, the earliest the airport could enter into a contract with Proliance Energy is January 2014. Mr. Hirschberg stated that he was provided twelve months of utility bills from the airport and feels his company could save the airport some funds. Based on today's rates, Mr. Hirschberg calculated a total annual savings of \$998 or about 31%. He noted that natural gas prices are currently in a ten year low, so a long term contract (rates directly proportional with the length of time) or floating with the market would need some thought. Mr. Collins noted that the airport only has four buildings that consume natural gas – the Koziara Terminal being the largest but only when the outside temperature is below 34 degrees. Mr. Collins asked Mr. Hirschberg about local company Affordable Gas & Electric. Mr. Hirschberg indicated that he had little knowledge about Affordable Gas & Electric but stated that there is no middle man with Proliance Energy. Discussion ensued and the consensus of the Commissioners was to table the offer due to the absence of Commissioner Chesney.

### **Tentative Annual Budget Ordinance 2013-02**

Mr. Collins presented the Tentative Annual Budget Ordinance 2013-02 for consideration and approval. The tentative annual budget lists revenues at \$438,917 and expenditures at \$437,417. Mr. Collins noted that at the recommendation of the airport's auditors, the tentative budget includes the Midwest LSA Expo. Since the expo is a not a for profit entity, the auditors recommended it be included in the airport's General Operating Fund. Mr. Collins stated the tentative annual budget includes Innovation Park as well. Motion was made by Commissioner Pierce and seconded by Commissioner Martin to approve the tentative annual budget ordinance. Upon roll call vote, all were in favor. Mr. Collins noted that the tentative annual budget will be on display in the MVAA Office slightly beyond the 30 day public inspection time frame. After the Annual Budget Hearing, scheduled for 6:00 p.m. on Tuesday, August 13, 2013, is concluded, the budget can be approved in final form in regular session that same evening.

### **Auxiliary Generator**

Mr. Collins noted that the airport continues to have difficulties with the ARDL auxiliary generator – equipment the airport is responsible for in the Ground Lease Agreement. The generator at ARDL only has 751 total hours, but is over 20 years old. The unit has seldom functioned over the past five years despite heavy troubleshooting and maintenance. Mr. Collins added the ARDL unit did not work during the last major outage causing inconvenience to the laboratory staff and equipment. Contract service provider IPT Power was called and the problem this time was the control panel. Mr. Collins provided cost estimates for fixing the problematic unit - \$2875, replacement with a much newer and reliable used unit - \$6000, or a new diesel unit - \$23,821. Mr. Collins

stated that IPT Power has offered the airport a great deal on the newer used unit. The turn-key price to the airport is \$6000 for a two year old unit with only 84 total hours. The unit has been offered at \$9000 to other entities! Mr. Collins recommended the \$6000 option. Repairing the problematic unit is nearly half the cost of a newer used unit (without any unforeseen variables) and a new diesel unit is nearly off limits due to price. Discussion ensued. Motion was made by Commissioner Martin and seconded by Commissioner Pierce to approve the quotation by IPT Power for the used auxiliary generator at a turn-key cost of \$6000. Upon roll call vote, all were in favor.

#### **OTHER BUSINESS**

There being no items to discuss in 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.

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.