

Mt. Vernon Airport Authority
Regular Meeting of the Board of Commissioners
Held May 11, 2021 at 6:00 PM

Present: Marty Cox	Chairman
Mike Ancona	Vice Chairman
Carey Lipps	Secretary
Greg Martin	Treasurer
Gary Chesney	Commissioner

Staff: Chris Collins
Sheila Jolly-Scrivner

Guests: Don Lewis, Ruth Anne Strawn, Mike & Carla Payne, Ryan & Jessica Wellmaker, and Bob Metcalf

Chairman Cox welcomed everyone to the meeting. Mr. Collins presented a plaque to outgoing Commissioner Ryan Wellmaker. Mr. Collins read the inscription on the plaque prior to taking photographs with Commissioner Wellmaker. The plaque states the following: *Under your leadership, Mt. Vernon Outland Airport experienced unprecedented tenant, employment, and community perception growth with the addition of an international airline pilot training academy, the community's most popular restaurant, and the Mt. Vernon Soccer Club.*

Chairman Cox welcomed back Commissioner Greg Martin. Commissioner Martin begins his second stint of service on the Board. He served previously from 2005 to 2015 chairing the Board several years.

PUBLIC INPUT

Hearing none, Chairman Cox moved forward with the Agenda.

STATE OF THE AIRPORT

Chairman Cox noted that since the May Meeting serves as the Annual Meeting, two special line items were added to the Agenda. The first was the State of the Airport address. Chairman Cox asked Mrs. Scrivner to read from a prepared document of achievements that occurred over the previous twelve months. The prepared document is attached.

ELECTION OF OFFICERS

Chairman Cox explained that the second special line item is an Election of Officers. Chairman Cox opened the floor for nominations. Commissioner Chesney motioned the officers remain the same for another year and newly re-appointed Commissioner Greg Martin to fill the Treasurer position of outgoing Commissioner Ryan Wellmaker. Commissioner Lipps seconded the motion. Upon roll call vote, all were in favor. The Board positions for FY2021/2022 are the following: Chairman Marty Cox; Vice

Chairman Mike Ancona; Secretary Carey Lipps; Treasurer Greg Martin, and Commissioner Gary Chesney.

Mrs. Scrivner asked the Board to approve the addition of Treasurer Greg Martin to the Authority's various bank accounts. Motion was made by Commissioner Lipps and seconded by Commissioner Ancona to add Treasurer Greg Martin to the various bank accounts. Upon roll call vote, all were in favor.

REPORTS

Minutes

Minutes were presented for the April 9th, 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 letter from Affordable Gas & Electric regarding increasing natural gas utility rates. Monthly bills will increase for everyone across the nation to help pay for past emergency consumption in Texas over the winter. AGE's Rob Wielt will visit the airport soon to further explain the situation.

Mr. Collins showed three letters from various entities requesting a property tax reduction (Vanex Color, US Bank, and Times Square Mall). All three hearings are tomorrow. He explained he does not plan to attend since the airport has the smallest portion of the tax bill – the schools can oppose the request.

Mr. Collins presented the Agenda and Meeting Minutes for the upcoming May Meeting of the Greater Egypt Regional Economic Commission.

OLD BUSINESS

Project Updates

Mr. Collins provided an update on completed and ongoing projects around the airfield:

A-1200 Office – Photos from the project were presented. The guys installed the flooring, cove base, and stair rails. The plan is to stain the stairs after the wood has cured. All that is left to do is procure some furniture.

A-1100 Roof – This one is actually a call to action. Discussions need to begin on permanently fixing the front section of the roof at the Kash Helicopter office. The repairs made to the “internal gutter” basically got everyone through the winter and should be removed and fixed correctly this summer. Fixing it correctly will require some sort of demolition and installation of a large portion of new roof. The entire front face will need to be redesigned to move the gutter on the outside wall. Commissioner Lipps volunteered to meet with Mr. Collins soon to plan a solution.

Grant/Project Update

Mr. Collins presented a summary of his progress since the last meeting. He stated there has been some highs, some lows, and some new thinking about the individual projects. Below is Mr. Collins’ summary:

KT Parking Lot Project – The long awaited State/Local Program was announced last week. An official press release from the Governor was distributed on May 7, 2021 (the press release is attached). A total of \$94 million will be available. I have very high hopes the KT Parking Lot Rehabilitation Project will be included. Hanson Professional Services believes it is strong contender.

Innovation Park Utility Upgrade/Hangar #2 Ramp – I received a telephone call on Thursday, May 6, 2021 from Congressman Bost’s office. This project was not selected for a FY22 Community Project Funding Grant. Funds were only available for ten of the 200 projects submitted in the Congressman’s district. We were encouraged to apply again for FY2023 and to also advise the Congressman’s office if other funding was secured.

Innovation Park Hangar #2 (IP Turbine Center) – I submitted the requested metrics to Greater Egypt just after last month’s meeting. On April 28, I received an e-mail from Greater Egypt stating that organization would be taking our metrics, summarizing them to fit EDA’s required grant pillars, and using the data to discuss a possible application with their contact(s) at EDA. The e-mail from Greater Egypt is included.

So what now? We keep working, talking, networking. We keep planning for a bright future! Below are my thoughts:

See the drawing from Hanson Professional Services for Innovation Park. Note Hangar #2 (turbine center) includes a future 80’ x 100’ extension and aircraft ramp extension to the east. Total structure size could be 180’ by 100’ when both phases are completed. For now, we are focusing on the initial 100’ x 100’ hangar and 20’ x 60’ office complex (western side). Also note the future removal and relocation of the SRE building (maintenance building). This makes way for four modern, attractive structures on the western side of Innovation Park. Also note Innovation Park Hangar #5 east of the fuel farm.

Innovation Park Sanitary Sewer Force Main Upgrade: Other than age-effected breaks and subsequent repairs, the existing line can remain in place with little impacts to Innovation Park Hangar #2 (west side). Seventy-five percent of the Hangar #2 (west side) Ramp can be constructed without impacts. The southern portion of the force main will have to be reconfigured ahead of the Hangar #2 ramp (east side) is constructed. I have also been exploring the possibility of a large portion of this project being completed by our maintenance team. We can purchase the pipe, we have a backhoe, we have Matt Colvin... It could be done in phases. We could install the piping and hire a contractor to do the hookups.

Innovation Park Electrical Upgrade: Also included in the Innovation Park Utility Upgrade Project would be the relocation of the existing electrical supply lines to a new electrical supply and meter base installed in the utility corridor. The project also includes the relocation of an existing transformer by Ameren. These portions of the project would have to be completed prior to any future projects. Because of this, we may have to use local funds and simply bid the work ourselves using a local electrical contractor. Ameren's portion would most likely be \$20,000. I do not have an estimate for the installation of the new meter base and relocation of the supply lines. Perhaps I could work with Commissioner Chesney to gauge the scope of this project and establish an estimated total cost. We will also need further study of the electrical system in the existing maintenance building (supplying power to the fuel farm). Significant electrical infrastructure exists and it is quite possible a relocation of the existing maintenance building may require a small transclosure/vault inside the utility corridor. I will speak to Hanson Professional Services soon.

IP Hangar #2/Turbine Center (western side): Commissioner Lipps and I met recently and developed an estimated cost for the new hangar/office complex. We are looking at approximately \$944,000. The hangar portion of the building would have a roof sloped east to west with infrastructure along the east wall to allow for expansion to the east. The aircraft door would be 90' by 28'. As done in our recent hangars, there will be a parking lot side garage door capable of accepting deliverables. A future expansion to the east will allow Hangar #2 to be 100' depth by 180' width. Funding for this hangar remains a huge question mark. Keep your fingers crossed for an EDA grant!

IP Hangar #2/Turbine Center Ramp (western side): Funding not being an issue, a large concrete aircraft apron would be built just after the hangar floor is poured. If the existing sanitary sewer force main was not replaced, the ramp would have to be diminished as to not build over the sewer piping. If the force main is replaced, the ramp could be constructed as designed and the old force main be abandoned in place. This new ramp is on the airport's TIP Plan for 2026 and carries a \$420,000 price tag. Obviously, we would like to build the hangar in 2022 so funding for the corresponding ramp will be a problem if some sort of grant cannot be secured. We need to be prepared to construct some sort of temporary taxiway to the hangar should we be fortunate to build a hangar. The

good news is that if a structure is built, IDOT, IDA will be more agreeable to move the ramp project forward as we have done our part in putting up the structure.

NEW BUSINESS

New Mower

Mr. Collins state that late last summer, the maintenance guys tried out a few zero turn mowers. For finish mowing, the airport currently utilizes two Toro Groundsmaster 4x4 Commercial Diesel Mowers. Although reliable, the Groundsmasters are slow for mowing around the hundreds of airfield lights. Groundsmasters were state of the art before the invention of the hydraulically operated zero turn machines. Maintenance Superintendent Matt Colvin, Mark from MTI Distributing, Larry at Outdoor Power, and I have been working on a new zero turn mower for the airport. Mr. Collins presented a quotation from MTI Distributing for a 72" Commercial Series Zero Turn from Toro. MTI Distributing is the nationwide provider for Toro equipment and parts. The airport has been in the MTI network for many years meaning it buy parts and machines directly from the distributor. MTI has a current State contract for commercial mowers. MTI's quotation is \$12,797 (State of Illinois Contract Program Price). Mr. Collins recommended moving forward as this is a great price for commercial grade machine. Outdoor Power, located on 10th Street just south of downtown Mt. Vernon, will get credit for the sale. Mr. Collins noted Outdoor Power is the sole mower retailer in the airport's taxing district. If approved, the new machine will be delivered mid-Summer. Discussion ensued. Motion was made by Commissioner Chesney and seconded by Commissioner Martin to purchase the new zero turn mower at a cost of \$12,797. Upon roll call vote, all were in favor.

OTHER BUSINESS

Mr. Collins directed the Commissioner to the year-end report for Flightline Aero Services. 101,241 total gallons of fuel were sold. Of 74,000 or so gallons of jet fuel sold, nearly 18,000 gallons were sold to CAA member aircraft. This statistic represents 25% of total jet fuel sold.

Mrs. Scrivner presented a copy of the latest Personal Property Replacement Tax check (for April/May) and a summary of the April/May checks for the previous ten years. The current value is significantly higher than the previous years. No one around the table had reasons why, but all were thankful for the additional revenue.

Ms. Scrivner presented a summary of the Flight Instruction Program. Aviation Programs Director Jay Grafton billed 46.25 hours in April (67% of his monthly salary). Over the first twelve days of May, he has billed 12 hours.

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

EXECUTIVE SESSION

May 11, 2021

Mr. Collins stated Global Medical Response (GMR), the parent company of Air-Evac Lifeteam, plans to construct a new Instrument Flight Rules Air Ambulance Base at the airport. Representatives from GMR and Air-Evac Lifeteam met with Chairman Cox and Mr. Collins last week and a temporary plan of action was agreed upon. Since the IFR base needs access to the Aircraft Operations Area (for the instrument approaches), the new base cannot be collocated with the current Air Evac Lifeteam #11 Base (VFR Base). Chairman Cox and Mr. Collins showed the guests the rendering of Innovation Park and after a site visit; the GMR Team chose the Innovation Park Hangar #5 site east of the fuel farm. Much was discussed in the meeting including infrastructure needs, financing, and fuel. Mr. Collins noted he is awaiting base building specifications from the GMR Facilities Director. Once in hand, he will reach out to Hanson to begin discussions on the actual placement of the main hangar, helipad, and crew quarters. Site plans will be developed and once approved by GMR, he can begin his work with the FAA and IDOT, IDA for official approval. The new IFR Base will add another 12 – 14 full time jobs and a twin engine Eurocopter EC-135 Helicopter to Team MVN. GMR expects the new helicopter at the airport in the fall. There will be no changes to the Air Evac Lifeteam #11 Base. As for the timing of this good news, Mr. Collins stated an initial meeting was held a few days after the April Board Meeting followed by the big meeting on Wednesday, May 5th.