

Mt. Vernon Airport Authority
Regular Meeting of the Board of Commissioners
Held September 14, 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: Steve Modert, Don Lewis, and Mike & Carla Payne

PUBLIC INPUT

Many positive comments regarding the recently completed Midwest LSA Expo were voiced. Mike and Carla Payne thanked the Board for the installation of the 30 ampere breakers in the east campground area. No one complained about power this year. Twenty-two campers registered. Don Lewis mentioned there were several that camped near their airplanes just off the apron. Ms. Scrivner reported there were attendees from 32 States, CANADA, and even one young man from GERMANY. Attendees were appreciative of the hospitality and the friendliness of the airport and Mt. Vernon.

REPORTS

Minutes

Minutes were presented for the August 10th, 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 the Agenda and Meeting Minutes for the upcoming August Meeting of the Greater Egypt Regional Economic Commission.

OLD BUSINESS

Project/Grant Updates

Mr. Collins provided an update on current project/grant status:

Rehabilitate Interior Perimeter Service Road Project – Preliminary designs are done. An approved environmental CATEX (Categorical Exclusion) is in the file. Hanson engineers were on site just ahead of the Midwest LSA Expo doing final checks. I remain hopeful for the project to be included in the January, 2022 IDOT Letting.

Innovation Park Utility Upgrade Project (Sewer Portion) – Jefferson County Board Chairman Cliff Lindemann indicated a week or so ago the project has been submitted to the County's ARPA Consultant. I hope to hear something soon.

Innovation Park Utility Upgrade Project (Electrical Portion) – Included in your booklet is the Specification for the electrical portion of the project. I solicited bids, due on Friday, September 17th, for the electrical portion since it is not ARPA eligible. And, Ameren quoted a 2013 price to relocate the transformer (a 2018 quote was approximately \$5000 higher). The GMR/Air-Evac project, coming in October, will set a temporary modular structure near the Hangar #2 site. It would be great to follow through on our 2013 promise to relocate the transformer prior to building another hangar. A temporary modular is not considered a hangar, but it would be good to be proactive and prepare the site for permanent structures. I hope bids are received and they are affordable.

KT Parking Lot Rehabilitation Project – Hanson's Barry Stolz has seen a tentative project list for the soon to be released IDOT State/Local Program. He indicates the parking lot project is on the list. I would not schedule any celebrations until the Program Letter is received.

New Air Rescue & Firefighting (ARFF) Vehicle – Barry did not see this one on the list. Since the parking lot is so costly, I did not have high hopes for this project.

Innovation Park Turbine Center (IP Hangar #2) – I talk to the owner of the HondaJet regularly. He has an interesting proposal that we should consider. I plan to reveal this proposal in Executive Session.

GMR IFR Base – Starting now, the project is officially known as Air-Evac #172 – Jefferson County, Illinois. I meet regularly with Air Evac's Derrick Burwell. Last week we met with Brian Edmison and Barry Stolz and all started down a path to bring both sites into existence. As for the temporary home next to Innovation Park Hangar #1, see the site plan included in your booklet. Air Evac Facilities Department will handle the connections to our sewer (existing at the site), water in front of Hangar #1, and electrical (probably tap into the existing service on the east side of the hangar). As for the permanent site, the guys discussed several topics mostly related to who will be the architect of record (Air-Evac already has a cookie cutter design with plans), construction materials, and the general location. I plan to lean on Brian for Build to Lease Agreements and working with

the City as he has much experience with these issues. We are definitely in the infancy of this one.

A-1100 Roof/Gutter Reconstruction – Nothing new to report. Brian Edmison is still trying to arrange a site visit by the specialty contractor.

T Hangar A-900 Rehabilitation Project - Rolla from Powerlift Doors looked at the project while at the Midwest LSA Expo. He has a plan that is much better than used on the last project. I expect a quote in a week or so.

Replace High Intensity Runway Lights on Primary Runway, Replace Medium Intensity Runway Lights on Crosswind Runway, and Replace Medium Intensity Taxiway Lights on all Taxiways. - We had a pre-design meeting a week or so ago. It appears not all of the scope will be completed as the Program Letter stated due to the significant costs. I'll be honest - I need to clarify things with Hanson as my mind was on the expo during the meeting.

Patio/Canopy Rehabilitation – Included in your booklet is a photo page of this transformation. Matt and Leroy removed the ancient shrubs and the overgrown landscaping. Men in White prepped and painted the surfaces, and Dan Dare installed new exterior speakers. After the airport purchased a new amplifier; Dan connected it to the new patio speakers, the existing bathroom speakers, the speakers in the old baggage claim area, and one new speaker on the Bonnie Café Patio. The result is WMIX playing at just the right volume as people enter the terminal and do their business in the bathrooms. Dan and I will try to power the speaker(s) in the parking lot entry foyer. On a related note, check out the photo page of the Wielt Plumbing crew filling a water bottle from the Koziara Terminal water fountain. A sister water fountain was installed at SRT Aviation. We are definitely improving our facility!

T-Hangar A-1000 Pavement Crack Filling – A crew from Jax Asphalt was on site for an entire week in late August filling cracks of all sizes. See the photo page of the work. This was definitely needed ahead of winter 2021/2022.

ARFF Station Upgrades – A photo page showing the culvert installation on the Airport Road side and concrete work on the airport side of the station is included in your booklet. All that remains is the asphalt overlay on the Airport Road side.

Scrub Land to Farm Land (Tract #33) – The dilapidated barn and old pond are gone. Next up is the rental of another excavation machine (possibly a dozer or pan) to push and sculpt the land.

NEW BUSINESS

Hearing none, Chairman Cox moved forward on the Agenda.

OTHER BUSINESS

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
September 14, 2021

Mr. Collins informed the Board that Maintenance Assistant Larry “Leroy” Hughes resigned immediately after the Midwest LSA Expo (he had promised Mr. Collins he would “get us through the Expo”. Mr. Collins provided an option for the Commissioners regarding temporary assistance that could blossom into a permanent solution. Discussion ensued about the current lack of a work force and the position paying entry level wages.

Mr. Collins asked the Commissioners for more time regarding a plan for employee raises. He stated he would like to see additional Personal Property Replacement Tax (PPRT) Payments. Although PPRT payments are trending much higher than budgeted (with the addition of internet sales taxes), Mr. Collins expressed caution as there is no guarantee of increased revenue.

Mr. Collins stated the owner of the airport’s based HondaJet (the entity Mr. Collins would like to build/occupy the proposed Innovation Park Turbine Center) recently mentioned an alternative proposal to kick start the project. Solera Aviation proposes to purchase the airport’s existing Community Hangar. The MVAA could take the purchase receipts and construct the IP Turbine Center. After the IP Turbine Center is complete, Solera and the MVAA could swap ownership of the two buildings. Doing things this way gives Solera a tangible asset on its books. Many details would need to be hammered out but all agreed the proposal is worth exploring. Mr. Collins noted he will draft some sort of Agreement for Legal Counsel’s review. The Commissioners expressed their strong desire to meet the owner of Solera Aviation.

The Commissioners asked Mr. Collins about starting the campaign to increase the MVAA Taxing District. Mr. Collins and the Commissioners had discussed this topic late last summer but did nothing. With the current district ending at 42nd street, the airport receives no PPRT receipts from the big box stores or volume fuel sellers. In fact, there are no longer any large grocery or hardware stores in the MVAA taxing district. Mr. Collins expressed the campaign should be targeted at the townships containing the big box stores and volume fuel sellers. He also noted the areas along I 64 south of Continental Tire should be targeted. Mr. Collins stated he did not believe a county-wide campaign would be successful. The Commissioners agreed with Mr. Collins on the proposed new boundaries. Discussion ensued. The Commissioners and Mr. Collins agreed to establish a committee to begin researching the many steps. The names of several prominent citizens were mentioned to approach about serving on a committee or simply to be made aware of any upcoming effort. It will be important to stress during any discussion that any expansion effort would be aimed at the airport receiving its slice of the PPRT pie. All other taxing districts are benefiting. The effort is not intended to capture more property taxes. The proof of the airport’s sincerity is the airport property tax levy being frozen for seven consecutive years. Additional input provided by the Commissioners stressed trust, honesty, and establishing a firm number of how much the effort would cost each taxpayer.