

TRIANGLE NORTH EXECUTIVE AIRPORT COMMISSION

Tuesday, February 12, 2013

Minutes

The Triangle North Executive Airport Commission was called to order at 5:30 p.m. by Chairman John Allers on February 12, 2013 in the conference room of the Triangle North Executive Airport.

In attendance were Commissioners: John Allers, Herman Dickens, Guy Martin, Taylor Bartholomew, David Bunn and Phillip Stover. Also, in attendance were Steve Merritt (Airport Manager), Pete Tomlinson (Attorney-Davis, Sturges & Tomlinson), Paul Fayard (Fayard Enterprises), Nancy Fayard (Fayard Enterprises) and Carey Johnson (Franklin Times). Absent from the meeting was Commissioner Don Lancaster.

Chairman Allers welcomed new member, Commissioner David Bunn, to the board.

The second item on the agenda was review and approval of the minutes from the January 8, 2013 meeting. Commissioner Martin motioned that the minutes be approved as read, with Commissioner Bartholomew seconding. The motion passed unanimously.

The third item on the agenda was public comments. Chairman Allers called for comments from the public. There were no public comments at this time.

The fourth agenda item was airport operations update by Steve Merritt. Mr. Merritt said the ops update is very similar to last month's and very little has changed. Fuel prices have remained steady. At our last meeting, it was approved to replace the worn out vehicle gates at an approximate cost of \$60,000. This project is FAA reimbursable at 90%, and on Friday, we are having a preconstruction conference to get started on this. The gates will be card access, not a push button. All cards will be reissued, which means we will get rid of some that shouldn't be out there anyway. The gate will be a single gate, instead of a double gate.

The trees have been cleared off the Anne Gordon property. However, because all the trees were cleared and the 500' buffer was affected, trees will have to be planted. Ronnie Goswick has met with Fred Harris (NC Forestry Service) to map out what would be best planted there, and Leo Stallings will be at the property by the end of this month to begin planting trees.

Mr. Merritt said today, they began putting up motion sensor lights on the t-hangars. We're testing this out first, but we think it's going to work very well.

The fifth agenda item was budget update by Steve Merritt. Mr. Merritt said we are at 64% of our expenses and 58% of our revenues. A big portion of our budget goes towards purchasing fuel – approximately \$75,000 for the last purchase. We are over in professional services because of attorney fees, but we hope we will be able to get some of this back. As I mentioned at a previous meeting, the John Deere tractor had to be repaired, which was \$7,900 (broken PTO shaft). This is why the equipment maintenance account is over budget. Mr. Merritt said we haven't changed

our fuel prices in 4-5 months and have kept them constant. 100LL is at \$5.99 and Jet A is at \$4.99.

The sixth item on the agenda was update on hangar development lease by Steve Merritt. Mr. Merritt said basically, everything is okay with the lease for the Fayard's hangar, except there is one item he'd like to address. Mr. Merritt said when the total rental compensation was calculated to the County, an amount equal to the lessee's investment in the hangar facility should be amortized over the term of the lease. Mr. Merritt said the idea is we would charge a total compensation of \$30,000, of which \$15,000 has to be in property tax and base rent. Then, we'd add to that, for information purposes, the estimated annual indirect payments to the County. The total compensation to the County would be approximately \$43,072.50. Mr. Merritt said the County doesn't have the money to build a hangar, so this public/private partnership is a good thing. There will be fuel sales, visiting aircraft and the possibility of an avionics facility locating in the hangar, which will increase sales and jobs. Commissioner Stover motioned that the change be accepted for the lease proposal, with Commissioner Dickens seconding. The motion passed unanimously.

The seventh item on the agenda was discussion of TIP by Steve Merritt. Mr. Merritt said the site prep for the new hangars on the north end will cost more than \$1 million. He already has two people who are ready to build hangars there, but we will have to figure out how to pave the access road to that site. Chairman Allers asked would a letter of support help us to get some funds to do the site prep possibly. Mr. Merritt said yes, and he can get letters of commitment or justification letters from the two individuals who want to build hangars on the north end. Mr. Merritt also said that the TIP was approved by the County Commissioners and has been submitted to the NCDOT-Division of Aviation.

In other business:

- The next meeting will be on March 12th at 5:30 pm.

With no further business, the meeting was adjourned at 6:00 pm.