

# TRIANGLE NORTH EXECUTIVE AIRPORT COMMISSION

**Tuesday, October 9, 2012**

## Minutes

The Triangle North Executive Airport Commission was called to order at 5:00 p.m. by Commissioner Don Lancaster on October 9, 2012 in the conference room of the Triangle North Executive Airport.

In attendance were Commissioners: Don Lancaster, Herman Dickens, Guy Martin, Shane Mitchell and Taylor Bartholomew. Also, in attendance were Steve Merritt (Airport Manager), Pete Tomlinson (Attorney-Davis, Sturges & Tomlinson), Jim Farthing (Michael Baker Engineering), and Gene Braswell (LHZ Pilots Association). Absent from the meeting were Commissioners John Allers and Phillip Stover.

In the absence of Chairman Allers and Vice Chairman Stover, Commissioner Lancaster will preside over the meeting.

The second item on the agenda was review and approval of the minutes from the August 14, 2012 and September 11, 2012 meetings. Commissioner Martin motioned that the minutes be approved as read, with Commissioner Dickens seconding. The motion passed unanimously.

The third agenda item was public comments. Commissioner Lancaster called for comments from the public. Gene Braswell said as we move into the time of the year where daylight savings time is about to end, the t-hangars remain really dark at night outside. Mr. Braswell said he wasn't advocating putting up light poles, but possibly some kind of fixed lights attached to the hangars themselves. When you are flying at night, it's extremely dark here and lighting would really help. Mr. Merritt said this is a good idea and said he will work on this.

Commissioner Lancaster said he would like to deviate from the agenda and discuss agenda item 7 (Hangar Development) at this time. Steve Merritt said we have previously discussed that Paul Fayard wishes to build a 12,000 sq. ft. hangar at the airport, and we have met with the engineers and measured the lot. We don't have to relocate anything, except for one septic tank, so the site prep cost is very low for us. Mr. Merritt said at the last meeting, he was asked to put together a presentation to the County Commissioners and he would like to go over this outline. The lease would be for 40 years and Mr. Fayard would have the ability to assign the lease, with the Airport Commission's and County Commissioner's approval first. He would probably assign it to his daughter and then eventually will it to her. At the termination of the lease, the hangar ownership would revert to the airport. There would be standard clauses in the lease such as if the rent is not paid then the lease would be terminated. Mr. Merritt says he estimates that the rent would be \$4,000; property tax \$8,700; property tax on airplane based here \$12,000 and profit from selling fuel to him \$5,000, which comes to a total of \$29,700 for one year. The fuel is the only item that he is unsure of because we don't know how much Mr. Fayard will buy. Also, the property tax on the plane(s) could be more if he bases more planes here. Commissioner Dickens said what if Mr. Fayard doesn't base his plane here or buys fuel. Mr. Merritt said we would have an agreement

that Mr. Fayard would make a payment in lieu of property tax, etc. The consensus of the Commission was that Mr. Merritt move forward with presenting the outline for a 40-year lease to the County Commissioners at their October 15<sup>th</sup> board meeting.

Returning to agenda item four, Steve Merritt gave the airport operations update. Mr. Merritt said the fuel price for Avgas has gone up, but Jet fuel is pretty stable. We have completed the acquisition of the Anne Gordon property and we are requesting federal funds to clear and grub the land. All the hangars are full and we have eight people on the waiting list. Mr. Merritt said the demand for hangar space is good and people are ready to move their planes here.

The next item on the agenda was the budget update by Steve Merritt. Mr. Merritt said the budget is showing positive at \$30,000 and we are at 25% of expenses and 27% of revenues used up. Sales are up, as well.

Agenda item six, land acquisition, was previously discussed in agenda item four.

The next item on the agenda was an update on High Flight. Gene Braswell said he has been in contact with Johnny Hight at the Sheriff's Dept. about the event being held at the airport on October 28<sup>th</sup>, which is the "Franklin County Fire Fighters Association 50<sup>th</sup> Anniversary Celebration". The Pilots Association will have a tent set up at the event and if the event is a success, they will look into participating in this event next year, as well.

With no further business, the meeting was adjourned at 5:33 pm.