

# TRIANGLE NORTH EXECUTIVE AIRPORT COMMISSION

**Tuesday, October 13, 2015**

## Minutes

The Triangle North Executive Airport Commission was called to order at 5:30 p.m. by Chairman John Allers on October 13, 2015 in the conference room of the Triangle North Executive Airport.

In attendance were Commissioners: John Allers, Herman Dickens, Don Lancaster, David Bunn and Phillip Stover. Also, in attendance were Steve Merritt (Airport Manager), Greg Upper (Triangle Skydiving Center), ShawnaRae Miliano (Triangle Skydiving Center) and Jason Elliott (Michael Baker Engineering). Absent from the meeting: Commissioners Guy Martin and Taylor Bartholomew.

The second agenda item was review and approval of minutes from the August 11, 2015 meeting. Commissioner Stover motioned that the minutes be approved as read, with Commissioner Bunn 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 item on the agenda was the airport operations update by Steve Merritt. Mr. Merritt said they purchased a new zero turn mower. After the last mowing for the season, they are going to start doing some painting. Fuel sales are staying up. Our prices are higher than any of the surrounding airports – other than RDU. Mr. Merritt said he hasn't had any complaints from customers, except one who keeps asking him to lower the prices, so we can be more competitive. We've talked about this for almost a year now, and we said if we were adversely affected by this, we would do something. Commissioner Dickens asked what about the volume. Mr. Merritt said volume is down about 10% and we just don't get much transient traffic. Commissioner Dickens said we were always the same price as Johnston County and we had more transient traffic several years ago. Commissioner Dickens said he'd like to see the actual gallons sold for the last 4-5 years. Mr. Merritt said if we decrease our price down to what Johnston County's price is, we'd have to increase our sales by 30%.

The fifth item on the agenda was the budget update by Steve Merritt. Mr. Merritt said everything looks stable. The negative entry for capital outlay is because we purchased the new mower. A transfer will be made from the fuel purchases account to capital outlay to get that taken care of.

The sixth item on the agenda was application for discretionary funds to support industrial area development by Steve Merritt. Mr. Merritt said we have applied and asked Jason Elliott to give an update. Mr. Elliott said there isn't anything official yet, but Phil Lanier (Airport Project Manager North East) says he may have found \$410,000 to add to what we already have. It sounds very positive and there's a good chance we will get it. If so, you should receive an award letter soon. This does require a 10% match from the county. Mr. Merritt said Mr. Lanier and Bobby Walston (NCDOT-Aviation Director) recently toured the airport and they were favorably impressed. He discussed the concept of what they wanted to do with the former Anne Gordon property and they sounded positive, but they can't make any commitments.

Mr. Merritt said at our last meeting, he mentioned that he is working with Mitchell Robinson about capitalizing the \$1.5 million for Carlina, instead of expensing it all at one time. Mr. Merritt said that Mr. Robinson said there aren't any assets on the books for the airport, so it's very reasonable to him. Whatever is leftover gets transferred to the capital airport fund and we could use that for the 10% match, if we get the \$410,000.

Mr. Elliott said we're ready to bid and he hopes to have bids in hand by the end of the year, so we can get started in the spring. Chairman Allers asked once the money is awarded is there a certain amount of time we have to get that money obligated. Mr. Merritt said three years.

The seventh item on the agenda was update on taxiway construction for former Anne Gordon property by Steve Merritt. Mr. Merritt said the contract for the water main extension has been awarded and is in the process of being signed. While the water line is being installed, we're having fiber optics installed too. Also, the County Commissioners approved the resolution to close Bryant Road.

Mr. Merritt said Paul Schubert is very interested in building a 12,000 sq. ft. hangar, and Rob Connelly said he'd be interested in storing his P-51 in the hangar.

The eighth item on the agenda was discussion of potential new skydiving center building by Greg Upper. Mr. Upper said he believes in investing in this airport, and with the airport expanding, he'd like to build a new facility for his business, Triangle Skydiving. The location would be just north of the current location, before you get to the cul-de-sac. Mr. Upper passed out a rough draft of the building, which would not be a hangar like his current facility is. The building would be 8,000 square feet and entirely climate controlled. Mr. Upper said the hangar he is located in now is about 5,000 square feet and he needs more room to grow. One of the big advantages – from a safety standpoint – is that people will be further away from taxiing aircraft. One end of the building will also be covered, so there will be a shaded area with picnic tables. Mr. Upper says he estimates the building will cost approximately \$350,000 and will have the look of an office type building. He said this will not be a place someone would be living in, but we do have instructors who come in from out of town, such as Wilmington, and they would stay a night or two, so they won't have to get a hotel room. Mr. Upper said one thing that is not on the draft, is there would be some type of concessions area for drinks, water, and ready-made food. Nothing would be sold that would require food to be cooked or prepared. Mr. Upper said this is 2-3 years away, but he wanted to see how the Commission felt about it before he went out to talk to banks. The consensus of the Commission was this is a great idea.

In other business:

- The next meeting will be December 15<sup>th</sup> at 5:30 p.m.

With no further business, the meeting was adjourned at 6:15 p.m.