

**Peachtree City Airport Authority (PCAA)**

**Thursday, November 11, 2021**

**Regular Meeting Minutes**

**Members Present:** Max Braun – Chairman, Greg Garmon – Vice Chairman, Allen Morrison – Member, Tom Lacy – Member, Gary Zarlengo – Member, Mark Oldenburg – Attorney, and Hope Macaluso, A.A.E. – Airport Manager.

**I. CALL THE MEETING TO ORDER**

Max Braun called the meeting to order at 7:00 PM.

Max opened the floor to the audience for public comment. No comments were made.

**II. APPROVAL OF MINUTES**

Allen Morrison made a motion to approve the October 2021 meeting minutes, seconded by Greg Garmon.

Motion carried 5/0.

**III. REPORTS**

Allen Morrison gave a finance and capital budgeting report.

- We are in a good position for the month.

Mike Melton gave an operations report.

- The airport met with the Air Show group to discuss the 2022 show. It will take place November 5<sup>th</sup> and 6<sup>th</sup> and will feature the Blue Angels.

**IV. FINANCIAL REVIEW**

Hope Macaluso gave a finance review.

**Revenue and Expense Highlights:**

- October's revenues were below budget.
- Expenses were below budget for the month.

- Net income was below budget for the month by 6.7%. It does appear we are recovering this month.

### **Capital Expenses:**

We had some additional forestry mulching done and replaced two storm drain inlets with some additional grading around the areas. We spent \$6,332 for the carpet in the back half of the FBO, including the pilots' lounge and planning areas.

### **Grant Update**

No update currently.

## **V. OLD AGENDA ITEMS**

### **21-10-01 Consider Installation of Security Cameras and Access Control**

Mike Melton gave a presentation on the recommended camera system. He reviewed why the system was needed, what the system would provide, and the cost of the system. The authority had questions regarding recurring costs after installation. Those answers will need to be gathered. The item was tabled.

## **VI. NEW AGENDA ITEMS**

### **21-11-01 Consider Capital Improvement Plan for Grants**

Hope presented the CIP with emphasis on the first couple of years. The full Plan had been reviewed in the October meeting. Gary Zarlengo made a motion to approve the CIP plan for grant funding, seconded by Allen Morrison.

Motion carried 5/0.

### **21-11-02 Academy of Aviation Presentation Requesting Ground Lease for Dormitories**

Aaron Hollowell with Academy of Aviation (AOA) gave a presentation on the need and intended use for the dormitories. The authority had several questions and expressed concern for what this would do to air traffic, which is already

getting fairly saturated. Aaron explained that the dorms would be used for more than just students. It would also house instructors and office space. He explained that housing was very limited in this area. The authority explained that if this were to happen, it would be a ground lease with a reversion clause at the end. Aaron explained that they understood that they believe in their facility and future here at Falcon Field. He further explained that this would be more convenient and economical for them in the long run.

No action was taken.

### **21-11-03 Consider Employee Incentive Plan Payout**

Hope presented the Employee Incentive Plan and made the recommendation that it be approved for distribution.

Allen Morrison made a motion to approve the employee incentive plan for fiscal year 2021 as presented, seconded by Gary Zarlengo.

Motion carried 5/0.

### **21-11-04 Consider Purchase of New Tractor**

Mike presented the need for a new tractor for airfield grass cutting and made a recommendation that we purchase a new one from Wade Tractor.

Greg Garmon made a motion to approve a not to exceed amount of \$45,000 for a new tractor as presented, seconded by Allen Morrison.

Motion carried 5/0.

### **21-11-05 Consider T-Hangar B Floor Coating**

Mike Melton presented the need for coating the floors in T=hangar B and how that would be addressed.

Greg Garmon made a motion to approve a not to exceed amount of \$80,000 for the T-Hangar floor coatings, seconded by Allen Morrison.

Motion carried 5/0.

### **21-11-06 Consider T-Hangar Rental Rate Adjustment**

There was discussion amongst the authority with opposing views.

Allen Morrison made a motion to reduce the T-Hangar rent from \$535 on average down to \$400, seconded by Max Braun.

Motion lost 0/4, Allen Morrison abstained.

### **VII. EXECUTIVE SESSION**

Allen Morrison made a motion to move into Executive Session for personnel and real-estate matters, seconded by Greg Garmon.

Motion carried 5/0.

Greg Garmon made a motion to approve the personnel matter discussed in the Executive Session, seconded by Gary Zarlengo.

Motion carried 5/0.

### **VIII. ADJOURNMENT**

Gary Zarlengo made a motion to adjourn the meeting at 8:48 PM, seconded by Allen Morrison.

Motion carried 5/0.