

Peachtree City Airport Authority (PCAA)
Thursday, June 12, 2025
Rescheduled Meeting Minutes

Members Present: Ken Fleming – Chairman, Gary Zarlengo – Secretary/Treasurer, Bill Beckwith - Member, Elizabeth Pfingsten – Member, Steve Hanes – Alternate, Denver Garrett – Assistant Director of Operations and Maintenance, and Hope Macaluso, A.A.E. – Aviation Director

Members Not Present: Max Braun – Vice Chairman and Mark Oldenburg – Attorney

I. CALL THE MEETING TO ORDER

Ken Fleming called the meeting to order at 7:00 PM.

II. PLEDGE OF ALLEGIANCE

III. OPENING REMARKS

Ken Fleming gave the opening remarks and asked for a moment of silence to honor everyone involved in Air India Flight 171 accident.

IV. PUBLIC COMMENT

There were no comments made from the public.

V. APPROVAL OF MINUTES

April 15, 2025, Rescheduled Regular PCAA Meeting and May 6, 2025, Special Called PCAA Meeting

Beth Pfingsten made a motion to approve the April 2025 meeting minutes, seconded by Bill Beckwith.

Motion carried (4/0)

Gary Zarlengo made a motion to approve the May 2025 meeting minutes, seconded by Bill Beckwith.

Motion carried (4/0)

VI. REPORTS

Development

There was not a development update. Max Braun was not present.

Finance and Oversight

Gary Zarlengo gave the finance and oversight update.

- Capital wise we are through about \$750,000 in improvements this year.
- Our net cash balance is down around \$100,000 from May. We are still in a very healthy situation.

Tenant Roundtable

Bill Beckwith gave a tenant roundtable update.

- We are planning on hosting a general safety meeting.
- We would like to meet quarterly and invite all tenants to the meetings. We think it is fair to say that the tenants do not think they were getting fair representation from each area.
- We are planning on having better communication with the tenants.

Operations - Denver Garrett, Assistant Aviation Director, Operations and Maintenance

Denver gave an operations and maintenance update.

- Key Performance Indicators
 - One deer was lethally mitigated in May
 - No reported bird strikes
 - No reported aircraft incidents
 - No fire hazard incidents
 - No security incursions
 - We had a total of 11,081 aircraft operations
 - We had a total of 205 jet operations
- Av Gas Sold MTD: 10,127 gallons out of the forecast of 36,535: ~12% behind for the month.
- Jet A Sold MTD: 7,942 gallons out of the forecast of 22,620: ~5% behind for the month.
- USDA will be conducting a Canada geese roundup in conjunction with Planterra Golf Course this month.
- We are in talks with the USDA to conduct a deer mitigation hunt next month.
- The New Holland Tractor is being serviced by Wade Tractor for its 300-hour service.
- The area A water leak has not been located. We are working with Fayette County Water in conjunction with a local leak detection company to resolve this issue.
 - He reminded the tenants in this area to make sure there is no running water and toilettes in any of their hangars.
- The airport has acquired one surplus runway closure marker (lighted X) from Hartsfield.
 - This lighted X will need to be serviced prior to use.
 - We acquired this lighted X at a discount compared to the cost of acquiring a brand new one.
- The airport has ordered one 6 seat golf cart for FBO passenger & luggage transportation.
 - The golf cart is due to be delivered in late July or early August.
- Gary asked for an update on the status of the video security.
 - Denver advised that there will be a camera mounted on the FBO roof. It will pair use AI and ADSB for aircraft tracking. The camera will be able to record when an aircraft takes off and lands. This camera is for safety purposes.

- Hope added that the big cost was upgrading the server. We have been running both camera systems parallel to make sure the new system does what we want. We will be able to start deleting the old recording from the old system. It currently saves for 30 days. We will use the additional storage space and keep the new recordings for a rolling 6 months. We are planning on having the first phase completed by the end of this month.
- Gary asked about the maintenance staffing.
 - Denver mentioned that they are down to one zero turn tractor at this time.

VII. FINANCIAL REVIEW

Aviation Director, Hope Macaluso, A.A.E.

Hope gave the financial report.

- April and May Revenue and Expense Highlights
 - We had weak 100LL fuel sales in both months and are 12% behind month to date for June. Weather is the contributing factor. We were on target for jet fuel, but our markup was lower than budget giving us a shortfall in revenues. We had a cash hit for our property insurance for \$48,762. Net Income was less than expected for both months, and we are now behind year to date.
- Capital Expenses
 - April expenses.
 - \$20,895 toward the security system upgrade.
 - \$15,672 in paving and striping at the 1130 Echo Court to finish the project we started last year.
 - May expenses.
 - \$79,543 toward the FBO renovations.
 - \$7,275 for the transformer and base for the 3-phase power at the fuel farm.
 - \$14,725 toward the security system upgrades.
- Grant Update
 - Terminal Apron Expansion Update - The contractor came back a couple of weeks ago but still has more punch list items to address. They are still trying to get grass to take and need to address the detention pond.
 - Hope expects the tower design grant to be written later this summer.
 - Hope, Denver and Logan attended the AAAE conference in Atlanta. The FAA person from the Atlanta district's office confirmed they have everything they need to write the grant on the tower.
 - The FAA fiscal year ends September 30th. Our grant for the tower design was announced in October 2024. That was the previous administration. They now have new administration guidelines to adhere to when writing grants.
- The FAA will be decommissioning the NDB (non-directional beacon) site located in Brooks. It will still physically be there and can be used with our ILS (instrument landing system). Hope has requested the FAA look at adding a GPS

fix there to completely decommission the NDB. This would be one less thing for us to maintain.

- There is a trend towards airports decommissioning their ILS systems and just going to strictly GPS approaches. It has been very difficult to get parts for the ILS systems.
- Hope will get the tenant and users input before going to only GPS approaches. The first step is to make sure that can be done. We currently pay around \$500 a month to maintain the system.
- Mr. John Sciera questioned if the airport would be able to sell the parts of our ILS system. Hope confirmed that we would be able to sell the components. She also commented that we would be able to sell the land in Brooks.

VIII. AGENDA ITEMS FOR DISCUSSION

25-06-01 Air Base Georgia Presentation- Chris Madrid

- The Commemorative Air Force was established in 1957; Dwight D. Eisenhower was the president.
- It is the world's largest flying museum and is an international organization.
- Their mission is to honor World War II veterans. They provide history and flight experiences and maintain the aircraft so they can fly.
- In 2025 Airbase Georgia is the largest flying museum in Georgia. They have seven operating aircraft and two under restoration. The seven operational aircraft are valued around \$14 million.
- Airbase Georgia is a 100% volunteer organization. The average age of their volunteers is 62/63. They know the future is the younger people.
- To pay for all of this, they do air show appearances, aircraft rides, rent their facility, sell merchandise, and receive monetary donations. They are very intentional about connecting with organizations that support their mission.
- Airbase Georgia is conducting a feasibility study. They are asking for community support, asking what the next 25 years look like for their organization and what an expansion will look like. They will have the results in August.

IX. AGENDA ITEMS FOR ACTION

None

X. ADJOURNMENT

Gary Zarlengo made a motion to adjourn, seconded by Beth Pfingsten at 7:45 PM.
Motion carried (4/0)