

Peachtree City Airport Authority (PCAA)
Regular Meeting Minutes
Tuesday, March 17, 2026
APPROVED

Members Present: Ken Fleming – Chairman, Gary Zarlengo – Secretary/Treasurer, Bill Beckwith - Member, Margaret Amalfitano – Member, Kevin Brady – Alternate, Mark Oldenburg – Attorney, Denver Garrett – Assistant Director of Operations and Maintenance, and Hope Macaluso, A.A.E. – Aviation Director

Not Present: Elizabeth Pfingsten – Vice Chairman

I. CALL THE MEETING TO ORDER

Ken Fleming called the meeting to order at 6:02 PM.

II. PLEDGE OF ALLEGIANCE

III. OPENING REMARKS

Ken acknowledged that there was an aircraft that safely landed on Highway 74 on Friday. Kudos to the pilot and the Falcon Field staff. The staff followed the protocols. Perry Brothers came out and it was determined the fuel was good. We are waiting for the FAA to complete their investigation.

IV. PUBLIC COMMENT

There were no public comments.

V. APPROVAL OF MINUTES

February 12, 2026, PCAA Regular Meeting

Bill Beckwith made a motion to approve the February 2026 meeting minutes, seconded by Margaret Amalfitano.

Motion carried (4/0)

March 5, 2026, PCAA Retreat Meeting at Fox Hall

Margaret Amalfitano made a motion to approve the March 5, 2026, PCAA Retreat Meeting minutes, seconded by Gary Zarlengo.

Motion carried (4/0)

VI. REPORTS

Finance and Oversight

- Gary Zarlengo reported that the current asset over liability ratio has improved to about 10.7 from 8.9 million.
- We've paid down some short-term receivables.
- We're down to about \$200,000 of current liabilities.
- Working capital stands at about \$1.9 million and our cash balance is a little less than \$1.9 million.
- One of the topics that was talked about at the off-site retreat was establishing a soft cash reserve. Hope, Susan and Gary are working on that.

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

- Denver reported on Key Performance Indicators:
 - One deer was lethally mitigated from the airfield.
 - No reported bird strikes
 - Two reported aircraft incidents.
 - N778AA: Piper PA-31
On 2/8/2026 at ~0806L this aircraft experienced a partial loss of power downwind and abeam the numbers from RWY 31. The aircraft landed safely and stopped at TWY C where our FBO Line Staff pulled the aircraft off the runway and to its corresponding hangar. No emergency was declared during this event.
 - N441MA: Piper PA-44
On 2/12/2026 at ~2140L, this aircraft landed on RWY 31 where a tire blow out occurred to the right main landing gear. The Pilot in Command of the aircraft then advised TRACON (FAA Terminal Radar Approach Control) that they became disabled on the runway. At ~2150L Flight Service Station called Hope to advise of this incident. NOTAMs were issued to close the runway and inform pilots that there was a disabled aircraft on the runway. At 2225L Denver & FBO staff arrived on scene to find that the aircraft had been pulled outside of the runway safety area by US Aviation maintenance staff and was on its way back to the ramp. Soon after, a runway inspection was completed, the runway was reopened at 2244L. No emergency was declared during this event.
 - No fire hazard incidents.
 - No security incursions.
 - Total aircraft operations were 10,150.
 - Total jet operations were 166.
 - Av Gas Sold MTD: 19,210 Gallons out of the forecast of 26,000: At the current daily sales rate we are **~43% ahead** for the month.
 - Jet A Sold MTD: 11,997 Gallons out of the forecast of 27,500: At the current daily sales rate we are **~15% behind** for the month.

VII. FINANCIAL REVIEW

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

- February Highlights

- Revenues were ahead for the month due to strong fuel sales. We were ahead of projections for both fuel types, but more so in 100LL.
- We had heavy maintenance costs in the month and will for this month as well. Overall, we were ahead for the month, but lag year to date.
- The only capital expenses in the month were for the Master Stormwater Plan and the Air Traffic Control Design Grant.
- Our cash position increased.
- Grant Update
 - Runway Safety Area Design- We now expect the tentative allocation for this project to be in July.
 - ATCT Design- The 35% submittal was reviewed last week. They are now working toward the 65% submittal.
- Gary asked Hope for the status of the three-phase for the fuel farm.
 - Hope advised the three phase has been run to the fuel farm and the transformer is there. Everything is in place for when we're at a point to upgrade that system. That will be about a \$450,000 investment out of our pocket.

VIII. AGENDA ITEMS FOR DISCUSSION

None

IX. AGENDA ITEMS FOR ACTION

26-03-01 Consider Accepting GDOT Funds for Asphalt Repairs

We had a meeting with GDOT last week. There is an extra \$15 million in state funds for this fiscal year. GDOT is finding projects that are viable, ready to go, and that are willing to pay their 25% of the project. GDOT is willing to enter into a grant to resurface the lower ramp, north ramp, and the taxi lane that goes in front of D hangars 24 and up.

This is 75/25 grant, meaning the state will contribute 75% and 25% comes from PCAA. Michael Baker's estimate is \$1,229,393.00. We ran that by GDOT, and they recommended that we request 1.5 million, just in case the bids come in higher.

Our amount would be about \$375,000. We can't use land swap, because it's a state project, not a federal project. Knowing the condition of our pavement, Hope thinks this a good project to have the contract ready prior to the end of GDOT's fiscal year on June 30.

Ken added that he and Hope met with Lew from GDOT. Lew walked them through the process, and Lew expects a 20-to-30-year life expectancy on this project.

Gary Zarlengo made a motion to accept a GDOT grant for \$1.5 million with a 75/25 cost share for asphalt repairs, seconded by Margaret Amalfitano.

Motion carried (4/0)
(For: Margaret, Ken, Gary, Bill)

26-03-06

Consider Resolution for Cash Policy

- Ken advised this motion was tabled at the last Authority meeting. Due to the language. Hope reworked the language.
- Gary explained in the past we kept our money in a bank account. As a result, we get very little earnings on that. Under Georgia law, we're required to keep our grant funds in an account that's insured by the state of Georgia under their special insurance fund for grant funds. When we receive those funds, those funds must stay in a segregated account. We started looking at alternatives for what we would do with idle cash. We found that Charles Schwab provides aggregated CDs, so we selected them to be a custodian for these funds. This will allow us to transfer money from our checking account to Schwab, or from Schwab back to the checking account. This will require two people to make any transfer. At Schwab, the money is limited to being invested only in federally insured money market funds or in federally insured FDIC insured CDs across various banks across the country. We decided to take this policy and make it a resolution and formally put it in the books as a resolution, as opposed to a policy. Three parties will be notified when any transaction takes place. That will be the treasurer, which is currently Gary, our controller, which is Susan Blair, and will be our airport aviation director, which is Hope. All three will get a notice when any transaction is made of that account.

Gary Zarlengo made a motion to approve the resolution for the cash policy, seconded by Margaret Amalfitano.

Motion carried (4/0)
(For: Margaret, Ken, Gary, Bill)

X. EXECUTIVE SESSION

Ken Fleming made a motion to enter into executive session and allow Niki Vanderslice from the Fayette County Development Authority to join the PCAA in executive session, seconded by Gary Zarlengo.

Motion carried (4/0)

XI. ADJOURNMENT

Gary Zarlengo made a motion to adjourn, seconded by Bill Beckwith at 7:15 PM.

Motion carried (4/0)