

Peachtree City Airport Authority (PCAA)
Regular Meeting Minutes
Tuesday, May 19, 2026
APPROVED

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

Members Not Present: Kevin Brady – Alternate

I. CALL THE MEETING TO ORDER

Ken Fleming called the meeting to order at 6:00 PM.

II. PLEDGE OF ALLEGIANCE

III. OPENING REMARKS

- Ken Fleming gave the opening remarks.
- The rules and regulations that were circulated last week, was not meant to go out to the public as a formal 10-day notice. Once it was sent out, we had no choice to start the 10-day notice.
 - We will take all the comments and revise the document. We will post the revised rules and regulations again. Go through the comments again, and then Mark will review the document to make sure that everything is in order legally.

IV. PUBLIC COMMENT

- Mark Richards from the Commemorative Air Force made a public comment. The Boeing B-17 Sentimental Journey from the Commemorative Air Force out of Arizona has stopped at Falcon Field for some general maintenance on their way to their next event. They will be offering tours to the public from 9am-3pm while they are in town. There are only two left in the world that still fly. They would like to plan to visit Falcon Field every other year and do both tours and rides on their next visit.

V. APPROVAL OF MINUTES

April 21, 2026, PCAA Regular Meeting

Bill Beckwith made a motion to approve the April 2026 meeting minutes, seconded by Elizabeth Pfingsten.

Motion carried (5/0)

VI. REPORTS

Finance and Oversight

- Gary Zarlengo gave the finance and oversight report.
- Our cash is at about \$2.2 million, and we are up about \$200,000.
- Our working capital is about \$2.1 million, and up about \$100,000.

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

- Denver reported on Key Performance Indicators for April.
 - No wildlife was lethally mitigated from the airfield.
 - There were no reported bird strikes.
 - Two reported aircraft incidents.
 - On 4/16/2026 and 4/27/2026, N131AG (Piper PA-44) and 4/27/2026, N21RW (Beechcraft 95)
 - In the month of April three flat tire incidents occurred to two separate aircraft on three separate occasions. No pilots declared an emergency for any of these incidents. Each incident occurred upon landing during normal business hours leaving the aircraft disabled on the runway. Each disabled aircraft was removed from the runway by our FBO lineman, and the runway was inspected and reopened for use within 20 minutes of the individual incidents occurring.
 - No fire hazard incidents.
 - No security incursions
 - Total aircraft operations were 12,122.
 - Total jet operations were 238.
 - Total Av Gas Sold MTD: 22,345 Gallons out of the forecast of 29,000: At the current daily sales rate we are **~26% ahead** for the month.
 - Total Jet A Sold MTD: 17,314 Gallons out of the forecast of 30,000: At the current daily sales rate we are **~6% behind** for the month.
- Gary and Hope both commented that that is a significant increase in aircraft operations.

VII. FINANCIAL REVIEW

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

- March Highlights
 - Revenues were well ahead for the month again mainly due strong fuel sales. We were ahead for the month and now also ahead year to date. The only capital expense in the month was for the Air Traffic Control Design Grant. Our cash position increased.
- Grant Update
 - ATCT Design- We expect the 100% design to be complete and sent to GDOT for review later this month. The construction plans will be put out to bid by June 11, 2026, giving us bids in hand by July. The FAA funding for this project was announced today for the amount of \$8,925,000. However, we had applied for \$10,370,000. The subcontractor is taking a look to see if there are any opportunities to cut costs, but we really won't know the amount required until the bids are received. GDOT told Hope that once we have bids in hand, we can look at what funding sources maybe available if we need additional funding.
 - EMAS PROJECT- The FAA agreed that EMAS is needed on both runway ends. We have a meeting with GDOT next week to discuss anticipated construction details and

potential environmental concerns for the project. Ecology field studies are anticipated and coordination with GDOT is needed to determine if this project will require air and noise studies or if this project will qualify for a CatEx.

- Bill Beckwith asked if there was bill recently signed by the governor.
 - Hope answered that Governor Kemp signed House Bill 1494 that will go into effect in January 2027. The bill will protect the airspace around the airport for FAR part 77 requirements. It reads that any municipalities that fall under our protected airspace, the FAR part 77 are required to have a zoning ordinance to protect that airspace. If they don't enforce their own ordinance, they will lose road funding.
 - Ken added that the local airport will be required to notify those municipalities and surrounding counties.
- Gary asked for an update on the Automatic Dependent Surveillance-Broadcast (ADS-B)
 - Hope explained the Georgia Airport Aid Program (GAAP) had 40 million in there, 10 million was a line item that was added by a local senator. There is a stipulation that if an airport uses ADS-B to charge landing fees on an aircraft less than 12,500 pounds, and they could not receive any airport aid, the 10 million was struck along with that verbiage. We're back down to 30 million for the entire state.
 - Hope had a state grant update. Of the 30 million, we will be getting a portion here. The 5 percent match from the state will come out of that 30 million.

VIII. AGENDA ITEMS FOR DISCUSSION

None

IX. AGENDA ITEMS FOR ACTION

26-05-01 Consider Increase in GDOT Funds for Asphalt Repairs

- A couple of months ago the Authority accepted the grant funding. At that time, it was \$1.5 million. GDOT has come back and requested that we increase the amount from \$1.5 million to \$1,598,200. With a state contract we're obligated to cover 25 percent. Our amount will now be \$399,550. We need to increase that local match to receive that grant funding from the state. Hope received the draft contract today. If it is approved tonight, it will be under GDOT contract tomorrow. All the tie-down areas, including the taxi lane that goes in front of hangar D24 and past the rotating beacon, will all be repaved.
- Gary asked what the timeline will from the contract being awarded to completion.
 - Chris Bachman from Michael Baker answered there will be around 30-days for pre-design investigation, 60-days for bids, 60-days for full design, so roughly about 4 months. Also, asphalt temperatures can affect the project.

Gary Zarlengo made a motion to accept the increase in GDOT funds for the asphalt contract repair to \$1,599,000, seconded by Margaret Amalfitano.

Motion carried (5/0)
(For: Margaret, Beth, Ken, Gary, Bill)

X. EXECUTIVE SESSION

Gary Zarlengo made a motion to enter into executive session for legal and real estate matters, seconded by Margaret Amalfitano at 6:53 PM.

Motion carried (5/0)

XI. ADJOURNMENT

Gary Zarlengo made a motion to adjourn, seconded by Margaret Amalfitano at 6:58 PM.

Motion carried (5/0)