Peachtree City Airport Authority (PCAA)
Abbreviated Minutes
Tuesday, August 18, 2026
NOT APPROVED

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

Members Not Present: Margaret Amalfitano – Member

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.

IV. PUBLIC COMMENT

There were no public comments.

At this time, Ken Fleming requested to move item X up on the agenda.

X. EXECUTIVE SESSION

Ken asked for a motion to have Niki Vanderslice join the PCAA for Executive Session. Bill Beckwith made a motion to have Niki Vanderslice join the PCAA for Executive Session, seconded by Gary Zarlengo.

Motion carried (4/0)

Ken Fleming made a motion to enter into executive session, seconded by Bill Beckwith at 6:03 PM.

Motion carried (4/0)

Gary Zarlengo made a motion to adjourn Executive Session, seconded by Bill Beckwith at 6:55 PM.

Motion carried (4/0)

V. APPROVAL OF MINUTES

June 21, 2026 PCAA Regular Meeting

Gary Zarlengo made a motion to approve the June 2026 meeting minutes, seconded by Bill Beckwith.

Motion carried (4/0)

VI. REPORTS

Finance and Oversight

Gary Zarlengo gave the finance and oversight report.

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

Denver Garrett gave an operations and maintenance update.

VII. FINANCIAL REVIEW

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

Hope gave the financial report.

VIII. AGENDA ITEMS FOR DISCUSSION

None

IX. AGENDA ITEMS FOR ACTION

26-08-01 Consider Contract with Michael Baker Intl. for Runway 13/31 Runway Safety Area Improvements – NEPA Categorical Exclusion

Elizabeth Pfingsten made a motion to approve the contract with Michael Baker International for Runway 13/31 Runway Safety Area Improvements for $58,088.48, seconded by Bill Beckwith.

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

26-08-02 Consider Land Acquisition from Fayette County Development Authority

Ken Fleming made a motion to approve the land acquisition from Fayette County Development Authority for 34.3641 acres for $1,570,000, seconded by Elizabeth Pfingsten.

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

26-08-03 Consider Loan Agreement with the Fayette County Development Authority for Land Acquisition

Elizabeth Pfingsten made a motion to approve the loan agreement with the Fayette County Development Authority for the land acquisition of 34.3641 acres for $1,570,000 at a 2.2% interest rate for a 5-year term totaling $1,727,000 and the borrower has the right to extend 2 additional 1-year terms, seconded by Bill Beckwith.

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

26-08-04 Consider Acceptance of Assignment of Ground Leases from Fayette County Development Authority

Elizabeth Pfingsten made a motion to approve the acceptance of the assignment of ground leases from Fayette County Development Authority, seconded by Gary Zarlengo.

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

26-08-05 Consider Ground Lease with US Aviation Group

Elizabeth Pfingsten made a motion to approve the ground lease with US Aviation Group, seconded by Bill Beckwith.

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

At this time, Ken Fleming and Mark Oldenburg agreed to move agenda item 26-08-09 to keep the items in sequential order.

26-08-09 Consider Resolution to Allow Authority Chair or Vice-Chair to Execute All Closing Documents

Gary Zarlengo made a motion to approve the resolution to allow the authority chair or vice-chair to execute all closing documents, seconded by Bill Beckwith.

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

26-08-06 Consider Contract with Michael Baker Intl. for Airport Letter of Map Revision (LOMR)

Elizabeth Pfingsten made a motion to approve the contract with Michael Baker International for the airport letter of map revision (LOMR) for a total of $120,695.88, seconded by Gary Zarlengo.

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

26-08-07 Consider Contract with Michael Baker for Area D Hangar Development Categorical Exclusion

Elizabeth Pfingsten made a motion to approve the contract with Michael Baker International for Area D hangar development categorical exclusion for $63,268.78, seconded by Bill Beckwith.

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

26-08-08 Consider Acceptance of Tentative Allocation from GDOT for FY 2027

Gary Zarlengo made a motion to approve the acceptance of tentative allocation from GDPT for fiscal year 2027 for $11,391,000, seconded by Bill Beckwith.

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

XI. ADJOURNMENT

Elizabeth Pfingsten made a motion to adjourn, seconded by Gary Zarlengo at 7:33 PM.

Motion carried (4/0)