

MACON COUNTY AIRPORT AUTHORITY
Minutes of the Meeting Held on January 28th, 2025

The Macon County Airport Authority holds its regularly scheduled meeting on January 28th, 2025. All members are present. Also present are Stuart Sloan, Legal Counsel; Sabrina Crone, Airport Manager; Greg Kershaw, Project Manager; Gary Shields, Commissioner; Teresa McDowell, Clerk; and Chris Green, potential hangar developer. Chair Schmitt calls the meeting to order at 4:05 p.m.

APPROVAL OF THE MINUTES FOR THE MEETING HELD ON NOVEMBER 26TH, 2025: After a brief discussion, Member Rhodes makes a motion to approve the minutes as forwarded. Member Shuler seconds the motion and it passes by unanimous consent.

PUBLIC COMMENT SESSION: See Other Business

OLD BUSINESS:

ENGINEERS REPORT: Project Engineer Greg Kershaw states that he is currently discussing two projects in connection with AIG funds with the Division of Aviation. He states that both asphalt repair and obstruction removal are allowable under the rules of the AIG funds, and that both of these projects are needed at the airport. Mr. Kershaw reports on the potential land acquisition project, stating that this is very complicated process and is not considered the best project for the funding, in that the DOA expects the airport to address any safety issue before they would approve land acquisition and hangar construction. Mr. Kershaw continues by stating that the obstruction removal is needed per the 5010 report, and that the apron and surrounding paved areas have not been improved in several years. He states that the pavement joints need to be re-sealed, and that a project of this type would include re-painting. After this discussion, Member Rhodes makes a motion to make the concrete and asphalt repair and the clearing of obstructions a priority and instructs the engineer to contact the DOA regarding using the available AIG funds for these projects. Member Horton seconds the motion and it passes by unanimous consent. Mr. Kershaw states that he will continue working with the DOA on the hangar development and property purchase projects.

DISCUSSION OF LESSEE/LESSOR PAYMENT ADJUSTMENT: Legal Counsel, Stuart Sloan, reports that he has spoken with the lessee, Macon Air, and that they have explained their perspective on the rental payment. Per Macon Air, if the rent is added to the operating expense, it will reduce the amount of rent paid to the airport authority. Mr. Sloan reports that since 2023 the FBO has been carrying rent as an expense on gross revenues without taking the authority rent as an expense. The language in the contract is ambiguous per Mr. Sloan. Mr. Sloan states that the rent is calculated for the past six months, and that it depends on the dollars collected during the quarters as to which process is utilized. The first half favors 2% and the last half favors 50%. After this discussion, the authority agreed to the discussion and the process that is currently used, which is the rent being added to the operating expense.

NEW BUSINESS:

DISCUSSION OF POTENTIAL HANGAR PROJECT: Chris Green is available to present a plan to demolish the older hangars currently in use at the airport and replace them with new hangars. He presents a plan that would double the rental space of the current hangars. He asks Project Engineer, Greg Kershaw, for a

review of the ditch that runs behind the current hangars. Mr. Kershaw informs Mr. Green that the ditch is considered a stream by the Division of Aviation, and that there are rules and regulations that apply to this stream when considering a building site. Mr. Green has schematics of the proposed hangars that he will forward to both Greg Kershaw and to Mostafa Moradi, the Project Engineer at the Division of Aviation. The authority explains to Mr. Green that the lessee, Macon Air, currently collects all rents from the hangars as a condition of the lease between the MCAA and Macon Air. This pattern of collection creates some confusion in that Mr. Green states he will construct the hangars at no cost to the airport, but would expect to collect all rents generated by the hangar space. There is a discussion about Mr. Green obtaining a sub-lease from Macon Air, but this would have to be reviewed and agreed upon by Macon Air. Mr. Green continues the discussion by stating that he has determined that a potential cost of the hangar construction would be \$800,000.00. This estimate does not include site preparation or concrete costs. Mr. Green's finances are structured in that he has a short window of time in order to invest in this project, and would need the particulars to be determined as soon as possible. It is determined that Mr. Green will provide the hangar schematics to Mr. Kershaw, who will in turn forward these to Mr. Moradi at the Division of Aviation. In the meantime, Mr. Green is encouraged to contact Macon Air in order to present this potential project.

OTHER BUSINESS:

There is a discussion regarding providing **power to the three "old" hangars**. After a discussion, Chair Schmitt directs Sabrina Crone, the Airport Manager to allow Vans Electric to make these repairs. The authority will be responsible for the \$2,840.00 cost.

The **monthly financial reports** will be available at the next meeting.

There is a discussion regarding the **"old" terminal building renovation project**. A formal bid is not required based on the amount of funding provided. Member Horton makes a motion that Chair Schmitt be authorized to work with contractor Ronnie Beale in providing an informal bid, and other details of the project. Member Rhodes seconds the motion and it passes by unanimous consent. Member Horton asks that Chair Schmitt bring the bid to the next meeting.

There being no further business to discuss, Member Rhodes makes a motion to adjourn the meeting. Member Shuler seconds the motion and it passes by unanimous consent. The meeting is adjourned at 5:30 p.m.

Respectfully submitted:

Pete Haithcock, Secretary