Minutes of the Fairhope Airport Authority
May 14, 2024

The Fairhope Airport Authority met May 14,2024 at 5:00PM in the City Hall Council Chambers at 161 N Section Street.

Present: Pel Henry, Chairman, Will Bruce, Don Ward, Chip Groner and Len Strickland. Jack Burrell and Amy Pearson were absent. Also Present was Josh Myrick, Attorney. Cynthia A Boothe took the Minutes.

The Minutes of the April 9, 2024 regular meeting were considered and approved with a motion by Chip Groner, second by Len Strickland and unanimously passed.

Continental Aerospace Report: Paula Hembree was absent, but Dave Friedel reported that the sales for AV-Gas for April 2024 were 7,470 gallons and Jet-A sales were 37,425 gallons. The sales for April 2023 were 8,388 gallons for AV-Gas and 23,041 gallons for Jet-A.

Airport Manager's Operations Report: Dave Friedel reported that the traffic count for April 2024 was 5,515. The count for a full year of Vir-Tower is 69,128. Dave stated that Derrick Owens of the FAA was at the Airport a couple of weeks ago and Dave asked him about the Dedication Plaque for the Terminal Building. Derrick stated that usually the FAA and State are mentioned on the plaque because of funding and that State and Local Officials that helped secure the funding and approval are usually mentioned also.

Dave mentioned that the ALEA Hangar door has been out of alignment, but the problem has now been repaired.

Dave stated that the beacon has been out for a while, but Moody Electric should be out tomorrow to look at it.

Dave stated that the AWOS had a semi-annual inspection and that everything looked fine.

Engineer's Report: Jordan Stringfellow went over the Taxiway Lighting Project Funding Breakdown Sheet. It will be funded with FAA AIG money for 90%, ALDOT for 5% and Airport Authority will be responsible for 5%. The estimated cost of the project is $879,450.00. She should have numbers ready by the end of June or beginning of July and will send application for grant money by the end of July.

Grants for AIP funds for reimbursement of Land Acquisition for $150,000.00 and reimbursement for the parking lot at the new Terminal Building for $85,000.00 have been applied for and the funds for the land reimbursement should be available by August, and the reimbursement for the Parking Lot at the new Terminal Building should be available soon.

After a brief group discussion, a motion was made by Don Ward to approve the resolution for the contract and bidding process, second by Len Strickland and unanimously passed.

Treasurer's Report: Amy Pearson was absent, so Pel Henry went over the Balance Sheet and the Profit and Loss Budget Performance.

Legal Report: Josh Myrick stated that he had three leases ready for approval by the Authority. The leases will be effective starting June 1, 2024.

Lot P27-B, for LLC
Lot P-19 for Garage Aereo, LLC (68 Ventures)
Lot P-20 for Apex Contracting Services, LLC

Lot P27-B will require an addendum requiring asphalt to be laid to meet Lot P27-A and the Taxiway. A drawing will be required to show where asphalt will be laid.

After a group discussion, a motion was made by Len Strickland to approve the leases with Lot P-27B subject to the addendum for asphalt, second by Don Ward and unanimously passed.

Josh presented a new version of the Letter of Intent to Lease Hangar Pad to the Authority Members. He said that the letter will now require prospective tenants to submit a metes and bounds legal description of the lot and a layout and design of the proposed hangar during the six-month due diligence period before the lease is executed. A motion was made by Len Strickland to approve the new Letter of Intent, second by Don Ward, and unanimously passed.

Board Discusstion/Approval Requests: No Report.

Other Business: Jordan Stringfellow stated that she had gotten a price from a driller to test two sites at the Fuel Farm for any EPA hazards that might be present and that the quote will not be for more than $20,000.00.

Don Ward stated that the Authority should wait until about October before having the testing done so that the new FBO manager would know that they have a hazard free site.

Dave Freidel stated that he was getting a quote to have the tanks at the Fuel Farm checked to see if they need to be relined or replaced.

Comments from Advisory Council Members: Russ Kilgore stated that he wanted to be sure that the Authority will require that the FBO operator will abide by all EPA Rules and Requirements. Pel Henry assured him that they would.

Comments from the General Public: Scott Peters stated that he was cancelling his Letter of Intent for Lot P-27-B. Pel Henry stated that he would contact the Authority's accountant to have his deposit refunded.

Move to Executive Session to discuss RFP Submittals: Pel Henry stated that five submittal packages were received for the RFP and are being reviewed. A selection should be recommended by the next meeting. Don Ward made a motion to move to Executive Session to discuss the various RFP Submittals and to include Dave Friedel and Josh Myrick. The meeting should last approximately twenty minutes and no action is expected to be taken. A second was made by Len Strickland and unanimously passed.

The Authority Members moved to Executive Session at 5:51PM.

Return from Executive Session: The Authority Members returned from Executive Session at 6:25PM.

Adjournment: A motion was made by Don Ward to adjourn the meeting, second by Len Strickland and unanimously passed.

There being no further business, the meeting was adjourned at 6:26PM.

Pel Henry, Chairman

Submitted by Cynthia A Boothe