

**CURRITUCK COUNTY
AIRPORT ADVISORY AUTHORITY
MINUTES OF MEETING OF
OCTOBER 19, 2005**

The regular monthly meeting of the CCAAA was held on October 19, 2005, at the Terminal Building Conference Room. Members present: Tracy Eure, Chair, Ed Ish, Bob Kohler, Tom Brady, Denise Hall, and Jerry Old. Also present: Commissioner Paul Martin, County Manager Dan Scanlon, and Economic Development Director Wayne Leary. Guests: Luis and Carlos Estrodilla. Member absent: Richard Turner

1. **Call to Order** – Chairman Eure called the meeting to order and called the roll. Mr. Brady introduced the guests.
2. **Additions or Deletions to the Agenda** – There were none.
3. **Approval of Minutes** – Mr. Kohler moved to approve the July 20 and August 17, 2005, minutes. Commissioner Martin seconded the motion. Minutes were approved as submitted.
4. **Fuel Report** – The Authority reviewed the report. Mr. Brady commented that corporate jets were not flying as much due to the price of fuel.
5. **Old Business**

➤ **Report on Safety Issues**

Mr. Scanlon related that the weather system computer was operating. The runway lights were functioning. The PAPI was fixed. There were some problems with the rotating beacon which may need parts replacement; however, it was operating at that time. The parking lot bulbs were replaced. The hangar area lights were on a timer which was adjusted to bring the lights on at the proper time. Some of the delay was due to King Electric waiting for parts. All work has been completed to move everything from the old equipment vault to the new one.

➤ **Report on Status of FBO Agreement**

Mr. Kohler had mentioned earlier the concern with the financial stability of Southern Aviation. Mr. Scanlon related that there is a third party looking into those rumors. He had talked with the owners and they are still very much interested. He had related to them that the county would need full financial disclosure. The engineer had submitted several possible configurations for the building and Southern Aviation had made their choice. Mr. Scanlon had submitted a memo to the Board of Commissioners relating a total budget cost of \$865,000.

He related that another company had re-entered the picture and stated they were still interested in operating an FBO.

➤ **Report on C.P. Warren's Leased Hangar**

Mr. Scanlon reviewed the problem of an aircraft other than Mr. Warren's occupying his leased hangar. After writing him and receiving no reply, further investigation revealed that another aircraft is in the hangar (B2T) assigned to Mr. Warren; however, the owner of the aircraft also has a valid lease for another hangar (B4T). Apparently spaces have been traded. The County Attorney and Public Works were to check again to determine if Mr. Warren is in violation of his lease. They were to match keys to hangars to lease agreements.

➤ **Report on Grass Mowing and Equipment**

Mr. Scanlon reported that Kitty Hawk Kites had been contacted by letter to the effect that the grass needed mowing and what the county's expectations are. The grass had been mowed and further reminders were not expected.

Mr. Scanlon also related that a mower had been purchased by the county for airport staff.

6. New Business

➤ **Discussion and Action on Proposals to Build Hangars**

Mr. Scanlon related there were three companies interested in leasing land for construction of hangars: Ron Gatewood/Midland, Sheltair, and Blackwater, Inc.

Midland had submitted a detailed proposal which the members had received earlier. They had submitted a proposed 37 year lease, at the end of which the building would belong to the county. They would lease for \$2,500 per acre annually. At the end of five years, the lease would be adjusted to reflect the consumer price index. The county's responsibility would be providing a prepared site and getting utilities to the site. However, N.C. General Statutes consider any lease exceeding 20 years as selling the property. The Board of Commissioners does not support the selling of any airport property; therefore, the time would need to be negotiated.

While Sheltair had not submitted a complete package, Mr. Scanlon felt they would probably propose a similar agreement.

Blackwater had indicated they would agree to a 20 year lease and build approximately 40 hangars although no detailed proposal was submitted. They would like to begin immediately.

Any agreements entered into would be non-exclusive. The county could still construct its own hangar buildings if it wished to do so. The Board of Commissioners had agreed in principle to have an outside company build additional hangars.

Ms. Hall suggested that the contracts include county approval of design and maintenance and upkeep to be performed by the builders throughout the term of the lease.

Commissioner Martin wanted to see a deal made to get the project moving. There was further discussion on the various proposals.

Mr. Brady moved to recommend that negotiations be entered into with Midland. Mr. Ish seconded the motion. After a short discussion, the motion carried.

Negotiations would also be continued with Blackwater.

➤ **Adjacent Property**

Mr. Scanlon announced that the condemnation hearing was scheduled for November 7, 2005, at which time a determination of fair market value would be decided by a jury. He also related that another adjacent property purchase was being negotiated and was almost ready to close.

➤ **Airport Security**

Mr. Kohler asked about the airport security plan. Mr. Scanlon stated that staff was continuing to prepare the plan for review by the Authority. Mr. Kohler also asked about procedure in case of an airport incident or accident. Mr. Brady indicated that a minor incident may not necessitate emergency notification and action. Mr. Scanlon explained the protocol in place for an airport emergency situation. Mr. Kohler felt that any incident or accident should be reported to the Authority. Mr. Scanlon related that any incident of which he is informed will be reported to the Authority members.

7. Adjourn

There being no further business, Mr. Kohler moved to adjourn. Mr. Martin seconded the motion. The meeting was adjourned.