



Newnan-Coweta County Airport Authority

Regular Meeting Session

115 Airport Road
Newnan, GA 30263
www.coweta.ga.us

Fran Collins
770.254.2601

Thursday, June 8, 2023

9:00 AM

Commission Chambers

~ Minutes ~

Call to Order

Attendee Name	Title	Status	Arrived
Joe Rutkiewicz	Chairman	Present	
Hank Moody	Vice-Chairman	Present	
Lee Moody	Secretary	Absent	
Janice Laws Robinson	Authority Member	Present	
Edward Davidson	Authority Member	Present	
Calvin Walker	Airport Manager	Present	
Nate Schattner	Assistant Airport Manager	Absent	
Nathan Lee	Attorney	Present	
Eddie Whitlock	Associate Administrator	Present	
Fran Collins	Clerk	Present	
Carlene Blount	Office Manager	Absent	

The Newnan-Coweta County Airport Authority met in Regular Meeting Session on Thursday, June 8, 2023.

Meeting Called to Order

Chairman Rutkiewicz called the meeting to order at 9:00 a.m.

Notification of Location of Rules

Chairman Rutkiewicz explained that the rules governing the meeting could be found on the County's website as well as on the table located in the lobby outside the meeting room.

REGULAR SESSION

APPROVAL OF THE MINUTES

1. **Minutes of Thursday, May 11, 2023**

The Authority voted to approve the minutes from the Regular Meeting Session held on Thursday, May 11, 2023.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Edward Davidson, Authority Member
SECONDER:	Hank Moody, Vice-Chairman
AYES:	Joe Rutkiewicz, Hank Moody, Janice Laws Robinson, Edward Davidson
ABSENT:	Lee Moody

SUPPLEMENTAL AGENDA

Motion To: **Approve Supplemental Agenda Items**

The Authority voted to approve the addition of one (1) Supplemental Agenda item for discussion as presented by staff.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Edward Davidson, Authority Member
SECONDER:	Janice Laws Robinson, Authority Member
AYES:	Joe Rutkiewicz, Hank Moody, Janice Laws Robinson, Edward Davidson
ABSENT:	Lee Moody

PUBLIC COMENTS-ITEMS ON THE AGENDA

Public Comments Regarding Items On the Agenda

Chairman Rutkiewicz called for comments regarding any items on the agenda. There were none.

NEW BUSINESS

2. 13890 Request Approval to Terminate a Land Lease Agreement and to Sell a Hangar Located at 116 West Aviation Way by Hangar 116, LLC

Airport Manager Walker explained that Hangar 116, LLC (Allen Prince) is proceeding with its intention to sell the hangar located at 116 W Aviation Way to Erickson Holdings, LLC. Contingent on approval of the sale by the Airport Authority and Erickson Holdings, LLC's ability to complete the purchase, Hangar 116, LLC is requesting that it be released from its current lease agreement so that Erickson Holdings, LLC may seek a new lease agreement with the Airport Authority.

Mr. Prince was present to field any questions from the Authority. There were none.

The Authority voted to approve termination of a lease agreement with Hangar 116, LLC (Allen Prince) associated with the hangar located at 116 West Aviation Way and to approve the sale of the hangar to Erickson Holdings, LLC.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Hank Moody, Vice-Chairman
SECONDER:	Edward Davidson, Authority Member
AYES:	Joe Rutkiewicz, Hank Moody, Janice Laws Robinson, Edward Davidson
ABSENT:	Lee Moody

3. 13891 Request Approval/Execution of a Lease Agreement with Erickson Holdings, LLC for Property Located at 116 West Aviation Way

Airport Manager Walker explained that staff is in receipt of a Letter of Intent (LOI) from Trevor Erickson of Erickson Holdings, LLC and Andrew Anderson of Cast Aviation, LLC detailing their intent to purchase the hangar located at 116 West Aviation Way from Hangar 116, LLC (Allen Prince), and to utilize the hangar to support the following businesses:

1. Cast Aviation, LLC - Hangar 116 will be leased to Cast Aviation, LLC on behalf of the new owner, Erickson Holdings LLC, to be responsible for the operation and management of the hangar. Initially, parking space will be available in the hangar for community aircraft use through sub-leases. Improvements to Hangar 116 will be made to accommodate the additional business and parking availability.
2. Atlanta Flying Club, LLC - Existing Atlanta Flying Club, LLC will move its base of operations to the Newnan-Coweta County Airport and become a Part 61 Flight School, continuing to operate with a flying club membership model. The Club currently operates (1) Piper Saratoga PA-32-301T and (3) Piper Archers PA-28-181, with plans to add an additional (2) Piper Archers in 2023.
3. Atlanta Flying Charters, LLC - Part 135 charter operation [dba Capital Air Express

(Cert #3C5C511N)] will move its base of operations to the Newnan-Coweta County Airport, operating Piper Saratoga and Piper Navajo aircraft for regional on-demand charter flights.

In response to a question from Member Hank Moody, Mr. Walker explained that the Atlanta Flying Club, LLC is relocating from Peachtree City, Georgia.

The Authority voted to execute a lease agreement with Erickson Holdings, LLC associated with property located at 116 West Aviation Way.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Hank Moody, Vice-Chairman
SECONDER:	Janice Laws Robinson, Authority Member
AYES:	Joe Rutkiewicz, Hank Moody, Janice Laws Robinson, Edward Davidson
ABSENT:	Lee Moody

Recognition from Airport Authority Chairman Rutkiewicz

Airport Authority Chairman Rutkiewicz explained that Falcon Field in Peachtree City has been closed over the last week and a half for a restriping project. As a result, their tenants have utilized the Newnan-Coweta County Airport. He expressed appreciation to Airport Manager Walker for handling the large increase in volume and other unforeseen issues that occurred over the past ten days, and to Assistant Airport Manager Nate Schattner, Airport Office Manager Carlene Blount, and Line Service Technician Jim Comley for their hard work and for making the Airport look good during the process.

Mr. Rutkiewicz also explained that in the future, he would like to explore potential means to compensate the existing Airport tenants for being inconvenienced by the increased volume.

UPDATES FOR THE AUTHORITY

4. 13878 Update from the Airport Manager

Airport Manager Walker provided a updates regarding the following:

- The Young Eagle's program successfully hosted at the Airport and article in Newnan Time Herald
- Goins project
- ACH payments now available for land lease rent payments
- High traffic operations and increased fuel sales from the temporary closure of Falcon Field

Mr. Walker commended Airport Office Manager Carlene Blount for her hard work with the Coweta County Finance Department to set up an ACH option for land lease rental payments.

In response to questions from Chairman Rutkiewicz and Member Hank Moody, Mr. Walker explained that on an average day the Airport sells approximately 200-300 gallons of AV gas and handles approximately two hundred fifty (250) takeoff and landing operations. On June 7th, the Airport sold approximately 1,500 gallons of AV gas and handled six hundred thirty (630) takeoff and landing operations. Lastly, he explained that Falcon Field is scheduled to reopen on June 9, 2023.

RESULT:	ACCOMPLISHED
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5. 13879 Update from the Airport Sponsor

Associate County Administrator Eddie Whitlock (County Sponsor) explained that the water main project for East Aviation Way will be completed by the end of June. The

project will increase water volume to the east side of the Airport and the necessary volume to serve WarDaddy's sprinklers for fire flow. Code issues have been resolved for the foam fire suppression system and a variance was obtained from the Stated Fire Marshal. \$1,200 of miscellaneous metal stiffeners for the WarDaddy project were added this week for collateral load, and the tenant build out is in the permitting process.

In response to a question from Member Hank Moody, Mr. Whitlock explained that Mr. Ronig (WarDaddy) should be able to begin tenant build out for the hangar portion of the project at any time, although the lead time for obtaining a component of a diverter valve for the hangar's fire drainage system may take couple of months.

RESULT: ACCOMPLISHED
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6. 13880 Update from the Airport Engineer

Airport Engineer Phil Eberly provided updates regarding the following:

- Attended Association of Georgia General Aviation Airport (AGGAA) Conference
- Fencing project
- Runway rehabilitation project
- Apron project

Associate Administrator Whitlock explained that staff will meet with County Engineer Tod Handley to discuss the environmental assessment (EA) being performed for the remainder of the ramp project and to determine how to maximize in-kind funds.

In response to questions from the Authority, Mr. Eberly explained that additional environmental assessments (EA) will not be necessary (other than the one currently being performed for the 60% ramp project). He further explained that the runway project includes an asphalt overlay with paving, the runway will be out of service for approximately ten (10) days to two (2) weeks for completion of the project or longer if the FAA requires fillets (extra wide paved areas) at the runway curves and traffic lane intersections. Lastly, the current EA for 60% of the ramp will cover construction of the new terminal.

Chairman Rutkiewicz explained that an environmental assessment (EA) is good for a period of six years.

In response to a question from Mr. Whitlock, Mr. Eberly explained that the pavement shoulders will be included in the contract, and sizing of the turning radii will be added if required by the FAA to meet the funding requirement. He also pointed out that per FAA design standards, straight taxiway access from a ramp area out to the runway is discouraged and it is preferred that a taxiway connects to a parallel taxiway instead. The Airport has two (2) taxiways that go directly to the runway, and the Airport could receive funding to perform corrections to FAA standards, but this would not affect closure of the runway.

In response to a question from Member Davidson, Mr. Walker explained that an analysis has not yet been performed to determine the financial impact of the runway closure.

Chairman Rutkiewicz explained that the project is still fluid and there is time before an analysis is performed related to the runway project.

Mr. Eberly explained that whenever funding is offered, planning will be conducted to determine when the project will begin, activity levels, etc.

RESULT: ACCOMPLISHED

SUPPLEMENTAL ITEMS

Motion To: **Approve Security Deed Associated with Lease Agreement with Landings Property Leasing, LLC**

Airport Attorney Nathan Lee explained that the meeting held on April 13, 2023, the Authority voted to confirm execution of a land lease agreement with Landings Property Leasing, LLC for the hangar located at 260 West Aviation Way. As part of their purchase, financing lenders are requiring that a security deed be recorded which requires approval by the Authority per the lease agreement.

The Authority voted to approve a security deed associated with financing for Landings Property Leasing, LLC for the hangar located at 260 West Aviation Way.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Edward Davidson, Authority Member
SECONDER:	Hank Moody, Vice-Chairman
AYES:	Joe Rutkiewicz, Hank Moody, Janice Laws Robinson, Edward Davidson
ABSENT:	Lee Moody

PUBLIC COMMENTS-ITEMS NOT ON THE AGENDA

Public Comments Regarding Items Not on the Agenda

The Chairman called for comments regarding any items not on the agenda. There were none.

EXECUTIVE SESSION - In accordance with O.C.G.A. 50-14-4

Executive Session

There were no issues to be discussed in Executive Session.

ADJOURNMENT

Motion To: **Adjourn**

The Authority voted to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Edward Davidson, Authority Member
SECONDER:	Hank Moody, Vice-Chairman
AYES:	Joe Rutkiewicz, Hank Moody, Janice Laws Robinson, Edward Davidson
ABSENT:	Lee Moody