



Newnan-Coweta County Airport Authority

Regular Meeting Session

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

Fran Collins
770.254.2601

Friday, March 15, 2024

9:00 AM

Commission Chambers

~ Minutes ~

Call to Order

Attendee Name	Title	Status	Arrived
Joe Rutkiewicz	Chairman	Present	
Hank Moody	Vice-Chairman	Absent	
Lee Moody	Secretary	Present	
Edward Davidson	Authority Member	Present	
James Amey	Authority Member	Present	
Calvin Walker	Airport Manager	Present	
Nathan Lee	Attorney	Present	
Nate Schattner	Assistant Airport Manager	Present	
Carlene Blount	Office Manager	Present	
Fran Collins	Clerk	Present	

The Newnan-Coweta County Airport Authority met in Regular Meeting Session on Friday, March 15, 2024.

Meeting Called to Order

Chairman Rutkiewicz called the meeting to order at 8:58 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 Friday, February 16, 2024**

The Authority voted to approve the minutes from the Regular Meeting Session held on Friday, February 16, 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Edward Davidson, Authority Member
SECONDER:	Lee Moody, Secretary
AYES:	Joe Rutkiewicz, Lee Moody, Edward Davidson, James Amey
ABSENT:	Hank Moody

SUPPLEMENTAL AGENDA

Supplemental Agenda

There were no items to be added to the Supplemental Agenda.

PUBLIC COMMENTS-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. 14385 Request Approval to Amend the Standard New Construction Lease Agreement

Airport Manager Walker explained that at the recommendation of GDOT Aviation, and because of extensive construction currently occurring at the Airport, the following language is being proposed to help manage the wear and tear on Coweta County/Airport maintained roads and drives as well as to limit the presence of foreign object debris (FOD) that are hazardous to aircraft. The following verbiage is proposed to be added after Section 5.5 in the Standard New Construction Lease Agreement for the Airport, as Subsection 5.5.1:

"5.5.1 Lessee shall be responsible for contacting Authority prior to beginning construction for purposes of documenting the pre-construction condition of the road. Authority and Lessee, or Lessee's designee, shall meet to photograph the road. Copies of all photographs shall be provided to Lessee. Said photographs shall be evidence of the pre-construction condition of the road for which Lessee shall be responsible for restoring the road. If Lessee fails to contact the Authority prior to beginning construction for purposes of documenting the road condition, then the Authority shall have the sole discretion in determining the pre-existing condition of the road for purposes of Lessee's restoration obligation, provided such discretion is reasonable. Lessee shall be responsible for the daily clean-up of debris that may be on the access route."

Additionally, minor grammatical edits are being made to Section 1.1 under "TERM" to clarify the language regarding renewal options, "with two (2) five (5) year options..." and Section 4.1.1 to clarify the formula for CPI Increase.

Chairman Rutkiewicz explained that the proposed amendment (to Subsection 5.5.1) requires the developer/builder to repair any infrastructure damage (roads) that occurs during a construction project.

The Authority voted to approve an amendment to the Airport's Standard New Construction Lease Agreement as presented by staff.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Edward Davidson, Authority Member
SECONDER:	Lee Moody, Secretary
AYES:	Joe Rutkiewicz, Lee Moody, Edward Davidson, James Amey
ABSENT:	Hank Moody

3. 14386 Request Approval/Execution of a New Construction Lease Agreement with LH Construction Group, Inc Associated with Property Located off West Aviation Way

Airport Manager Walker explained that LH Construction Group, Inc is currently proposing to construct an 80-feet by 60-feet hangar and associated office space on 10,000 square feet of property located off West Aviation Way (Goins property) at the site of the former Department of Corrections dog kennel. The hangar will house aircraft, but the type of aircraft has not been determined yet. The term of the new construction lease agreement is for the period beginning April 1, 2024, and expiring on March 31, 2054, with an option to renew for two (2) 5-year periods.

Chairman Rutkiewicz explained that some ramp rehabilitation will be performed in addition to construction of the building.

The Authority voted to execute a New Construction Lease Agreement with LH Construction Group, Inc associated with property located off West Aviation Way.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Edward Davidson, Authority Member
SECONDER: Lee Moody, Secretary
AYES: Joe Rutkiewicz, Lee Moody, Edward Davidson, James Amey
ABSENT: Hank Moody

4. 14387 Request Approval/Execution of a New Construction Lease Agreement with Newnan Airport Hangar Association Southwest, LLC Associated with Property Located off West Aviation Way

Airport Manager Walker explained that Newnan Airport Hangar Association Southwest, LLC is currently proposing to construct a 144-feet by 60-feet hangar composed of two (2) to three (3) individual bays separated by firewalls for twin-engine aircraft or light jets on 31,955 square feet of unimproved land located off West Aviation Way (between the hangar currently leased to Dale Pepper and Twin Aircraft Engines, LLC). The term of the new construction lease agreement is for the period beginning April 1, 2024, and expiring on March 31, 2054, with an option to renew for two (2) 5-year periods.

In response to questions from Chairman Rutkiewicz, Mr. Walker explained that the hangars will be for lease and the owner is in negotiations with a tenant to house two (2) larger heavier twin-engine aircrafts, and hopefully a jet as well, although nothing has been finalized yet. The Authority has the flexibility to approve the design of the building based on whether there will be two (2) or three (3) bays and the number of parking spaces.

In response to a question from Member Davidson, Chairman Rutkiewicz explained that Newnan Airport Hangar Association Southwest, LLC submitted a Letter of Intent (LOI) prior to the amendment of the New Construction Land Lease Agreement (approved earlier in the meeting) and will receive benefit of the old lease rental rate; however, they will be held to the new terms regarding the developer/builder's responsibilities to repair any infrastructure damage (roads) that occurs during construction of the project.

The Authority voted to execute a New Construction Lease Agreement with Newnan Airport Hangar Association Southwest, LLC associated with property located off West Aviation Way.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Edward Davidson, Authority Member
SECONDER: James Amey, Authority Member
AYES: Joe Rutkiewicz, Lee Moody, Edward Davidson, James Amey
ABSENT: Hank Moody

UPDATES FOR THE AUTHORITY

5. 14382 Update from the Airport Manager

Airport Manager Walker provided updates regarding the following:

- Monthly financials
- Fuel sales
- Eastside ramp expansion project
- T-hangar # 4 and # 5 (Goins project)
- Runway overlay project

Mr. Walker explained that the runway overlay project was performed, but funds were cut so the runway did not receive its full intended strength.

In response to a question from Chairman Rutkiewicz, Mr. Walker explained that he can research and provide data to the Authority regarding the impact new tenants have had on fuel sales.

In response to a question from Member Davidson, Assistant Airport Manager Nate Schattner explained that the line item of \$35,721 listed on the Financial and Balance Sheet for February 2023 was an appropriation from the County.

RESULT: ACCOMPLISHED

6. 14383 Update from the Airport Sponsor

Administrator Michael Fouts explained that there are no updates from the County; however, he noted that expenses for the Sheriff's Office hangar is a coding situation. The Sheriff has agreed to pay for the project (security enhancements), and this issue will be corrected moving forward.

RESULT: ACCOMPLISHED

7. 14384 Update from the Airport Engineer

Airport Engineer Phil Eberly provided updates regarding the following:

- Eastside ramp expansion project
- Runway overlay project
- Direct access taxiway correction project

In response to a question from Member Davidson, Mr. Walker explained that appraisals for land acquisition associated with the tree removal project are underway.

Chairman Rutkiewicz expressed appreciation to the County for providing in-kind labor for the upcoming phases of the eastside ramp expansion project and to GDOT Aviation for their support.

RESULT: ACCOMPLISHED

PUBLIC COMMENTS-ITEMS NOT ON THE AGENDA

Public Comments Regarding Items Not on the Agenda

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

ADJOURNMENT

Motion To: **Adjourn**

The Authority voted to adjourn the meeting.

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