



Newnan-Coweta County Airport Authority

Regular Meeting Session

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

Fran Collins
770.254.2601

Thursday, January 7, 2021

9:00 AM

Commission Chambers

~ Minutes ~

Call to Order

Attendee Name	Title	Status	Arrived
Alan Starr	Chairman	Absent	
Hank Moody	Vice-Chairman	Present	
Lee Moody	Secretary	Present	
Joe Rutkiewicz	Authority Member	Present	
Janice Laws	Authority Member	Absent	
Calvin Walker	Airport Manager	Present	
Nate Schattner	Assistant Airport Manager	Present	
Michael Fouts	County Administrator	Present	
Eddie Whitlock	Associate Administrator	Present	
Nathan Lee	Assistant County Attorney	Present	
Fran Collins	Clerk	Present	

The Newnan-Coweta County Airport Authority met in Regular Session on January 7, 2021.

Vice-Chairman Hank Moody called the meeting to order at 9:07 a.m.

AWARDS AND RECOGNITION

1. 7968 Request Approval to Dedicate Nation Drive in Memory of Airport Authority Clerk Stephanie Nation

Vice-Chairman Hank Moody expressed condolences to the family of long time Authority Clerk Stephanie Nation, who passed away on December 13, 2020, especially to her husband, mother, and father that were in attendance. He explained that the Authority wishes to dedicate a recently constructed access road located off East Aviation Way in her memory. The access road will be named "Nation Drive".

Authority Member Joe Rutkiewicz expressed condolences to Ms. Nation's family and explained that in addition to his role as a member of the Authority he also worked with her when he was previously employed at the Airport.

Similarly, Administrator Michael Fouts and Associate Administrator Eddie Whitlock expressed condolences to Ms. Nation's family and remarked on Stephanie's career with the Airport.

Airport Manager Calvin Walker expressed condolences to Ms. Nation's family and explained that he had worked with Stephanie for nearly twenty (20) years at the Airport and that she will be missed.

The Authority voted to dedicate the new access road located off East Aviation Way in memory of Airport Authority Clerk Stephanie Nation as "Nation Drive".

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Joe Rutkiewicz, Authority Member
SECONDER: Lee Moody, Secretary
AYES: Hank Moody, Lee Moody, Joe Rutkiewicz
ABSENT: Alan Starr, Janice Laws

FIRST OF THE YEAR BUSINESS

2. 7965 Beginning of the Year Appointments - Chairman, Vice-Chairman, Secretary, Counsel and Clerk

RESULT: **ACCOMPLISHED**

Motion To: **Elect Authority Chairman**

The Authority voted to elect Joe Rutkiewicz to serve as Chairman for calendar year 2021.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Lee Moody, Secretary
SECONDER: Hank Moody, Vice-Chairman
AYES: Hank Moody, Lee Moody, Joe Rutkiewicz
ABSENT: Alan Starr, Janice Laws

Motion To: **Elect Authority Vice-Chairman**

The Authority voted to re-elect Hank Moody to serve as Vice-Chairman for calendar year 2021.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Lee Moody, Secretary
SECONDER: Joe Rutkiewicz, Authority Member
AYES: Hank Moody, Lee Moody, Joe Rutkiewicz
ABSENT: Alan Starr, Janice Laws

Motion To: **Elect Authority Secretary**

The Authority voted to re-elect Lee Moody to serve as Secretary for calendar year 2021.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Joe Rutkiewicz, Authority Member
SECONDER: Hank Moody, Vice-Chairman
AYES: Hank Moody, Lee Moody, Joe Rutkiewicz
ABSENT: Alan Starr, Janice Laws

Motion To: **Appoint Authority Counsel**

The Authority voted to appoint Attorney Nathan Lee to serve as legal counsel for calendar year 2021.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Lee Moody, Secretary
SECONDER: Joe Rutkiewicz, Authority Member
AYES: Hank Moody, Lee Moody, Joe Rutkiewicz
ABSENT: Alan Starr, Janice Laws

Motion To: **Appoint Clerk**

The Authority voted to appoint Ms. Fran Collins to serve as Clerk for calendar year 2021.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Hank Moody, Vice-Chairman
SECONDER: Lee Moody, Secretary
AYES: Hank Moody, Lee Moody, Joe Rutkiewicz
ABSENT: Alan Starr, Janice Laws

3. 7966 Request to Set Meeting Dates and Times for 2021 and the Beginning of 2022

The Authority voted to set the following as the meeting dates for calendar 2021 and for January 2022 (37 Perry Street, Newnan):

- February 22, 2021 9:00 a.m.
- March 22, 2021 9:00 a.m.
- April 26, 2021 9:00 a.m.
- May 24, 2021 9:00 a.m.
- June 28, 2021 9:00 a.m.
- July 26, 2021 9:00 a.m.
- August 23, 2021 9:00 a.m.
- September 27, 2021 9:00 a.m.
- October 25, 2021 9:00 a.m.
- November 15, 2021 (Third Monday) 9:00 a.m.
- December 13, 2021 (Second Monday) 9:00 a.m.
- January 24, 2022 9:00 a.m.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Lee Moody, Secretary
SECONDER: Joe Rutkiewicz, Authority Member
AYES: Hank Moody, Lee Moody, Joe Rutkiewicz
ABSENT: Alan Starr, Janice Laws

UNFINISHED BUSINESS

Motion To: Amend the Agenda

Authority Member L. Moody asked the Authority to amend the agenda to add discussion and consideration of a change to the length of the terms of T-Hangar leases owned by the Airport Authority from thirty (30) days to twelve months (yearly) and to remove the "no cause clause".

The Authority voted to amend the agenda to add discussion regarding an amendment to the verbiage contained with the T-hangar lease.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Lee Moody, Secretary
SECONDER: Joe Rutkiewicz, Authority Member
AYES: Hank Moody, Lee Moody, Joe Rutkiewicz
ABSENT: Alan Starr, Janice Laws

Motion To: **Amend the Length of the Terms for T-Hangar Leases**

Authority Member L. Moody requested that the Authority change the term for T-hangar leases owned by the Authority from thirty (30) days to a twelve months (yearly) term and to remove the "no cause clause".

Airport Manager Calvin Walker explained that years ago, the previous management company had set the length of terms to thirty (30) days and that he is agreeable with the proposed change to a term length of twelve months (yearly).

Attorney Lee explained that there are no issues with the proposed changes, but the final changes would require approval by the Authority at a future meeting.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Lee Moody, Secretary
SECONDER: Joe Rutkiewicz, Authority Member
AYES: Hank Moody, Lee Moody, Joe Rutkiewicz
ABSENT: Alan Starr, Janice Laws

APPROVAL OF THE MINUTES

4. **Minutes of Wednesday, October 21, 2020**

A vote on the minutes from the October 21, 2020 Regular Session meeting was deferred until the February 22, 2021 Regular Meeting Session because the members in attendance are not all the same members in attendance on October 21, 2020.

RESULT: **DEFERRED/NO VOTE**

SUPPLEMENTAL AGENDA

Supplemental Agenda

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

NEW BUSINESS

5. 7975 Confirm Execution of a Sale and Purchase Agreement Associated with Property Located at 45, 47, and 49 Ansley Drive

Vice-Chairman H. Moody explained that at the Commission meeting held on October 20, 2020, the Board of Commissioners voted to approve the purchase of improvements at 45, 47, and 49 Ansley Drive located at the Newnan-Coweta County Airport. On December 15, 2020, the Board of Commissioners voted to transfer its interest in the improvements to the Coweta County Development Authority. Improvements include aircraft hangars, office space, related site improvements, and a taxi-way easement to the Airport. In order to enhance economic development activities in Coweta County and at the Newnan-Coweta County Airport, the Development Authority desires to sell its interest in the improvements. Staff is in receipt of a Sale and Purchase Agreement that allows the purchaser eighteen (18) months to

close on the purchase.

The Authority voted to confirm execution of a Sale and Purchase Agreement with the Coweta County Development Authority, the Coweta County Board of Commissioners, and 45 Aviation, LLC, 47 Aviation, LLC, and 49 Aviation, LLC associated with property located at 45, 47, and 49 Ansley Drive.

RESULT: **CONFIRMED [UNANIMOUS]**
MOVER: Joe Rutkiewicz, Authority Member
SECONDER: Lee Moody, Secretary
AYES: Hank Moody, Lee Moody, Joe Rutkiewicz
ABSENT: Alan Starr, Janice Laws

6. 7976 Request Approval of Ground Lease with Coweta County Development Authority

Vice-Chairman H. Moody explained that staff is requesting that the Authority approve a ground lease with the Coweta County Development Authority associated with improvements located at 47 and 49 Ansley Drive until such time as the improvements are closed on as outlined in the associated Purchase and Sale Agreement.

The Authority voted to execute a ground lease with the Coweta County Development Authority for improvements located at 47 and 49 Ansley Drive.

RESULT: **EXECUTED [UNANIMOUS]**
MOVER: Joe Rutkiewicz, Authority Member
SECONDER: Lee Moody, Secretary
AYES: Hank Moody, Lee Moody, Joe Rutkiewicz
ABSENT: Alan Starr, Janice Laws

7. 7977 Request Approval of Sublease by Coweta County Development Authority

Vice-Chairman H. Moody explained that staff is requesting that the Authority approve a sublease by the Coweta County Development Authority to 47 Aviation, LLC, and 49 Aviation, LLC associated with improvements located at 47 and 49 Ansley Drive until such time as the improvements are closed on as outlined in the Purchase and Sale Agreement.

The Authority voted to execute a sublease by the Coweta County Development Authority associated with improvements located at 47 and 49 Ansley Drive until such time as the improvements are closed on as outlined in the Purchase and Sale Agreement.

RESULT: **EXECUTED [UNANIMOUS]**
MOVER: Joe Rutkiewicz, Authority Member
SECONDER: Lee Moody, Secretary
AYES: Hank Moody, Lee Moody, Joe Rutkiewicz
ABSENT: Alan Starr, Janice Laws

8. 7978 Request Approval of the Sale of Falcon Flight Academy's Remaining Facilities

Airport Manager Calvin Walker explained that Falcon Flight Academy is requesting to sell the remaining hangars and property located at 95 Dale Pepper Drive to Hale Aircraft. This transaction will bring an established turbine maintenance facility to the Newnan-Coweta County Airport which will result in higher waged jobs, increased jet traffic, and fuel sales.

Authority Member L. Moody expressed concerns such as noise abatement with the purchaser.

Authority Member Rutkiewicz suggested that the Authority designate or appoint someone to negotiate lease terms and conditions with Hale Aircraft and agreed that conditions such as noise abatement should be part of the lease agreement with the new tenant.

Vice-Chairman H. Moody explained that the Authority could approve the sale of the facilities and address the noise concerns in the subsequent lease agreement that would be brought back to the Authority for approval.

Attorney Lee explained that one or two Authority members could be designated to negotiate the lease terms and that any lease would have to be brought back before the Authority for approval at a future meeting.

The Authority voted to approve the sale of Falcon Academy's remaining facilities located at 95 Dale Pepper Drive to Hale Aircraft.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lee Moody, Secretary
SECONDER:	Joe Rutkiewicz, Authority Member
AYES:	Hank Moody, Lee Moody, Joe Rutkiewicz
ABSENT:	Alan Starr, Janice Laws

9. 7972 Request Approval/Execution of First Amendment to Sheriff's Office Lease

Airport Manager Walker explained that the Coweta County Sheriff's office currently leases a 30,615 sq. ft. parcel on the land side of the Airport's access road (West Aviation Way), therefore, this property has no runway access. The Sheriff's office has requested to amend the current lease to encompass the remainder of the parcel to allow further expansion of their Crime Suppression Unit presently located at the Airport. The terms of the lease would be amended to include 87,120 sq. ft. (total) with a new rental rate of \$450/month. The land lease rate was determined by using an appraisal of the property utilizing yellow book standards required by the Federal Aviation Administration (FAA) when leasing land to interdepartmental agencies. The remainder of the lease will remain in force. Further, having the presence of law enforcement has been advantageous to Airport security.

The Authority voted to execute the First Amendment to a Lease Agreement with the Coweta County Sheriff's Office to include an 87,120 sq. ft. parcel (total) with a new rental rate of \$450/month associated with further expansion of the Crime Suppression Unit currently located on property on the land side of West Aviation Way.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joe Rutkiewicz, Authority Member
SECONDER:	Lee Moody, Secretary
AYES:	Hank Moody, Lee Moody, Joe Rutkiewicz
ABSENT:	Alan Starr, Janice Laws

UPDATES FOR THE AUTHORITY

10. 7963 Update from the Airport Manager

Airport Manager Walker explained that because of the adjustment necessary after the death of Authority Clerk Nation, he does not have an update on financials for the

Authority. He further explained the COVID-19 pandemic has caused a decrease in business and reduced corporate flights. He commended Assistant Airport Manager Nate Schattner for his efforts and hard work during this time.

Vice-Chairman H. Moody explained that he understands the difficulties being faced and asked if there are plans for additional help.

Airport Manager Walker explained that a meeting is scheduled with Administration staff to discuss the need for additional help.

Authority Member L. Moody asked for an update regarding implementation of the new T-Hangar lease agreements.

Mr. Walker explained that all has gone well and that there are two (2) lease agreements for counsel to review to ensure they are not a sublease agreement.

Authority Member L. Moody expressed appreciation for Mr. Walker's efforts during this time.

Airport Manager Walker thanked tenants for their patience during implementation of the new T-Hangar lease agreements.

RESULT: ACCOMPLISHED

PUBLIC COMMENT

Public Comments

Vice-Chairman H. Moody called for public comments.

Mr. Ricky Ronig, Smokey Road, Newnan expressed interest in leasing or purchasing the hangars located at 45, 47, and 49 Ansley Drive. He provided a brief review of his business, WarDaddy Aviation, located at the Peachtree City Airport including operations, maintenance and refurbishments, number of aircraft, jet fuel sales, and other activities. He expressed interest in moving the majority of his business to Newnan-Coweta County Airport in the future.

EXECUTIVE SESSION

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: Joe Rutkiewicz, Authority Member
SECONDER: Lee Moody, Secretary
AYES: Hank Moody, Lee Moody, Joe Rutkiewicz
ABSENT: Alan Starr, Janice Laws