



Newnan-Coweta County Airport Authority

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

Regular Session

Minutes

Shannon Zerangue
Fran Collins
770.254.2601

October 18, 2024

9:00 AM

Commission Chambers

Newnan-Coweta County Airport Authority

Roll Call

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

The Newnan-Coweta County Airport Authority met in Regular Meeting Session on Friday, October 18, 2024.

Meeting Called to Order

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

Chairman Rutkiewicz expressed appreciation to local citizens, Airport staff, Coweta County Fire Rescue, and the Coweta County Sheriff's Department for their assistance with an incident involving an aircraft that made an emergency landing near Hwy 16 earlier in the week.

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 Minutes

1. Request Approval of the Minutes from the Regular Meeting Session Held on August 16, 2024

Motion to: **Approve**

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

RESULT: Passed (UNANIMOUS)

MOVER: Hank Moody

SECONDER: Edward Davidson

AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson, James Amey

Supplemental Agenda

There were no Supplemental or Non-Agenda items to be added for discussion.

Public Comment (Items on the Agenda)

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

New Business

2. Request Approval/Execution of Lease Amendment # 2 with WarDaddy Aviation, Inc.
Associated with Hangars Located at 50 and 60 Nation Drive

Airport Manager Walker explained that Section 4.1 of the existing lease agreement with WarDaddy Aviation, Inc. contains a provision that allows the Authority to adjust rent upon the final determination of the total construction cost. Construction of the hangars is now complete, and staff has calculated a new lease rate of \$34,600 per month based on the debt service obligations of the revenue bond and a reasonable rate of return. In addition, the Authority previously approved three (3) months of deferred rent payments totaling \$30,000/month (\$90,000 total). Therefore, effective December 1, 2024, the new lease rate shall be \$37,000 per month, including \$2,400 for deferred rent payments. Effective June 1st, 2026 the monthly lease rate shall be \$37,000 per month plus any applicable annual Consumer Price Index (CPI) increases.

Motion to: **Execute**

The Authority voted to execute Lease Amendment # 2 with WarDaddy Aviation, Inc. associated with hangars located at 50 and 60 Nation Drive, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: Edward Davidson

SECONDER: Hank Moody

AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson, James Amey

Updates for the Authority

3. Update from the Airport Manager

Airport Manager Walker provided a brief update regarding the following:

- End of Fiscal Year 2024
- Fuel sales for Fiscal Year 2024
- Annual Quality Control Inspection by Titan Aviation Fuels
- Car rentals

In response to questions from the Authority, Mr. Walker explained that corporate rentals have slowed, and charter rentals have trended up. Flight Bridge (a travel management product) is being utilized and allows car rentals to be ready upon arrival and picked up upon return and is working well. He also explained that aviation gas (AV gas) sales for FY 2024 were almost flat, and jet fuel sales increased because of airport-based jets and WarDaddy Aviation's operation. In addition, the Corporate Aircraft Association (CAA) offers fuel discounts for jet fuel to its members, and this has also contributed to increased jet fuel sales.

Chairman Rutkiewicz explained that over the past couple of years, the Airport has experienced increased interest, and he expressed concerns about Letters of Intent (LOIs) being submitted and tying up valuable property. He recommended keeping LOIs on a 90-day term but adding a non-refundable deposit. The Authority, Airport Manager, and Airport Attorney Lee discussed several options regarding this issue, and it was the consensus of the Authority to instruct Attorney Lee and Airport staff to investigate the issue further.

Chairman Rutkiewicz explained that in the past, new construction tenants have not begun to make lease payments on their property until a Certificate of Occupancy (CO) has been issued, and he would like to update the terms in New Construction Lease Agreements for

rental payments to begin at 3-months.

Mr. Walker explained that it has taken some tenants over a year to obtain a CO and recommended that payments either begin at 3-months or when a CO is obtained, whichever comes first. He also explained that most airports charge rent effective the day of the lease.

Authority Member Davidson also recommended two levels of rent, one for the period before a CO is obtained and one afterward.

Member Lee Moody explained that most of the delays have been related to supply chain issues.

Chairman Rutkiewicz explained that recent delays have been related to supply chain issues with delays in steel delivery. The situation is that there are properties under lease that are not generating revenue.

Member Hank Moody explained that lease terms are relatively small compared to the size of some of the projects and changing terms is not going to discourage new construction. He agreed with Mr. Davidson's idea of a two-tier term, half rent after 3-months then full rent within 9-months may be reasonable terms.

Chairman Rutkiewicz explained that options can be investigated further and presented to the Authority for discussion at the November 15, 2024 meeting.

4. Update from the Airport Sponsor

There were no updates from the Airport Sponsor.

5. Update from the Airport Engineer

Airport Manager Walker explained that Airport Engineer Phil Eberly was unable to attend the meeting but had provided information to be presented in his absence.

Mr. Walker provided a brief update regarding the following:

- Capital Improvement Plan (CIP)
- Security fencing project
- GDOT approved Categorical Exclusion (CATEX) on east side apron, waiting for a Notice to Proceed
- Runway overlay project

In response to questions from the Authority, Mr. Walker explained that the Notice to

Proceed for Phase 2 paving should be received. Phase 2 includes an entrance road, parking lot, and another section of paving. He will send the Authority a copy of the site plan, and there are no new changes to the CIP.

Attorney Lee explained that the Capital Improvement Plan (CIP) is usually presented to the Authority for consideration before submission to the Georgia Department of Transportation (GDOT).

Motion to: **Approve**

The Authority voted to approve submission of the Capital Improvement Plan (CIP) to the Georgia Department of Transportation (GDOT).

RESULT: Passed (UNANIMOUS)

MOVER: Edward Davidson

SECONDER: Hank Moody

AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson, James Amey

Supplemental Items

There were no Supplemental or Non-Agenda items to be discussed.

Public Comment (Items Not on the Agenda)

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

Executive Session - In accordance with O.C.G.A. 50-14-4

There were no issues to be discussed in Executive Session.

Regular Session

Affidavit

Adjournment

Motion to: **Adjourn**

The Authority voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Hank Moody

SECONDER: Edward Davidson

AYES: Joe Rutkiewicz, Hank Moody, Lee Moody, Edward Davidson, James Amey