



Minutes of Meeting of Gadsden Airport Authority Friday, April 21, 2023

The Gadsden Airport Authority held a meeting on Friday, March 17, 2023 at Gadsden Fire Station #2, Meeting Room #3, 5121 Airport Road, Gadsden, AL 35906.

In attendance: Chairman Billy Billingsley and board members Craig Denney, Spencer Williams, Robert Turk, Tim McCartney, Ken Robertson, and Kent Haney. Also attending were airport superintendent Randall Gober; Goodwin Mills Cawood (engineering services) representative Natalie Hobbs; Gadsden city engineer Heath Williamson; Gadsden mayor's office representative Brett Johnson; Gadsden city attorney Lee Roberts; Gadsden-Etowah Industrial Development Authority director David Hooks; and GAA board attorney Ed Howard.

Chairman Billingsley called the meeting to order and declared a quorum was present.

March Minutes: A motion was made by Robert Turk to accept the March minutes, seconded by Spencer Williams, and the minutes were adopted by the board in full.

Financial Report: March 2023 financial documents were presented. Robert Turk moved to approve and accept them, motion seconded by Spencer Williams, discussion was offered, and the board unanimously approved and accepted the March 2023 financials.

Property Sale: Chairman Billingsley advised of the need for the board to immediately consider an new item, that of the proposed sale of airport real property to the City of Gadsden. City attorney Roberts presented for the board's consideration and approval the following:

1. An agreement between the GAA and the City of Gadsden related to Project Scout, an industrial recruitment project being conducted by the Gadsden-Etowah Industrial Development Authority, with the endorsement and cooperation of the City, whereby an industrial developer would obtain property presently owned by the Authority for purposes of establishing an industrial enterprise; and
2. A resolution drafted stating the board's approval of the transfer of the property at such time as the FAA approves the release of the property for the industrial project; and
3. An appraisal of the property from March 2023 establishing the appraised value of the property to be \$1,713,000.

Brett Johnson remarked that he has been in touch with the FAA and they have suggested the development of this project agreement would likely meet with FAA approval. The City of Gadsden would purchase the property at the appraised value, and nothing would interfere with airport operations and the use of the property would be allowed under all FAA guidelines and regulations. The funds would be restricted funds, in accordance to FAA regulations, to be primarily used for capital improvements and other airport improvements. This distinction in use of funds is not uncommon for the GAA and NEARA.

As to the time frame, it was stated that it could be as early as June for an announcement of approval from the FAA.

Motion to approve the resolution to sell the property to the City of Gadsden, approve the Project Scout agreement and authorize the chairman to sign all agreements was made by Kent Haney and seconded by Spencer Williams. The board voted unanimously in favor of the motion.

Prince Metal Stamping property: The FAA has approved the transfer of the 1-acre parcel needed for the Prince Metal expansion. A motion for the chairman to sign all the necessary documents to complete this transaction was made by Tim McCartney and seconded by Ken Robertson. The board voted unanimously to approve the motion.

Goodwin Mills Cawood LLC Master Service Agreement (engineering services): The previously circulated proposed master agreement between the NEARA and GMC was presented for discussion. A motion to accept the master agreement with GMC based on FAA and ALDOT approvals and endorsement of city engineer Williamson, was made by Tim McCartney and seconded by Robert Turk. The motion also authorized the chairman to sign the appropriate documents. The board unanimously approved the motion.

Task order #1: Natalie Hobbs (GMC) presented this task order which would allow for commencement of work related to runway reconstruction and sealcoating. The construction cost of approximately \$976,268 would be partly funded by federal and state grants in 2023. The cost of services from GMC is projected at \$226,865. A motion to approve the contract with GMC to complete the project outlined in Task Order #1 for FY 2023, and to authorize the chairman to execute the necessary documents, was made by Spencer Williams and seconded by Ken Robertson. The board voted unanimously in favor of the motion.

Alabama Power Easement addition: Alabama Power submitted a request for an expansion of an existing easement to airport property on Airport Road. AP is doing a single-phase to three-phase line upgrade and needs additional space for new facilities. It would not affect airport operations in any way. The request was submitted with a sketch. Discussion ensued. A motion to approve the easement and authorize the chairman to execute necessary documents was made by Tim McCartney and seconded by Kent Haney. The board unanimously approved the motion.

Airport Director Candidate committee: This committee was established by Chairman Billingsley to consist of Kent Haney, Tim McCartney, Natalie Hobbs, Heath Williamson, Brett Johnson, and Billy Billingsley.

Update NFPA407 Mandate: Randall discussed the bid from Rebel Aviation and said it was reasonable and Rebel was ready to go ASAP. In light of the upcoming June deadline, the board indicated wanting to move forward. A motion to accept the Rebel Aviation bid was made by Ken Robertson and seconded by Spencer Williams. The board unanimously approved the motion.

Maintenance Hangar: Jonathan Day and Tim Sutton presented proposal(s) to work with GMC to build a maintenance facility. Their idea is to build two 120 x 100 deep structures joined in the middle by a 3000 square foot office and meeting area. They proposed the airport build it and lease it back to the presenters. It would employ three people at first and perhaps up to 10 later.

Tim Sutton said the current maintenance hangar is too small to handle jet aircraft that would bring in the money needed for a maintenance facility to survive. He said Gadsden needs a newer, larger facility for maintenance and storage. He said the board is acquiring money to build these structures and they would like to see it used for such a facility. They have also currently been working with Snead State Community College to bring in a program to teach aviation maintenance, and have already had multiple people from Gadsden State asking why we can't bring such a facility to this airport. They would be definitely interested in working with the engineers to accomplish this goal. He said they do not plan on being an FAA certified repair station.

Kent Haney thanked the presenters for the presentation, but said this is a bit premature, since the board is working on hiring an airport director to pursue these types of ideas in the future. The new executive director would need to be involved and also Goodwin Mills Cawood. He said the board could revisit this idea in the future. No action was taken.

Motion to adjourn was made by Spencer Williams and seconded by Robert Turk and unanimously approved.

REMINDER: NEXT MEETING IS 9 A.M. FRIDAY, JUNE 16, 2023