

The North Little Rock Airport Commission Meeting was held at 4:30 pm on Thursday, July 21 2022 in the City Council Chambers in NLR City Hall.

The roll being called, the following Commissioners attended: Jake House, Todd Adams, Brad Hughes, Mark Bentley, Will Gruber. Tim Cummins and Adrienne Smith were absent.
Also Present: Clay Rogers, Marie Miller- City Attorney's Office, Jordan Culver- Garver

Minutes

Mr. Bentley moves to approve the June minutes, Mr. Adams seconds, the motion carries unanimously.

Financial Report

Mr. Rogers goes through the July budget statement. Mr. Bentley moves to approve, Mr. Gruber seconds. The motion carries unanimously.

Old Business

Williams Property Lease- Mr. Rogers reminds the commission about the lease that's been discussed the last few months. Mr. Rogers says WPM made a lease proposal that he didn't feel was something he could recommend because of what a large deviation it was from the standard lease options we've signed with every other tenant. Mr. Rogers says the last commission meeting the commission voted to start a new monthly rate of \$1.00 per square foot during the time of their holdover since the lease is expired. That rate will go into effect August 1st. Marie Miller from the city attorney's office discusses her opinion on how to address the hold over and lack of a new lease moving forward. She believes according to the language in the lease that the holdover is essentially day-to-day and without a new lease being signed. Ms. Miller says Mr. Rogers has shared what WPM has proposed, and that Mr. Rogers does not recommend accepting that lease, but that the decision is up to the commission if they would like to consider or vote on the lease. Chairman Hughes asks the commission if anyone would like to make a motion to accept the lease presented. Mr. Bentley asks to be reminded what the standard lease options are.

Expansion Project Update- Mr. Rogers gives an update on the expansion project.

2022 Airshow- Mr. Rogers updates the commission on plans for the air show.

New Business

Barrett Aviation/New FBO RFP: Mr. Rogers mentions that with Harry Barrett passing away last month that the airport owned hangar needs a new FBO tenant to resume the FBO services the airport needs. Mr. Rogers says he's been working with the city commerce department on writing an RFP for proposals for new FBO operators through the legal process for an RFP and people will have the opportunity to respond and submit with a business plan to run the FBO out of that hangar. Mr. Rogers goes over what the RFP says, and what the timeline is moving forward. There is a general discussion on the process and ways Mr. Rogers will get the RFP out.

Hatcher Aviation Hangar Location: Mr. Rogers says Mr. Hatcher, who is not in attendance, has been approved to build a hangar on the East side on the new apron, but he would like to change the location to an area that will allow him to build a larger hangar than the original spot would allow. Mr. Rogers says there are a couple of options on the east ramp for his request of a 100x100 hangar. Mr. Hughes says before we have a motion, he'd like to know the exact location decided and a layout drawing showing where it would be. Mr. Rogers says he can work with Mr. Hatcher to put that together.

Little Rock Air Aviation Services: Mr. Rogers says Little Rock Air is a company that does work at the airport and operates out of an airport owned T hangar. He says since he doesn't have a ground lease or a long term lease on a hangar, he hasn't been approved for the aviation services they do and he would like them to have commission approval to do the commercial services they do like a long term lease holder would have to have approved. Thad Dippolito, the owner/operator of Little Rock Air is in attendance speaks on what Little Rock Air does and the number of students they have, and he'd like the commission's approval on the services so he can continue operating. Mr. Adams moves to approve those aviation services, Mr. House seconds. The motion carries unanimously.

Diamond Aviation Fuel Sales Request: Mr. Rogers says Don Adamson with Diamond Aviation has a business with aviation services he operates out of his hangar, and he would like to request the ability to sell fuel as well. Right now his lease allows him to do all aviation services except selling fuel. Mr. Rogers goes over the history of the fuel sales business at the airport and that fuel sales rights were reserved for the FBO operators, Barrett Aviation and the NLR Jet Center. He says historically, the commission has kept fuel sales rights granted only to the FBOs because there isn't enough traffic and business to sustain multiple fuel sales entities competing against each other. Mr. Adamson says when he signed his lease, Commissioner Jim Julian spoke against him having fuel sales rights, and at the time he was okay with that. He also says at that time Commissioner Don Blakey was wanting the airport to be the one selling fuel so he didn't want more private companies handling fuel sales. Mr. Rogers says he doesn't believe it's in any leases that anyone can operate fuel sales outside of the two FBOs. Mr. Rogers adds that because we'll have an RFP out for a new FBO operator and that fuel sales is a large component of that business, and that the RFP contains historical fuel sales number for bidders to see, he doesn't want to allow new fuel sales approvals that would undercut the amount of fuel sales a new FBO operator could expect to have. Mr. Rogers recommends not allowing a new fuel requests, and says he's told another entity

that requested that from him that he would not recommend that to the commission. Mr. Adams wants some clarification on what commercial services are allowable in other leases.

Engineer's Report

Mr. Culver updates the commission on the Runway 17/35 project.

Directors Report

None

Public Comment

None

Mr. Adams moves to adjourn, Mr. Gruber seconds.

The meeting is adjourned.