

The North Little Rock Airport Commission Meeting was held at noon on Thursday, November 18, 2021 in the NLR Airport Terminal building.

The roll being called, the following Commissioners attended: Will Gruber, Brad Hughes, John Owens, Todd Adams, Tim Cummins, Mark Bentley. Adrienne Smith was absent.

Also Present: Clay Rogers, Marie Miller- City Attorney's Office, Jordan Culver- Garver

Minutes

Mr. Cummins moves to approve the October meeting minutes, Mr. Bentley seconds, the motion carries unanimously.

Financial Report

Mr. Rogers goes over the October Budget statement. He says nothing stands out to him as an issue, but goes over various revenues and expenses. He says the financial statement and fund balance has been updated by the finance department to show various grant reimbursements and funds that have been shifted for the expansion project. Mr. Bentley move to approve the finances, Mr. Owens seconds. The motion carries unanimously.

Old Business

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

Williams Property Lease- Mr. Rogers discusses what Carole Canino of Williams Property are requesting in terms of a new lease on her existing hangars, and new hangars she would like to build on the East Ramp. She would like to build 4 new hangars with 4 bays each on the east ramp, but she is requesting the airport get an FAA grant to fund the asphalt required to build the hangars. Mr. Rogers says he's been in talks with the FAA on that possibility, but finally got word from the FAA program manager that the FAA would not be able to fund all of the asphalt because of the portions that are private use. Mr. Rogers says that changes what the plan would be because there would be additional expenses on Ms. Canino to cover the portion of the asphalt that the FAA won't pay for. Mr. Rogers says he'd still like for this project to be able to happen and he's exploring options. Jordan Culver of Garver talks about the guidelines the FAA based their decision on, and what specifically the FAA would be able to pay for and what the remaining cost would be. Bill Canino, who is acting as a consultant for Williams Property discusses what this decision means for their project and what his concerns are. There is discussion about the cost of the project, and what options could be. Mr. Canino talks about the lease for the existing hangars, and how the new lease and the terms they are requesting that would extend the time they own the hangars is tied to the construction of the new hangars. Ownership of the existing hangars provides collateral to fund the new hangars, and he would like to get those hangar leases settled so he can know what funding options he has from their lender. Mr. Canino explains that his situation is different than

other hangar lease extension requests because their hangars are not just single, private use hangars. Their hangars are commercial use hangars and have different market driven variables that affect them than private use hangars, and Covid has had a large impact on their business, as well as businesses that rent hangar space from them. There is discussion about allowing Williams Property to have first right of refusal on the location while this is all discussed, or for them to sign into a lease for the property. Mr. Rogers says he doesn't have a lot of confidence that the FAA will change their policy, especially in any kind of time frame that would affect this decision. Mr. Rogers discusses the leases currently offered for when existing leases end, how those leases come to be, and situations that have come up in the past. Mr. Bentley asks if the commission agrees to a 25 year lease extension when 15 years is our maximum lease extension we offer if that opens us up to more situations like this in the future. Mr. Hughes says he worries that it will. Airport Attorney Marie Miller says if the commission wanted to consider that, the commission would need to have public meetings about an official change in the rules so that the public is aware that rules are being changed. Ms. Miller says she would have to look into that a little deeper to see what would be required for that kind of change, and if this would be considered a variance or a real rule change. Mr. Hughes says he knows of similar requests made during his time on the commission where the commission denied those requests. Mr. Hughes just wants to make sure we are thinking though this, and not opening us up to serious problems in the future. Mr. Hughes says he doesn't feel like we are close to making a decision on this yet and that we need to move on to other agenda times. Mr. Rogers says he does believe that Williams property should be on a month to month lease for those hangars at .40 a square foot, the minimum the lease rate would be anyway, until this issue gets resolved. Mr. Cummins moves to have the lease for those hangars be month to month at 40 cents per square foot until this issue is resolved, Mr. Bentley seconds. The motion carries unanimously.

New Business

2022 AIP Grant- Mr. Rogers says that while he's still working to make the pavement project happen with AIP funds, he's in the process of putting together a backup project of major fence and gate repairs to substitute in its place should the pavement project not be viable.

Aerial Patrol Lease Request- Mr. Rogers says Jim Moore who is the general manager for Aerial Patrol is here to request a lease on the land behind their hangar. Mr. Rogers says their current lease has 2 hangars, and a third tract of land. Mr. Moore would like to lease a tract of land behind their hangar to use for parking for their vehicles to help keep from parking on the apron. Their business is growing and they need more space for parking vehicles and their ATVs after they use them to be able to wash them. Mr. Rogers says that tract could just be incorporated into the existing lease at the existing lease rate. Mr. Moore says he is fine with that. Commissioner Todd Adams says that he does business with Aerial Patrol and will recuse himself from any vote on this agenda item. Mr. Gruber moves to approve the lease, Mr. Bentley seconds. The motion carries unanimously, with one abstain.

2022 Airshow- Mr. Rogers tells the commission that the airport will be doing an airshow in October. He says he is working on the details already and will keep the commission posted.

Engineer's Report

Mr. Culver says the contractor for the Runway 17-35 work will have to begin in the spring because warmer weather is needed to do the work on the runway.

Directors Report

None

Public Comment

None

Mr. Bentley moves to adjourn, Mr. Hughes seconds.

The meeting is adjourned.