

DeKalb County Airport Advisory Board (AAB) Minutes

The DeKalb County Airport Advisory Board met on Monday, August 10th, 2020 at 5:30 PM via Zoom Video Conference call.

Members Present: Christopher Richard (AAB Chair), Mike Reeves, Reuben Jones, Doug Miller, Larry Scheinpflug (AAB Vice Chair)

Members Absent: Eugene Henry, Dan Zanger, Kevin Fowler

Others Present: Airport Director Mario Evans and Noise and Environmental Analyst Korey Barnes

The meeting was called to order at 5:34p.m. by AAB Vice Chair, Christopher Richard.

- I. Approval of Minutes: **Motion to approve the July, 2020 minutes was made by Board Member Mike Reeves and seconded by Board Member Doug Miller. Motion passed.**
- II. Information/Old Business
 - A. **Airport Director's Report:** Airport Director Mario Evans reported the following:
 1. Master Plan Update: Evans deferred to Michael Baker International representative, Jim Duguay.
 - Duguay stated that the 5th set of Committee meetings was held July 28th. TAC/IGC – 10 members / 8 staff attended. CAC meeting, 14 members / 8 staff attended.
 - An August 4th presentation to BOC was on the agenda, rescheduled for Aug. 18th at 9AM. This will be an informational meeting to BOC to report on status with Master Plan.
 - Public Open House is planned for Fall – no date set yet.
 - Team currently working Internally on the technical report and airport layout plan.
 - Question from Public: Will there be another virtual open house for master plan? Airport Director Evans answered: Yes. Duguay confirmed this will be in the Fall.
 2. Airport Road LLC lease (Globe Building):

Building owner, Robert Miller, discussed his lease proposal to the airport. Working with Airport Director Evans for about 20 months on plan. Current lease goes back to approximately the year 1970. Working to upgrade lease to current and best vision standards. 120 small businesses operate out of this 45K square feet of office space building. Strong minority-owned business presence.

 - AAB Chair Christopher Richard asked what initiated the proposed upgrade to lease? Miller answered: he noticed that they were in the 15-year mark of expiration on the lease, so decided to start the process on upgrading.
 - Board Member Mike Reeves asked if there were any immediate needs for changes? Miller answered: Yes. Due to COVID, he was worried that office space needs would be reduced, however, he is finding that his office spaces are staying rented. Reeves stated that the commissioner he represents had some concerns about transparency of airport goings-on. Miller suggested that a meeting and tour be scheduled with this commissioner.
 - Board Member Reuben Jones asked if Permeaus was a tenant? Robert Miller answered: Yes.
 - Board Member Christopher Richard asked if new lease will become a new airport template/standardized lease? Richard Miller answered: Yes, in terms of the boilerplate portions, but customized most likely after. Miller also pointed out that their office space lease does not need FAA approval.
 - Member of public asked: Are the Globe Building upgrades part of the Master Plan? Evans answered: No. Although the Globe Building sits on 211K square feet of property, and there is a long list of big flight departments wanting to get space converted for their use. Standard lease format is governed by the airport leasing ordinance. Evans is still in discussions with Robert Miller. Board will discuss at upcoming meeting.
 - Board member Reeves asked if there is anything that the Board can do to help Miller? Robert Miller answered: Help in keeping it rented would be appreciated. Board Member Reuben Jones asked: how can we help you keep it rented? Robert Miller suggested speaking about the highlights of renting at the Globe Building: 1. Draw for tenants who want

to be on the field or 2. Economical. 3. Lots of businesses in proximity.

- AAB Vice Chair Larry Scheinpflug asked what was included in the lease. Evans answered that the lease is comprehensive for all tenants and all surrounding space at a current cost of \$2787 per month. Robert Miller explained that rate is actually low, but this is because it came out of a settlement.

- Board member Reuben Jones asked what the advantage would be to the airport to re-lease for another 20 years? Miller answered that consideration for that is why he suggested updating the original lease.

- Christopher Richards asked if county would ever inherit the improvements on the property? Miller answered that this would happen if property went back to the county.

- Evans said approval by Board on lease will be tabled until next month.

- Christopher Richards asked: Does PDK Eats operate out of Globe? Miller answered: Yes.

3. AAB Bylaw Change Request: Board Member Dan Zanger who was leading this project, not present at meeting. Evans deferred to city councilwoman for Chamblee who was on this call, Karen Lupton. Ms. Lupton stated that she was not sure what is needed from council but she is in support of Seat 9 being reserved for a Chamblee resident. Christopher Richard explained to Ms. Wompton that the Board is requesting that the city formally propose the changes, and then Board can vote on it. Karen will get a hold of Dan Zanger to move forward. Board tabled motion until next meeting.
4. PDK Hospitality Consent to Assignment, otherwise known as the Downwind Restaurant and Lounge: Downwind has closed down due to COVID. Board to approve consignment of restaurant to a new proposed owner/assignee, PGH Hospitality Group LLC dba Downwind Restaurant and Lounge. Current lease has 14 years remaining. This is a standard escalation lease. Airport and legal department vetted the new assignee. Motion to approve the new assignment passed by Board. Evans stated that this will be presented to the BOC at September meeting.
5. RIM PHASE 2 update: presented by Hunter Hines. Hines presented an exhibit to Board and Meeting attendees. Project involves removing some congestion in the middle of the airfield, and adding in new taxi ways. Project going before BOC tomorrow for approval for FAA funding. Total cost will be \$325000. Expected to receive 100% of funding from the FAA.
6. PAPI (Precision Approach Path Indicators) replacement: Hunter Hines explained that these indicators have had constant repair needs. Request was made to airport to have them replaced. Project awarded to Precision Approach Lighting Co. at a lowest bid of \$40,464. This includes the replacement of 3 PAPI systems. Waiting on P.O. number and will get out to contractor to start repair process. Installation projected to be complete in late October. Paid for by airport.

Noise and Environmental Analyst Report: - N&E Analyst, Korey Barnes delivered the following report:

The July 2020 Noise Report will be posted on the website in its entirety: **Total operations were 12,191** which is a decrease of -17% as compared to July of 2019. There were 355 voluntary curfew operations. Total 2020 year-to-date operations are **77,461** as compared to the total 2019 operations as of July 2019 of 91,405. In July, 45% of operations were on a southerly flow, 52% were to the north, and 3% were on the NW/SE runway. **Noise complaints:** 7.1 households made 113 complaints. The majority of the complaints were made between 0:00a.m. and 05:59a.m. (32%). The Complaint Percentages by Zip Code chart shows that 67% of the complaints originated from the **30341** zip code. A total of 136 advisory letters were sent to aircraft operators who flew during the Voluntary Curfew Period who were not identified as MedEvac and/or other emergency flights. Regarding High Noise Events, 108 advisory letters were sent to the operators whose aircraft exceeded the high noise event threshold(s).

Motion to accept the July 2020 Noise Report was made by Larry Scheinpflug and seconded by Doug Miller. Motion passed.

B. **Other:**
NONE

III. **New Business:**

Board Member Larry Scheinpflug had two questions per several pilots at PDK:

1. Windsock in the middle of the field appears to be in tatters. When will it be replaced? Hunter Hines responded: It was replaced already, backups ordered.

2. Wash rack for single-engine propeller planes? Evans answered: Atlantic is the only FBO that has a wash rack, they do charge a fee. Evans further explained that Airport promotes a dry wash vs a wet wash due to no availability on field to install a free wet wash rack. Korey Barnes further explained the complication of adding a wash rack to the field because it would involve underground separation of oil and water, etc.

IV. **Public Comments:**

Question by Jamie Dutro: what is timeframe to complete the full Master Plan environmental study with Open DeKalb. Duguay answered: when Master Plan final is submitted to GDOT, all environmental studies already completed will be included.

Question by Larry Foster: What is the status of the Air Quality Assessment? Evans answered: timeframe from this will be determined by the next Round Tables.

Motion to adjourn was made by Mike Reeves and seconded by Doug Miller. Motion passed at 6:39 p.m.

Submitted by:

Lori Bell

Lori Bell (Secretary)

Approved as Submitted:

Christopher Richard (AAB Chair)