

DeKalb County Airport Advisory Board (AAB) Minutes

The DeKalb County Airport Advisory Board met on Monday, October 12th, 2020 at 5:30 PM via Zoom Video Conference call.

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

Members Absent: Dan Zanger

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

The meeting was called to order at 5:31p.m. by AAB Vice Chair, Christopher Richard.

- I. Approval of Minutes: **Motion to approve the September, 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. Airport Road LLC lease (Globe Building):

Building owner, Robert Miller reported that the Globe Building lease has been reviewed by the legal department. He is now ready to address any questions from the Board.

 - Board Vice Chair Larry Scheinpflug addressed that per Airport Director Mario Evans report, other lessees square foot rent is over a dollar vs. Robert Miller's being 16 cents per square foot. Miller responded: he was given a reduced lease rate over this period of time and that the county does not want to change the lease rate in place because of a situation set 10 years ago. Scheinpflug asked to see this document, Miller stated that it is attached to the distributed lease agreement. Miller reiterated that the proposed lease rate at the end of 2036 is the issue. Airport Director Evans addressed that the issue is still if the Globe lease is still the best use of that space. Evans said that in 15 years it would probably be best use of space for a flight department to have a hangar. As of today that piece of ground is worth 45 cents per square foot. He doesn't think giving Miller another 20 years on top of the 15 he currently has is prudent. Scheinpflug reiterated the issue. Evans reiterated that the airport would do a fair market analysis in 2036 and Miller has agreed to pay what is assessed. Scheinpflug asked if Miller would take it or leave it at the point. Miller answered that he would NOT leave it, he would pay whatever is assessed.
 - Scheinpflug and Evans discussed the ad valorem taxes and that the Airport only gets lease payment and fuel flowage. Miller brought up that the airport IS getting fuel flowage from base planes of Globe building tenants. Scheinpflug asked what would be the difference between Miller paying the same rate at 2036 vs a new flight department? Evans answered that he is just trying to consider his fiduciary responsibility to users (flight departments) of airport.
 - Scheinpflug asked what Evans would do with the Yellow Jacket Flying Club IF he were to dissolve the current Globe lease. Board Member Christopher Richard answered that they could go to tie down. Evans discussed how it has been brought to them that more piston maintenance offerings are being requested at the airport.
 - Board Chair Richard asked to table the back and forth discussion and open to any other Board members with specific questions. Board Member Reuben Jones asked Robert Miller what his capital investment would be? He also asked what would prevent Miller from stopping the diversity focus if we extend the lease beyond 2036? Miller answered: current 1970 lease is not standardized. Meeting with Mario resulted in Mario's desire to standardize ALL leases. Miller noticed that current lease allows FAA non-compliance, Miller is looking to give these to the county in exchange for the agreement to extend his lease beyond 2036.
 - Evans and Miller agreed more discussion is ongoing with legal department. Miller brought up that he is always making improvements for every new tenant. He also said he would be willing to formalize a minority stipulation. Reuben Jones continued: he feels the concessions to agree with the plan are not enough. Scheinpflug asked if this can be addressed at 5 years vs 15, or closer to the end of the lease? Miller said he is fine with whatever they want to do. Richards agreed with Reuben Jones, in that he doesn't see it's the best for the airport. Board Member Doug Miller: agrees with Larry Scheinpflug. He thinks in 15 years we may need something totally different at the airport – HOWEVER, he

appreciates all who are leasing there now.

- Board Chair Christopher Richards did a roll call to vote on whether to make a decision on lease now: Richards, NO; Scheinpflug; NO, Fowler; NO, Henry; NO, Jones; NO, (Doug) Miller; NO, Reeves; NO. All suggest reviewing again in 5 years. Unanimous NO vote on approving addition today to the current lease, although broad support for current Globe building status.

2. Board of Commissioners consent agenda: 3 t-hangar term leases, 2 t-hangar show leases terminated.
3. Airport Master Plan Update:
Evans deferred to Jim Duguay: Invited to City of Doraville to present update on Master plan (last month). Submitted working papers to Facilities then submit to GDOT and committees for their comments. Additionally, working on alternative airport layout.
- Smartegies is preparing a survey for the Master Plan and will be submitting to the committees for their responses.
- Public workshop coming up in about 6 weeks, date pending.
- Member of Public, Jordan Fox asked: what is the nature of the survey? He also asked opinion on the various projects on the Master Plan: Will they be shared? Duguay answered: Yes. Fox then asked: will meeting be advertised and how? Concerned about tight time line. He recommending early December. Duguay agreed.
- Airport tenant Evanthe Papastathis of Skybound Aviation asked: If leases come to Board or County? Board Chair Richards said that Board just reviews.
- Member or Public, Jaime Dutro asked if survey will be made available to the public? Duguay answered: Yes, probably around the public workshop. Jaime further asked: Will we also be able to comment on the method of collecting the data? Will there be some outreach to civic associations in the area? Duguay said they are still in the early stages, so will address these requests later.
4. AAB Bylaw Change Request:
Board Chair Richard addressed: Draft language was sent to all on Board. Richard read through the Resolution presented by City Councilwoman Karen Lupton for District 2 for Chamblee: Richard proposed questions to Board. Board Member Doug Miller said he would like it passed at County BEFORE AAB changes bylaws. Vice Chair Larry Scheinpflug suggested that wording should be changed from City of Chamblee to CITIZEN of Chamblee.
- Board Chair Richard polled Board: All agreed with Miller's proposal. Scheinpflug and Miller seconded motion to table the item.
5. RIM PHASE 2 update:
Presented by Hunter Hines. Hines stated they are waiting on contracts from RDM Construction. 3R runway closed on Wednesday for an all-day construction job. All Precision Approach Path Indicators (PAPI) are going to be replaced on runways. Larry Scheinpflug asked will PAPI replacement be for all runways? Hines answered: Yes.
6. Museum project and Inspire Aviation project:
Evans deferred to Jake Best from Inspire Aviation. Evans suggested that the project be put into plan because it is large and benefits the community.
- Best talked about the need for an Air and Space museum in the southeast. Georgia is between #1 and #5 for aerospace jobs, so we need a good museum! Currently rolling out a program with DeKalb County schools. Will Beta test this Fall. Just received first Grant toward this program!
- Board Member Doug Miller asked: Are you trying to emulate any other museum? Best answered: Museum of Flight in Seattle, foremost in the world that is NOT governmental is a model. Miller also asked would it be a static museum? Answer: yes.
- Member of Public Jordan Fox asked: When was the Museum Board formed? Answer 2017. Second question: How did Mayor Clarkston get added to the Board? Answer: Best met through city events. Third question: Can people attend planning meetings? Answer: Everything on hold due to world issues, however they DO want to involve the community. Probably toward the middle or end of 1st quarter they will have more concrete things to

share.

Noise and Environmental Analyst Report: - N&E Analyst, Korey Barnes delivered the following report: **The September 2020 Noise Report** will be posted on the website in its entirety: **Total operations were 13,274** which is a decrease of -14% as compared to September of 2019. There were 565 voluntary curfew operations. Total 2020 year-to-date operations are **102,384** as compared to the total 2019 operations as of September 2019 of 120,632. In September, 39% of operations were on a southerly flow, 58% were to the north, and 3% were on the NW/SE runway. **Noise complaints:** 4.6 households made 101 complaints. The majority of the complaints were made between 06:00 PM and 11.59PM. (30%). The Complaint Percentages by Zip Code chart shows that 34% of the complaints originated from the **30319** zip code. A total of 142 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, 53 advisory letters were sent to the operators whose aircraft exceeded the high noise event threshold(s).

Motion to accept the September 2020 Noise Report was made by Doug miller and seconded by Eugene Henry. Motion passed.

B. **Other:**

Larry Scheinpflug asked about southwest hangars? Mario Evans answered: RFP will have to go back to Chamblee. Issue: minor change in water/sewer lines. Scheinpflug asked about timeframe: Evans said they were trying for this Fall.

- Member of Public Larry Foster asked: Is this project just approved by Chamblee or DeKalb county too? Evans answered that since the airport is in Chamblee, that is the primary jurisdiction.

III. **New Business:**
NONE

IV. **Public Comments:**

Jordan Fox: Appreciates the Board for letting him ask a bunch of questions and address the Chamblee Board seat issue.

Motion to adjourn was made by Mike Reeves and seconded by Doug miller. Motion passed at 7:02 p.m.

Submitted by:

Lori Bell

Lori Bell (Secretary)

Approved as Submitted:

Christopher Richard (AAB Chair)