

DeKalb County Airport Advisory Board (AAB) Minutes

The DeKalb County Airport Advisory Board met on Monday, September 14th, 2020 at 5:30 PM via Zoom Video Conference call.

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

Members Absent: Larry Scheinflug (AAB Vice Chair)

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 August, 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.
 - Submitted update to BOC on Master plan, Aug. 24th. Team is wrapping up, working on paper #2. The task force will summarize and make available to committees on website later this month after BOC review. No dates set yet for public open house scheduled for later this year.
2. Airport Road LLC lease (Globe Building):

Building owner, Robert Miller, discussed information he had presented to the Board via email regarding his lease. Miller went over the origins of the lease, and brought all up to speed on approach discussed with Mario Evans regarding updating the terms of the lease.

 - Miller discussed the value of the building's existence in leasing to small and minority businesses. Looking for support from the Advisory Board to move on to approval from BOC. Board Chair Christopher Richard asked when the current lease expires. Miller stated that it would expire in 2036. He is bringing it up now because he knows it takes time, AND he has experienced previously when an end of a ground lease is approaching, momentum for investment tends to wane. Miller is proposing to extend the lease for another 20-year extension tacked onto the end of the current lease. He is also asking that it be based on a market appraisal done by DeKalb County projecting for 2035. He brought up that the current local Government stipulations allows for PDK leases to be assigned to anyone, so he thinks it would help the airport to know what is happening with the Globe building, to lock in, now. He wants the current business terms and current below market rental rate (that escalates at 2% per year) for the next 15 years. In exchange for giving up some non-financial benefits, he would agree to renegotiate the lease at TODAY's rates, for 2035.
 - Board Member Mike Reeves suggested that a current market value appraisal should be done now. Miller doesn't think this would be a fair and equitable situation to agree to terms, then not decide to honor. He is worried that the airport might take his property and pledge it to the FAA. He thinks the county will get benefits today if they decide to go with his plan, vs waiting to renew in 2035. Reeves stated that he is trying to be clear on what the hurry is, i.e., what would the downside for the county be if they do not do anything: Miller stated the following: 1. 1970s lease is not compliant. 2. They don't have any control over who could take over the lease and operate there. 3. Last 5 years of lease will rack up deferred maintenance, AND he would be hampered in renewing leases. Christopher Richard stated he had an issue with agreeing to this proposal right now without more information. He proposed to defer until a later meeting to review more information.
 - Board Member Doug Miller asked Evans the following: 1, when will we see the report

that Miller gave you? 2. is there any other building on PDK grounds that has a similar leasing situation? Evans said No. There are 127 businesses within the Globe building now. Board Member Dan Zanger asked: is it just extending the lease OR are you also looking to make changes now? Miller answered: His whole point is to give back the great deals he has now in exchange for getting an extra 20 years. Board Member Reuben Jones asked: What if Miller and county disagree on market survey? Miller says that he doesn't get any say in the county survey results.
- Discussion is tabled until next Board meeting.

3. AAB Bylaw Change Request: Dan Zanger stated that he wanted to propose that seat be officially made a Chamblee seat. Mario Evans stated that the change cannot contradict the Dekalb county code. Evans said the Mayor makes the appointment for an official seat. Mr. Jordan (public) who proposed this, wants to make sure seat is not taken away of Chamblee. Zanger stated that we need to change it in the AAB bylaws to say that the Mayor of the City of Chamblee would have the authority to make that appointment. Zanger further stated that we also have to leave in the BOC the right to approve/deny. Zanger proposes that we agree to approve in our bylaws. Doug Miller said that he through we were going to get something from Chamblee asking for this in writing, or an email from the Mayor or from a council member. He further stated that this is the second meeting we asked for this, and that the councilmember from the August meeting didn't know anything about it. Reuben Jones asked if we could pass a motion to fully support it once the city of Chamblee changes their bylaws. He further stated; we just let the city know with our motion that we support it. Zanger said the city of Chamblee already approves that someone recommended by the Mayor for the seat be installed. Christopher Richard also requested that that a request in writing be submitted. Zanger will take responsibility for getting every city of Chamblee representative to reach out to the Board personally and confirm that they want the change. Zanger will take responsibility for getting this in writing.
4. RIM PHASE 2 update: presented by Hunter Hines. Hines stated that they are hoping to schedule a preconstruction meeting with contractor to describe how the project will be phased, soon. Paving may be moved to Spring due to fall/winter weather.

Noise and Environmental Analyst Report: - N&E Analyst, Korey Barnes delivered the following report: **The August 2020 Noise Report** will be posted on the website in its entirety: **Total operations were 11,649** which is a decrease of -15% as compared to August of 2019. There were 349 voluntary curfew operations. Total 2020 year-to-date operations are **89,110** as compared to the total 2019 operations as of August 2019 of 105,197. In August, 60% of operations were on a southerly flow, 37% were to the north, and 3% were on the NW/SE runway. **Noise complaints:** 7.3 households made 88 complaints. The majority of the complaints were made between 0:60a.m. and 11.59a.m. (36%). The Complaint Percentages by Zip Code chart shows that 39% 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, 48 advisory letters were sent to the operators whose aircraft exceeded the high noise event threshold(s).

- Board Member Reuben Jones had a question: Did local traffic increase 20% this month over last year? Why? Korey Barnes answered: Yes. Due to flight schools. Mario Evans added that maybe this was because August was a prettier month this year than August 2019.

- Member of public, Jordan Fox asked: What is happening with the Publicvue security issue, i.e., users receiving a 'not sure website' message? Korey Barnes answered: Security is looking into the not secure site message. This has been going on for a month. Korey said they are working on it. Mario Evans explained how one day we will be able to stream live without connection to FAA – which is one reason we get the unsafe message.

- Board Member Doug Miller asked if Korey gets reports of military flights? Barnes answered: Yes.

Motion to accept the August 2020 Noise Report was made by Doug miller and seconded by Dan Zanger. Motion passed.

B. **Other:**
NONE

III. **New Business:**
NONE

IV. **Public Comments:**

Jamie Dutro asked: What task is Baker Intl. working on in working paper #2?: Jim Duguay answered: Facility requirements to support to airport staff. Next is alternatives, then implementation chapters, then airport layout plan.

Jordan Fox asked two questions: 1. Is there a DeKalb dial-in number for zoom? Board answered: Yes. Jordan wants to see the phone number added to the website and agenda. Korey said it will be added.

Motion to adjourn was made by Doug Miller and seconded by Eugene Henry. Motion passed at 7:11 p.m.

Submitted by:

Lori Bell

Lori Bell (Secretary)

Approved as Submitted:

Christopher Richard (AAB Chair)