



**MINUTES
GLYNN COUNTY AIRPORT COMMISSION
SPECIAL CALLED MEETING
Thursday, June 16, 2016**

MEMBERS PRESENT

JEFF CULWELL – Chairman
WILLIAM HOUSEMAN – Secretary/Treasurer

MEMBERS PRESENT BY PHONE

AL MCKINNON – Vice Chairman
MISTY COLLINS
FRANK DELOACH
MICHAEL HANNELD
KEVIN RUNNER

STAFF PRESENT

SHAWNA WILLIAMS
TERRA WINSLETT
KATHERINE KISSLING
JOSH COTHREN
HILLARY STRINGFELLOW
VERNON BESSING

OTHERS PRESENT

MEL BAXTER
SCOTT STAMBAUGH
DAVID MANNING
RENN GRUBER
WAYNE JOHNSON
BRIAN THOMPSON
LESLIE FAULKENBERRY
JIM KRISS - by phone

The Special Called meeting of the Glynn County Airport Commission (GCAC) was held at 4:00 p.m. on Thursday, June 16, 2016 at the Brunswick Golden Isles Airport.

The Chairman called the meeting to order at 4:02 p.m.

Attendance was announced by Hillary Stringfellow. Commissioners Misty Collins, Frank DeLoach, Kevin Runner, Al McKinnon, Michael Hanneld attended the meeting via teleconference. Jim Kriss, Engineer from AVCON, Inc. also joined the meeting via teleconference. Commissioners present in the room were Chairman Culwell and Commissioner Houseman.

Capital Development Item

North Apron Industrial Expansion Project – Brunswick Golden Isles Airport

Bids were received for the North Apron Industrial Expansion Project. The Commission discussed the engineer's recommendations regarding construction options and funding necessary to complete each scenario.

Mel Baxter, Interim Executive Director of the Brunswick & Glynn County Development Authority, was present to answer questions. Brian Thompson, Engineer from RS&H, Inc. was in attendance to answer questions as the project relates to the East General Aviation Relocation project and the bonds funding both projects. Jim Kriss with AVCON, Inc. was available by phone to discuss specific elements regarding the North Apron Industrial Expansion Project.

The project bids came in higher than the amount allocated for the North Apron Industrial Expansion Project. The overall intent for the project is to provide expansion capability for Stambaugh Aviation Properties, LLC, and to provide expansion capability for Omega Air Refueling and allow an additional development area with ready-made apron available for a future tenant. Based on the funding sources, if GCAC received all the monies anticipated, the Base Bid and Alternate 1 could be completed without any additional funding. In order to complete Alternate 2 for an additional tenant, funding of approximately \$600,000 will be needed. Discussion included the possibility of reducing the scope of the work planned for the East General Relocation project or reconfiguring the layout of the North Apron Industrial Expansion Project to reduce cost.

Various funding options, future development and schedules were discussed. The Base Bid would accommodate the Stambaugh Aviation expansion and would include all the grading and drainage for the entire project. Adjacent to the Base Bid, the area south of the Stambaugh leasehold is approximately, 300' x 250' referred to as Alternate 1 would accommodate Omega and provided for future job growth. Alternate 2 would allow development for a future tenant.

Essentially in order to complete the base bid, alternate one and alternate two, early pay back of the County bonds would not be possible. If the County wants to pay the bonds back early GCAC will only be able to construct the Base Bid plus a small portion of alternate 1. Economic development grant funding which is dependent upon the creation of jobs in the amount of \$1,250,000 may be revoked if Omega does not have sufficient ramp space.

One of the options is award the Base Bid and Alternate 1, which would accommodate Stambaugh Aviation and Omega, and would leave approximately \$545,000 for Glynn County to repay bond funds.

Borrowing \$600,000 from the East General Relocation project could delay that project a year for another entitlement cycle. It could affect the relocation of some of the hangars. Manning Aviation is ready to build, but if Omega will bring more business and fuel sales increase, it's a win-win situation. Manning Aviation stated they can wait a year to continue development if necessary.

The Chairman suggested that the Commission recommend the full project funding of the Base Bid, Alternate 1 and Alternate 2 to complete the paving to accommodate current and future tenants. For the purpose of the bids paving could be shifted around to be acceptable to the tenants coming in and future tenants that maybe that pad could be trimmed back to save some money. The suggestion included to award the full amount to the contractor and shift the additional \$600,000 necessary to fund the project from the east general aviation relocation project. From an engineering standpoint, there is no way GCAC will be able pave ramp for any cost remotely close to this in the future. It will cost a lot more money per yard for any other paving in the future. Currently, the bonds are allocated at \$4.2

million for the North Apron Industrial Expansion project and \$4.25 million for the East General Aviation Relocation project. The chairman suggested that the Commission approach the county to determine if the bonds must be retired early and if the shortfall can be funded by the bonds.

Frank DeLoach made a motion to recommend funding the North Apron Industrial MRO project in its entirety, including the base bid, additive alternative 1, and additive alternate 2. The shortfall would be funded with bond monies from the East General Aviation Relocation project, and the County bond funds would be used in their entirety and would not be paid back early as a result of receipt of Economic Development grants. The recommendation will be presented to Glynn County Board of Commissioners at their June 21st work session for their approval. This was the preferred recommendation from the engineers managing the project at Avcon, Inc.

Commissioner Al McKinnon seconded the motion and it carried unanimously: 7-0.

At 4:32 Commissioner Frank DeLoach made a motion to adjourn. The motion was seconded by Michael Hanneld and carried unanimously: 7-0.



Al McKinnon, Vice Chairman



Attest



Bill Houseman, Secretary/Treasurer



Date