

EPHRAIM-GIBRALTAR AIRPORT COMMISSION
THURSDAY, JUNE 16, 2016
GIBRALTAR TOWN CENTER
9:00 A.M.

Approved: July 21, 2016

Call to order: The Ephraim-Gibraltar Airport Commission meeting was called to order by Marty Franke at 9:00 a.m.

Roll call/quorum:

Members present: Myrv Somerhalder, Gary Chaudoir, Marty Franke, Don Freix and Brett Lecy

Member(s) absent: John Cox

Agenda/ proper notice/adopt agenda: *MOTION: (Freix, Chaudoir) to adopt the agenda as presented. Carried*

Approve minutes of previous meeting: *MOTION: (Somerhalder, Freix) to approve the minutes of April 21, 2016 as written. Carried*

Public comment: None

Finalize 6-year project of intentions: John Cox arrived at 9:07 a.m. The draft statement of project of intentions was reviewed and modified for presentation to the town and village boards. See attached. *Motion: (Lecy, Freix) to approve the 2016-2021 statement of project intentions for Ephraim-Gibraltar Airport. Carried*

Review financial projection plan: Lecy stated the goal as a commission is to present a solid financial plan. Lecy stated entitlement funds (\$150,000/year) is available for projects to be used within a 3-4 year period. Each project requires a 5% sponsor match. Given a major project there is a discretionary fund. The land loan program is strictly loaned funds. An overview of financial sources will be presented at the July town board meeting. *Motion: (Lecy, Somerhalder) to table to the next meeting. Carried*

Discuss/review final bid on hangar expansion and tie-down project: Franke stated this is the final bid for the project. The original estimate was \$330,000, the revised estimate \$425,000; the final bid came in at \$603,287. The final included 5 – 50' x 50' hangars, 1 – 60' x 65' hangar and 10 tie-downs, engineering, contingency and brush-tree trimming. The sponsor share will not change with the increased project cost due to funds from equipment sales, the FBO rental and impact fees. Franke stated no action is needed and the project financing will be presented to the town board on July 6th.

Review current lease agreement: Lecy stated the current lease needs to be changed prior to signing with the 6 new hangar owners. Leases should have an escalator – simple percentage. Franke recommended 3%. The length of lease was discussed with 10 – 15 years being too short; current length is 20 years. Include in the contract a back charge for the electric service conduit up to each hangar pad. This would be an electrical reimbursement fee for each of the six hangars at a cost of \$1,100 each. *Motion: (Lecy, Franke) to approve the back charge fee to the hangars. Carried*
Motion: (Somerhalder, Lecy) to table the finalization of the lease agreement. Carried

Chairman report/comments: Franke stated that Cirrus Manufacturing out of Duluth will be bringing in a couple of planes on July 15th. Franke thanked the Young Eagles volunteers and Alexander's Restaurant for their contributions to a successful event.

Airport report: The next meeting will be held July 21st at 9:00 a.m.

Adjourn: The meeting adjourned at 10:35 a.m.

Respectfully submitted,

Beth Hagen, Clerk