# ***Minutes – Pryor Field Airport Authority (05/14/2024)***

* **Present (Authority, Staff):** Faith Hooper,Nathan Fowler, John Scherff, Larry Hall, Roger Minor, Adam Fox (Airport Director), Tim Westhoven, PE (GMC)
* **Present (Guests):** Judith Burleson, Patrick Bramlett, Jordan Smith, Sam Buchanan, John Colgan, Suzanne Johnson
* **Mrs. Faith Hooper, Chairwoman, called the meeting to order at 5:00PM**

**Open Session:**

**Mrs. Hooper presented the minutes from the previous meeting to the board for approval. Mr. Hall Motioned. Seconded by Mr. Minor. The vote** **carried unanimously.**

**Discussion Items:**

* Mr. Fox presented the airport financials. He presented the sales by item report from the FBO’s point of sale item. The revenue for the month of April was $290,870. The next item presented was the COGS document that showed the airport’s FBO COGS for fuel was $20,560 for avgas and $125,187 for JetA. Mr. Fox presented the YTD Profit and Loss statement outlining the following: Income $1,402,396.46 with COGS being $773,915.70 leaving a gross profit of $628,480.76. After expenses the net operating income was $155,200. Mr. Fox further explained the airport’s financials by breaking down the previous two month’s financial position as well as the Balance Sheet as of April 2024. **Mr. Fowler motioned to approve the financials. Seconded by Mr. Hall. The vote was carried unanimously.** Mr. Fox moved on by explaining that he had a letter from Mr. Wynn with Wear Howell explaining that the best scenario for the Airport Authority was to hire an internal bookkeeper. Mr. Fox explained that this was mentioned to the board last year during the summer and that both Mr. Wynn and he were bringing it back up to the board as he plans to move in a different direction. Mr. Fox mentioned that he and Mr. Wynn had moved mountains as far as cleaning up the financials and the practices the Authority uses on a daily basis. Mrs. Hooper asked if I had quotes from other firms and how that compares to hiring in-house. Mr. Fox explained that with the budget currently set aside that we could hire a part-time accountant/bookkeeper. Mr. Fowler stated that he believes the best option moving forward is to find a firm temporarily until we can be in a position to hire someone internally. Mr. Fowler stated that if Mr. Fox is not signing anything more than a year contract that there is no need for a motion and that he has the ability to do what is necessary to move forward.
* Mr. Fox presented construction projects to the board for approval. He first discussed the Northwest area plans of expansion with the potential installation of future hangars. He proposes multiple hangars with office space attached to the buildings. Mr. Fox proposes the expansion of the current north taxiway to create an apron for the future hangars. He mentions the inclusion of a monthly towing fee for those who never have to tie down their aircraft for the new apron. Mr. Fox says the current apron in use is limited and fills up weekly. Mr. Fox suggests the expansion of the current utilities to the end of the current access road to allow for easy connections for the newer facilities that have submitted letters of intent to build in this area. He also mentions the addition of fire suppression units for the newer hangars. Mr. Minor mentions that the proposed parking lots for the new hangars would encroach on his property. Mr. Fowler mentioned that these facilities and expansion plans would bring about a lot of Ad Valorem Taxes from the based aircraft. Mr. Scherff asked what the status of AI on the southeast was. Mr. Fox explained that the CEO has had a lot of medical issues and the last he had heard was that they were hiring a new executive to help out but plans to move forward. He further explained that per the lease that the next payment is due April 2025. **No vote was motioned.**
* Mr. Fox discusses hangar rent increases by covering the Authority’s increase in prices of insurance, electrical bills, maintenance, equipment. Mr. Fox discusses the need to preserve and restore the World War II hangars. Mr. Fox mentions that the hangar price at Pryor Field is way under market value compared to other airports and he mentions his proposition last month of a 28% increase in hangar rent for the majority of the private hangars, being $320 monthly, or the alternative of increasing just based on the insurance. Mrs. Hooper cross compares Huntsville’s current hangar pricing to the current ones at Pryor field, having a 1 cent difference in pricing. She does not believe in increasing the rent to the hangars when Pryor Field’s prices are in line with the market rate, having to pay more than Huntsville, and due to the condition of some of the hangars. The board goes back and forth comparing the statistics of Huntsville’s Hangars to Pryor Field’s Hangars. Mr. Hall proposes the reinvestment of the $90,000 in yearly revenue back into maintenance or more hangars. Mr. Minor comments on Mr. Hall’s idea that his proposition would cause a huge cut in profits. The board discusses the potential outcomes of regarding the hangars condition, especially the World War II hangar, regarding the needs for maintenance. Mr. Minor and Mrs. Hooper both comment that the longer the hangars are left alone, the more drastic the damage will become until they become unusable. Mr. Minor mentions the rusting structure and the last recommendation regarding the World War II hangar and the recommendation to install new metal rather than trying to paint it again. Mr. Fox clarifies his stance that he does not advocate for one idea over the other, as he is mentioning that the company needs money if they need to spend money, mainly regarding the expenses of fixing broken equipment or facilities or liability insurance costs. Mr. Scherff believes that the prices should be more like those in the area. He then begins to compare Huntsville’s hangars to that of Pryor Field. Then Mr. Fox and Mr. Minor discuss the issue of whether planes that have not flown, also not paying for gas but using the hangars, should be allowed to leave the plane there, or should they be removed to increase the amount of room for more active owners. Mr. Minor proposes that if a plane hasn’t flown in a year, the old plane should be moved out to allow new customers who are more active. Mr. Fowler mentioned that after looking at HSV’s website that the price per square foot for their private GA hangars was 21 cents instead of the previously mentioned 17 cents. Mr. Fox also explained that those hangars have less amenities than DCU’s. Mr. Fox simply stated that he was not advocating either direction but wanted to board to have all the information needed to make an informed decision on increasing hangar rent. He explained that it is very expensive to run an airport and that doing maintenance on a facility should be paid for by the revenue of said facility. **No motions were called for.**
* Mr. Fox asks for his standard resolutions to be approved by the board in order for him to proceed with appropriation asks, getting $30,00 from three entities and $40,000 from a fourth entity**. Mr. Scherff made a motion to approve the appropriations request. Second by Mr. Minor. The roll call votes were all yes.** **The vote carried.**
* Mr. Fox discusses sales of fuel. Jet A sales this month were 39,092.5 gallons, compared to last month's 18,097 gallons sold in April. The annual total of Jet A (YTD) was 172,772.23 gallons. Compared to last year's YTD of 140,448 gallons of Jet A. 100LL sales this month were 4,689.58 gallons, compared to last month's 4,407.15 gallons sold in April. The annual total of 100LL (YTD) was 28,400.41 gallons. Compared to last year's YTD of 34,097.17 gallons of 100LL.
* Mr. Fox mentions that Local involvement in the state and city has increased, increased partnerships, more hotels reaching out trying to make deals. We contributed to over 200 (conservative number) hotel stays in the Decatur and Athens area annually. We offer discounted rates to our transient customers who stay with us on a nightly basis. ACA foundation entertaining opportunities and increasing the state aeronautics budget. Decatur Intern program hosted by the Decatur City Schools Foundation, a great program, where the intern will shadow Mr. Fox for June. Pryor Field was one of only four entities to be selected to participate in. Mr. Fox mentioned that a lot of people within the community were asking and hopeful for another airshow to include elected officials.

Mr. Fox mentions that this upcoming Saturday there is an open house. The event starts at 11 and the food truck will arrive at 11 and depart at 2. This will showcase our partnerships with businesses. Also, the 99’s will have popsicles for the kids, so the event should be fun and friendly.

Mr. Fox and Mr. Scherff comment about the Calhoun Hangar and how it will help serve a lot of people beyond the airport and that it is a great avenue for great paying jobs.

**Public Comment:**

* Patrick Bramlett mentioned that in the past, that authority hadn’t been operated correctly for a few years and to remind the board that Pryor Field is a quasi-governmental body, and it necessarily doesn’t have to make a profit. Mr. Fox agrees that investing back in the airport is a top priority.

Mrs. Judith asks about the paint on the south ramp, asking when the workers can go and repaint the ramp as it is currently very faint. She also asks about the area's lighting.

One member in the audience mentions that one of the bathroom doors seems to have locked. Mr. Fox plans to fix this by the next morning.

* **Adjournment:**
* Next Board meeting will be June 11, 2024, at 5:00PM. **Mr. Hall motioned for adjournment at 6:41PM. It was seconded by Mr. Minor. The vote was carried unanimously.**