

Grand Haven Memorial Airpark
Airpark Advisory Board Meeting Minutes
October 22, 2019

Meeting Called to Order: at 5:31 pm by Acting Chairperson Richard Clapp

Board Members Present: Richard Clapp
Dale Hagenbuch
Chris Kostamo
Earle Bares (Airport Manager)
Tom Manderscheid (Interim Board Liaison)

Board Members Excused: Tony Van Houwelingen
Craig Christilaw

Guests: Bob Monetza (City Council/Mayoral Candidate)
Denny Scott (City Council)
Ben Ennenga (Past Board Chair/Airport Tenant)
Rex Singerling (Airport Tenant)
Tom Howard (Airport Supporter)
Kevin Jarchow (Airport Supporter)

First Call to Audience:

Rex Singerling: thanked Earle for repair of the fuel pump ladder.

Earle Bares: GHAA and EAA Meeting Reports (reference the “October 2019 Grand Haven Memorial Airpark Board Meeting Airport Operations, Activities and Airport Manager’s Report” – “Grand Haven Aviation Association and EAA Chapter 211 Report” in the meeting packet). Earle summarized his written meeting notes from both the GHAA and EAA Chapter 211 meetings earlier in October. Rick Clapp asked if the Red Bird flight simulator at Park Township Airport was certified for instrument approach work and Earle affirmed that it was.

Acceptance of September 24, 2019 Board Meeting Minutes: Motion by Dale Hagenbuch, seconded by Chris Kostamo, to approve the minutes without changes. The motion passed unanimously.

Financial Statement for September 2019: Tom Manderscheid noted that cash on hand was up by about \$22,000 but that was due, in part, to late hangar rent billings the prior month. There are no glaring problems with the financials. The current balance in the Airport Fund stands at about \$159,000 but current and future scheduled projects will reduce that balance.

New Business: None

Old Business:

Beacon Tower Update: Earle and Tom reported the MDOT/Aero inspection was completed today (Oct 22). There were a couple of minor items that needed attention that were immediately addressed by the contractor (e.g., the ability to manually switch the beacon ON) and, thus, the project is essentially complete. Official paperwork should be completed by the 23rd.

Design/Rehabilitation of Runway 9/27: Core samples were recently taken and the runway base appears to be sound. The survey is complete and, as far as the airport is concerned, we are prepared and ready for actual construction to begin.

Hangar Row D Sidewall Painting: The project is going well. Walls are completed with two coats of rolled-on paint. Currently, seven of eight doors have a first coat of paint, and if the weather permits, the doors can be completed soon as well. Areas of rust on the walls/doors were treated and primed. Painting the D Row roof will have to be considered next spring. Tom reported the total project cost will be at the approved \$5,000.

Hangar Occupancy Update: Earle reports that all hangars are full except for one A Row hangar and that there are several potential customers for that spot. Hangars are rented to the individual(s) who pay, first-come, first served. D Row still has two “store-and-lock” customers and both have been notified to vacate – one has indicated they will be out within 30 days. There are airplanes committed to both of those hangars. There are a total of 59 aircraft based at the airport.

MAP Meeting Summary: Per Earle and Tom, the meeting in Lansing with MDOT/Aero on October 15th went extremely well (once again). The airport was represented this year by Earle Bares, Tom Manderscheid, Patrick McGinnis (GH City Manager), Bob Monetza and Chris Kostamo. A number of items were discussed during the nearly ninety-minute meeting, but of note the July MDOT/Aero inspection found no discrepancies and had only three minor recommendations which Earle is already addressing. **Earle received high praise from MDOT/Aero for his management and promotion of the airport.** Also of interest, during the discussion of the up-coming runway rehab, it was noted that the taxiway directly connecting the runway and the ramp does not meet current design specifications that require at least one 90-degree turn from a taxiway to a ramp (ramp-direct-to-runway is not allowed). That issue will most likely NOT be addressed in the rehab project, pending availability of money, and there will be no issue with the taxiway as is since the project is a “rehabilitation” versus a completely “new” rebuild. Also, the widths of the taxiways at turn points WILL be brought up to current specification during the runway rehab.

Airport Manager Report: Again, reference Earle’s “October 2019 Grand Haven Memorial Airpark Board Meeting Airport Operations, Activities and Airport Manager’s Report” – “Airport Manager’s Report” for the details. Earle summarized the information therein, with the addition of:

- During the discussion on building hangars in the future, Earle expressed perhaps we need to build fewer, but larger hangars.
- Ben Ennenga mentioned that we might consider replacing the maintenance hangar door with a larger door to overcome the current limits on what aircraft could be accommodated in the maintenance hangar.

- Regarding airport activity, Earle noted that YTD activity numbers have already exceeded all of last year's operational numbers, and that he is estimating about 26,000 gallons of fuel sold and 12,000 airport operations by year's end. Looking at October 2018 to October 2019 data verifies that estimate. In fact, Earle thinks we will have to buy an additional, unplanned, load of fuel to meet demand.

- There was also a brief mention of the noise issue as it related to helicopter operations – the contract with the Detroit-based helicopter rides operator has been suspended at this point and for them to operate out of 3GM in the future would require discussion between the Board and City Council.

- Finally, at the fuel terminal, the grounding wire probably needs to be replaced.

Administrative Liaison Report: Tom Manderscheid discussed the following items:

- Accounts Receivables and Liquidity: of note, the Airport Fund cash balance as of 10/14/19 is at \$159,209.68, up from last month's \$147,843.35.

- Beacon: Project complete and should be closed out by Oct 23rd.

- Runway Design: "MDOT confirmed we can keep the existing geometry...Construction will depend on when MDOT receives funding. We will be bidding the work hopefully by the first quarter of 2020". Incidentally, MDOT is impressed with Earle's work at the airport!

- Easement Acquisition: Surveys of the two new easements has been completed, appraisals should be completed soon and negotiations with the property owners should begin by Thanksgiving. Depending on how long those negotiations take, tree removal, which must be done during winter months, "may be (done) this coming winter or next". The City does not low-ball the property owners, but uses past price data and assessments to offer a fair price.

- Hangar Occupancy: Renters in D1 and D4 have heard from the City.

Second Call to the Audience: Resulted in a lively discussion across a broad range of topics involving everyone in the audience and on the Board. Rex Singerling suggested we use the overhead projector at future meetings to display graphs, diagrams and reports.

Adjournment: Motion by Chris Kostamo, seconded by Dale Hagenbuch to adjourn at 6:45 pm. Motion passed unanimously.

Respectfully Submitted,

Chris Kostamo, Acting Secretary