



DeKalb County Airport Authority

2710 County Road 60 STE 200 | Auburn, IN 46706-9568

Jess Myers, President
Jerry Korchyk, Vice President

Donn Starkey, Secretary
Don Tribbett, Attorney

Bob Patterson, Member
Randy Fox, Member

MINUTES

June 19, 2020

DeKalb County Airport Authority Scheduled Meeting: The DeKalb County Airport Authority members met in the DCAA Conference Room for the regular monthly meeting which began at 1:00 pm, with the exception of Vice President Korchyk who met virtually using GoToMeeting. In attendance at the meeting were; Myers, Starkey, Fox, and Patterson. Airport Attorney Tribbett attended via video conference. Airport Manager Couchman attended in person while Assistant Airport Manager Hoit, via phone. John Feister from BF&S attended via video conference and Lara Gaerte from Century Aviation Attended in person. Myers opened the meeting with the Pledge of Allegiance.

Approve Agenda: Myers presented the agenda for the June 19, 2020 Board Meeting for approval. Fox made a motion to approve the agenda with a second by Patterson. The motion passed unanimously with a rollcall vote as follows: Myers aye, Korchyk aye, Fox aye, Patterson aye, Starkey aye.

Minutes: Myers presented the May 15, 2020 meeting minutes for approval. Starkey made a motion to approve the previous meeting minutes with a second from Fox. The motion passed unanimously with a rollcall vote as follows: Myers aye, Korchyk aye, Fox aye, Patterson aye, Starkey aye.

Claims: Myers presented the June 2020 claims docket for approval. Patterson made a motion to approve the claims with a second from Korchyk. The motion passed unanimously with a rollcall vote as follows: Myers aye, Korchyk aye, Fox aye, Patterson aye, Starkey aye.

Managers' Report: Couchman presented the 2020 Paratus lease for consideration. After some discussion, Starkey made a motion to approve the lease as presented with a second from Patterson. The motion passed unanimously with a rollcall vote as follows: Myers aye, Korchyk aye, Fox aye, Patterson aye, Starkey aye.

Couchman presented Resolution 2020R-2 for consideration. This is a Resolution transferring money from the General Fund to the Cumulative Building Fund per state law in the amount of \$33,725. Starkey made a motion to approve and adopt Resolution 2020R-2 with a second from Patterson. The motion passed unanimously with a rollcall vote as follows: Myers aye, Korchyk aye, Fox aye, Patterson aye, Starkey aye.

Couchman presented Resolution 2020R-3 for consideration. This is a Resolution transferring money from the General Fund to the Rainy Day Fund per state law in the amount of \$147,900. Patterson made a motion to approve

and adopt Resolution 2020R-3 with a second from Fox. The motion passed unanimously with a rollcall vote as follows: Myers aye, Korchyk aye, Fox aye, Patterson aye, Starkey aye.

Feister presented Project Order 12 from BF&S. This project order is for grant administration and CR 62 Extension Inspection and oversight. Starkey made a motion to approve Project Order 12 with a second from Fox. The motion passed unanimously with a rollcall vote as follows: Myers aye, Korchyk aye, Fox aye, Patterson aye, Starkey aye.

Feister presented Project Order 13 from BF&S. This project order is for concrete apron rehabilitation contract creation and oversight along with construction observation. Korchyk made a motion to approve Project Order 13 with a second from Patterson. The motion passed unanimously with a rollcall vote as follows: Myers aye, Korchyk aye, Fox aye, Patterson aye, Starkey aye.

Couchman presented the monument sign drawings and quote for consideration. After some discussion, the Board decided to continue to research options.

Couchman presented the 2021 budget for review. For the General Fund the DCAA will be seeking a slight decrease in levy and a slight decrease in the budget for 2021. The Cumulative Building Fund, there is no change. The Rainy Day Fund, which is not tax supported, is budgeting for \$150,000 less or approximately 25% less in 2021. The General fund levy for 2021 is down -3.01% compared to when the Airport Authority was established in 2011 making 10-years of decreases averaging -.33% per year.

FBO Brief: Gaerte previously sent out graphs and charts to the Board. She stated that business is still slow in every area. June is starting off fairly strong however and the flight school is back open.

Consultant/Engineer Report: Feister reported that FAA Grant 28 for \$1,729,731.00 is in front of the board for consideration and signature. This grant will cover CR 62 construction and supervision. The bids for the project came in below engineers estimates. Fox made a motion to accept FAA Grant 28 and direct Couchman to sign with a second from Patterson. The motion passed unanimously with a rollcall vote as follows: Myers aye, Korchyk aye, Fox aye, Patterson aye, Starkey aye.

Attorney Brief: Tribbett briefed the Board that the Haley's have asked that the appraisal on their home be postponed until the fall. After some discussion, Patterson made a motion to begin the appraisal process on October 31, 2020 with a second from Starkey. The motion passed unanimously with a rollcall vote as follows: Myers aye, Korchyk aye, Fox aye, Patterson aye, Starkey aye. The appraisal agreements were tabled until needed.

President Myers opened the public hearing on Ordinance 2020-01 authorizing the sale of property H-19 and asked for public comment. Hearing none, Myers closed the public hearing. Starkey made a motion to adopt Ordinance 2020-01 with a second from Fox. The motion passed unanimously with a rollcall vote as follows: Myers aye, Korchyk aye, Fox aye, Patterson aye, Starkey aye.

Korchyk then made a motion to direct Couchman, as the appointed property disposal agent, to advertise property H-19 for sale via bids without the appraisal value as a guide in the advertisement. Further, there will be a 10% deposit based on their bid to be forfeited if the winning bidder backs out, the DCAA will pay title insurance policy fee, and once bids are received, all bidders will be notified of the bid amount so that they can then raise their bids if they so choose. The winning bid must be at least 90% of the appraisal amount to be awarded. Bidding will open on July 13th and cutoff of August 3rd. This will be a cash-only sale. The motion was seconded by Patterson. The motion passed unanimously with a rollcall vote as follows: Myers aye, Korchyk aye, Fox aye, Patterson aye, Starkey aye.

Committee Briefs: None.

Board Member Briefs: Fox suggested that we find a way to market the land south of the airport. All agreed that we should remain diligent to opportunities. Couchman stated that there are talks with Auburn Mayor Mike Ley that may be beneficial to both the airport and the city. More to come...

Upcoming Events: None.

Public Comments: None

Adjournment: The meeting was adjourned at 3:03 p.m.

**Next meeting July 17, 2020
Public Meeting at 1:00 PM
DeKalb County Airport
Glenn Rieke Terminal Building**

Jesse Myers – President

Jerry Korchyk – Vice President

Donn Starkey – Secretary

Bob Patterson – Member

Randy Fox –Member