

Habersham County Airport Commission

Work Session Minutes

September 22, 2022 at 9:00 a.m.

Commissioners Conference Room

Habersham County Administration Building

130 Jacob's Way, Clarkesville, GA 30523

The Habersham County Airport Commission held a public work session on Thursday, September 22, 2022, at 9:00 a.m. in the Commissioners conference room in the Habersham County Administration Building located at 130 Jacob's Way, Clarkesville, GA, 30523.

Members Present: Ken Schubring, Andy Anderson, D. Higgins, Chris Limbach

Members Absent: Justin Schapansky

Others Present: County Staff, Members of the Public and Media.

Call to Order: Ken Schubring called the meeting to order at 9:00 a.m.

Invocation and Pledge: Invocation and Pledge given by D. Higgins.

Adoption of Agenda: A motion was made by D. Higgins, seconded by Chris Limbach, and voted unanimously to approve the agenda as presented.

Topic of Discussion: Discuss and review financials for T-hangar and Box hangar projects

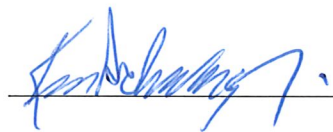
Chris Limbach created a document showing potential rental income, fuel sales income and ad valorem income to the county from the new hangar projects. Will Regan researched hangar rental rates at surrounding counties' airports and shared that information. Prices seem to vary based on conditions and amenities offered at these other airports. County Manager Alicia Vaughn shared information regarding the debt issuance. Currently, 20-year financing rates are roughly 4%. We would want to include a prepayment option so the debt could be paid off early. D. Higgins asked if all the new box hangars will be designated as "commercial" hangars. He said if we call them commercial hangars, we will have to provide all the utilities with them including sewer. Phil Eberly said all the box hangars will be stubbed out for electrical and plumbing, included in the cost of the hangars.

Andy Anderson brought up the fact that other airports have businesses in T-hangars, without the requirement that a restroom be in the hangar. He suggested that we revisit our minimum standards and determine if a restroom is necessary. He also said that the people doing flight training in T-hangars will have to go before the board to request a single service or multi-service application, without having the ability to have a restroom in their hangar. D. Higgins said this issue should also be addressed when reviewing the minimum standards. We should also be careful to stay within FAA Grant Assurance guidelines. Phil added that we need to look at the minimum standards as far as

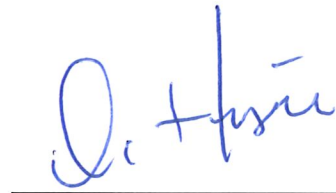
growth in the next 5 years, and then annually review them. Will Regan said the only ones he knows would really need a restroom are Air Methods and the future Maintenance Hangar, due to the number of employees. D. Higgins said we also need to look at our business license requirements and processes to determine what type of facilities are required. A question was raised about having porta-potties. They could not be used inside the hangars, but they could possibly be used outside the hangars. Alicia mentioned the possibility of building a restroom outside the hangars. Chris Limbach suggested getting quotes from City of Baldwin to tie into their sewer system. The hangars will be approximately 400 feet from Baldwin sewer lines. Alicia stated that if we use Baldwin sewer lines, the Airport property must be annexed into Baldwin.

D. Higgins asked what are the next steps for approving the financials for the hangar projects? Alicia Vaughn said that once the bid award is approved by the BOC in October, Lead Edge will be able to begin tracking steel and supply deliveries and estimates of project completion dates. We would then prepare a reimbursement resolution to be approved by the BOC for any up-front costs to be covered until the funding is available from the debt issuance. Phil Eberly said there would be a 20% down-payment required for the hangar buildings but there shouldn't be any up-front costs for site development or other major costs. Phil also suggested that we could charge deposits on the new hangars and have a contract or other legal document signed by each person waiting for a hangar.

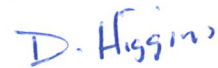
Adjournment: Motion by Chris Limbach, seconded by Andy Anderson, and voted unanimously to adjourn the meeting at 10:11 am.



Ken Schubring, Chairman



Chris Limbach, Secretary



Patti F. McLarty

From: William Regan
Sent: Tuesday, September 27, 2022 3:37 PM
To: Patti F. McLarty
Subject: Re: Info from work session

So sorry it has taken so long, I have been slammed. Here were the numbers I read:

Jackson County:

T hangar \$450

60x60 \$1400

100x100 \$4500 for 2 years, then \$6500

Gainesville:

T hangar: \$490

60x60: \$1725

100x100: \$4800

Toccoa:

T hangar: \$345 plus electricity

60x60: 800 (These are very old and worn out)

100x100 \$875 (this is for the FBO though. It may be some sort of a 'deal')

Hope this helps!

Will Regan

Airport Manager

Habersham County

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HABERSHAM COUNTY

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From: Patti F. McLarty <PFMcLarty@habershamga.com>

Sent: Tuesday, September 27, 2022 9:44 AM