



DeKalb County Airport Authority

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

Jess Myers, President
Jerry Korchyk, Vice President

John Chalmers, Member
Don Tribbett, Attorney

John Kruse, Member
Randy Fox, Secretary

MINUTES

October 20, 2023

DeKalb County Airport Authority Scheduled Meeting: The DeKalb County Airport Authority met for the regular monthly meeting which began at 1:00 pm. In attendance at the meeting were Korchyk, Chalmers, Fox, Kruse, Airport Attorney Tribbett, Scotty Hepler from Sweet Aviation, and Couchman and John Feister from BF&S attended virtually.

Approve Agenda: Korchyk presented the agenda for the October 20, 2023 Board Meeting for approval. Fox made a motion to approve the agenda, Chalmers seconded. The motion passed unanimously.

Minutes: Korchyk presented the September 15, 2023 meeting minutes for approval. Chalmers made a motion to approve the meeting minutes with a second from Fox. The motion passed unanimously.

Claims: Korchyk presented the October 2023 claims docket for approval. Fox made a motion to approve the claims with a second from Chalmers. The motion passed unanimously.

FBO Brief: Hepler stated for the month of September they sold 4,656 gallons of JetA and 1,478.5 gallons of AvGas. The flight school had 17 training flights, 3 aircraft rentals, 1 discovery flight, 4 simulator sessions, and there are 4 ground school sessions ongoing with an average of 10 students per class. There are now 13 hangar tenants. There were 9 maintenance jobs completed for September. Self-serv started operations this week and there is a based tenant pricing model in place.

Manager Brief: Couchman stated that a family member of Mrs. Gaskill, long-time neighbor of the airport, reached out and asked if we would be willing to purchase her home. I indicated that we would be happy to discuss the purchase and asked that they contact Mr. Tribbett. At this point Couchman turned the conversation over Attorney Tribbett. Tribbett stated that upon Couchman's recommendation, he went ahead and reached out to two appraisers and has an appraisal contract and a review appraisal contract for

the board to consider today. The appraisal contract amount is \$2,950,00 and he review appraisal amount is \$1,300. These two appraisals will need to be completed prior to making an offer if we will ultimately want to be reimbursed by the FAA for this property. After some discussion Fox made a motion to approve both the appraisal and the review appraisal with a second from Chalmers. The motion passed unanimously.

Couchman then asked the board how much of a rent abatement they would like to give Paratus for the use of Hangar I-5 during our Ribbon Cutting Event. After some discussion, and some research resulting in a tent costing \$500-\$700 for a full day, the board settled on a \$500 abatement. Kruse made a motion to abate \$500.00 of the Paratus monthly rent one time for the one-day use of the Hangar I-5, with a second from Chalmers. The motion passed unanimously.

Engineer/consultant Brief: Feister asked for Board Action to approve and submit AIP34 PR13, \$320,022.90 Total, 90% Fed \$288,020, 5% State and 5% local at \$16,001. Fox made the motion to approve the AIP 34 PR13 with a second from Kruse. The motion passed unanimously.

He asked for Board Action to approve and submit AIP35 PR5, \$184,161.80 Total, 90% Fed \$165,746, 5% State, 5% Local \$9,208. Chalmers made the motion to approve the AIP 35 PR5 with a second from Fox. The motion passed unanimously.

He asked for Board Action to approve the Certificate of Substantial Completions with Fleming Excavating, Inc. for Extend Runway 9-27 – Paving and Lighting. Kruse made the motion to approve the Certificate of Substantial Completions with Fleming Excavating, Inc. for Extend Runway 9-27 – Paving and Lighting with a second from Chalmers. The motion passed unanimously.

He asked for Board Action to approve the SF425 Annual Financial Report. Fox made a motion to approve the SF425 Annual Financial Report with a second from Kruse. The motion passed unanimously.

He asked for Board action to approve Supplemental No. 1 to Work Order No. 19 – Extend RWY 9-27 Paving and Lighting Inspection in the among of \$66,500.00. Fox made a motion to approve Supplemental No. 1 to Work Order No. 19 – Extend RWY 9-27 Paving and Lighting Inspection in the among of \$66,500.00 with a second from Kruse. The motion passed unanimously.

Attorney Brief: None.

Board Member Briefs: Kruse stated that he has had numerous conversations regarding the name of our airport and how it might hamper our future growth. He would like to discuss the path to potentially change the name of our airport. In addition, he has had some discussions with developers that are interested in our south-side and interested in a cooperative approach to developing the area. With both issues it was suggested that small work groups might be best to begin exploring possible paths forward. Since President Myers was not present it was suggested that Kruse reach out to him and discuss that matters when able. More to come.

Upcoming Events: VAA equipment cleaning on the 28th.

Public Comments: None

Adjournment: The meeting was adjourned at 2:35 p.m.

**Next meeting November 17, 2023
Public Meeting at 1:00 PM
DeKalb County Airport
Glenn Rieke Terminal Building**

Jesse Myers – President

Jerry Korchyk – Vice President

John Chalmers – Member

John Kruse – Member

Randy Fox –Secretary