

SMITH REYNOLDS AIRPORT BOARD
3801 NORTH LIBERTY STREET
WINSTON-SALEM, NORTH CAROLINA 27105
MINUTES OF MEETING

A regular meeting of the Smith Reynolds Airport Board was held on Tuesday, December 17th, 2019, at 4:00 p.m. with a quorum present.

Smith Reynolds Airport Board Members Present:

Mr. Scott G. Piper, Chairman
Mr. James Shaw, Vice Chairman
Mr. Ted Kaplan, Board Member and County Commissioner
Mr. Perry Hudspeth, Board Member
Mrs. Gale Anderson, Board Member
Mr. David Mounts, Board Member
Mr. Jed McMillian, Board Member
Mr. Michael Baughan, Board Member (via conference call)

Also Present:

Mr. Mark Davidson, A.A.E, Airport Director, Forsyth County
Mr. Basil Yapp, NCDOT Division of Aviation
Mr. Randy Breedlove, NCDOT Division of Aviation UAS Office
Mr. Rick Reed, Piedmont Triad Partnership
Mrs. Becca Colangelo, Signature Flight Support
Mr. Mike Darcangelo, Avcon
Mr. James Moose, Avcon
Mr. Andy Dale, AOPA
Mr. David Morse
Mr. Gordon Watkins, Forsyth County
Mr. Todd Luck, Forsyth County
Mr. El-Amin Fleming, County Commissioner
Mr. Shoaib Quader, Forsyth County
Mrs. Shanna Smith, Forsyth County

Purpose of Meeting: To review the following agenda items and pass the necessary motions for conducting airport business.

1. Call to Order

Chairman Piper called the December 17th, 2019, Smith Reynolds Airport Board (SRAB) meeting to order at 4:00 p.m. and read the following statement:

It is the duty of every Smith Reynolds Airport Board member to avoid conflicts of interest. If any Board Member has a conflict of interest or appearance of conflict

with respect to any matters coming before the Smith Reynolds Airport Board today, they should identify the conflict, refrain from any participation in the matter involved, and leave the meeting room during Board consideration of such matter.

2. Approval of Minutes November 19th, 2019 (Regular Minutes)

A motion was made to approve the November 19th, 2019 regular minutes.

Motion	Shaw
Second	Kaplan
Result	Approved
Vote	Unanimous

3. Public Comments

There were no public comments.

4. Financial Review

Mr. Davidson gave an overview of the Airport Department's financial statements which were developed from the County's Performance software for the month of November 2019. Mr. Davidson announced that residential home located on Keehlen Avenue is now vacant and will be put on the schedule for demolition next fiscal year. In addition, Mr. Davidson announced the return of the Facilities Maintenance Manager and provided a summary of the revenues and expenses for the facility located at 3820 N. Liberty Street. Mr. Mounts shared his concerns in regards to marketing and potential lease terms for the available space. The financial data provided by staff depicts historical operational expenses for the hangar facility and the Airport should consider leasing opportunities that cover historic expenses. Flexible leasing terms could promote growth instead of losing potential business.

5. MRO Holdings – North State Aviation

Mr. Davidson presented a request from MRO Holdings (MROH) to execute a new amendment which would modify the existing Lease and Fourth Amendment with North State Aviation Holdings, LLC (NSA). The request included forgiveness of NSA's deferred rent obligation of \$250,278.54 which is outlined in the Fourth Amendment executed on July 1, 2019. MROH advised that they plan to invest an estimated \$4,000,000 in NSA and would hire 150 new employees by December 31, 2021. In an effort to expedite closing with MROH, current NSA ownership is willing to pay \$83,426.18 that is due December 31, 2019.

The SRAB discussed the proposal and agreed upon a counter proposal. The County Attorney and Airport Director were instructed to present the counter proposal to NSA and MROH which included deferring the \$166,852.36 to the end of the lease in

exchange for an early lease extension. In addition, the deferred rent would be forgiven if NSA was not in default at the end of the lease extension.

Motion	Kaplan
Second	Mounts
Result	Approved
Vote	Unanimous

6. North Carolina UAS Integration Pilot Program

Basil Yap, UAS Program Manager with the North Carolina Department of Transportation (NCDOT) presented to the SRAB a summary of the UAS International Pilot Program (IPP). During the presentation, Mr. Yap provided a brief history of the Unmanned Aircraft Systems Program and explained how the NCDOT has taken the lead to promote UAS innovation, safety, integration, and economic development. The NCDOT is partnering with government and local Industries to focus on drone operations in the State of North Carolina. Mr. Yap advised that he is aware that Smith Reynolds Airport is interested in future UAS economic development opportunities and is and is looking forward to working together.

7. Economic Development Update

Mr. Mounts suggested a strong marketing strategy for the Airport and suggested getting feedback from the community on marketing strategies. Mr. Piper suggested creating a sub-committee and Mr. Mounts volunteered to head the sub-committee. In addition, Mr. Mounts recommended the following language be included in a resolution:

Smith Reynolds Airport Board requests that Forsyth County and the City of Winston-Salem collaborate and deliver a solution that reduces property taxes on equipment at Smith Reynolds Airport and approved properties within 2 miles of the Airport by 50% or greater and sustains them for a period of at least 10 years. The solution should take effect by March 31, 2020 and be effective for the calendar year 2020.

Chairman Piper asked Mr. Davidson to draft the resolution for SRAB approval.

8. Airport Operations Update

Chairman Piper asked Mr. Davidson to email a summary of the Airport Operations Report to the Board Members. The next Smith Reynolds Board Meeting is scheduled January 21st, 2020.

9. Other Business


10. Adjourn

A motion was made to adjourn the meeting at 5:29 pm

Motion	Shaw
Second	Huspeth
Result	Approved
Vote	Unanimous

Composed by Shanna K. Smith

Respectfully Submitted:



Mark R. Davidson, A.A.E., Airport Director

Received:



Scott G. Piper, Chairman