

July 7, 2009
REGULAR MONTHLY BOARD MEETING
Chris Holman, Chairman

BOARD MEMBERS PRESENT: Chris Holman, Paul Hufnagel, Todd Cook, Victor Celentino, Charles Moore (4:09 pm)
Absent: Calvin Lynch

MANAGEMENT AND STAFF PRESENT: Bob Selig, Mike Daigle, Dale Feldpausch, Tim Haizlip, Kim Daman and Bonnie Wohlfert.

EMPLOYEES AND MEMBERS OF THE PUBLIC PRESENT: Kevin Miller, Steve Bangs, Dan Otto, Sandy Thelen, LATA; Frank Cook, Homeowner; William Kruse, Homeowner; Ed Cook, Homeowner; Ron Rosen, RNR; Dustin Preston, ELLA-KAR; Casey Ries, RW Armstrong; Gary Siegfried, Mead & Hunt; Debbie DeLeon, BOC; Pam Tobin, LCC.

CALL TO ORDER

1. Chris Holman, Chairman called the Regular Monthly Board Meeting of the Capital Region Airport Authority to order at 4:00 p.m. with a quorum present.

APPROVAL OF MINUTES

1. Paul Hufnagel moved the Board approve the minutes of the June 7, 2009 Regular Board meeting.
2. The motion passed unanimously.

PUBLIC COMMENT

1. Ed Cook, homeowner on Sheridan Road, commented that he is still having drainage issues and feels he is not receiving a lot of cooperation from the airport or drain commissioner.
2. Frank Cook commented on the drainage issue on his son's property.

COMMUNICATIONS

1. Letter from Bob Johnson regarding master plan involvement.

REPORTS

1. None

UNFINISHED BUSINESS

1. None

RESOLUTIONS

#09-35 MERS Contribution

- a. Victor Celentino moved the Capital Region Airport Authority Board approve Resolution #09-35 ratifying a payment of \$597,000 already made to the CRAA retirement plan bringing it to 66% funded and authorized the Executive Director to sign all associated documents on behalf of the Authority.
- b. The motion passed unanimously.

#09-36 Termination of University Club Membership

- a. Victor Celentino moved the Capital Region Airport Authority Board approve Resolution #09-36 terminating the membership in the University Club and adding the value of that membership to the Executive Director's salary.
- b. The motion passed unanimously.

#09-37 Award of Contract for Elevator/Escalator Maintenance to OTIS Elevator Company

- a. Todd Cook moved the Capital Region Airport Authority Board approve Resolution #09-37 awarding the contract for elevator and escalator maintenance to OTIS Elevator Company effective July 1, 2009 through June 30, 2012 and authorized the Executive Director to sign all associated documents on behalf of the Authority.
- b. The motion passed unanimously.

#09-38 Authority Operating the Restaurant/Gift Shop Concession

- a. Todd Cook moved the Capital Region Airport Authority Board approve Resolution #09-38 authorizing Airport Management to prepare and execute options and plans to temporarily operate the restaurant and gift/news concession, in the event no equitable third party concessionaire agreement can be reached by September 30, 2009 and authorized the Executive Director to sign all associated documents on behalf of the Authority.
- b. The motion passed unanimously.

#09-39 FAA Memorandum of Agreement - Navairs

- a. Todd Cook moved the Capital Region Airport Authority Board approve Resolution #09-39 approving the MOA between the FAA and the Airport Authority regarding Navairs and authorized the Executive Director to sign all associated documents on behalf of the Authority.
- b. The motion passed unanimously.

#09-40 Lease Termination Agreement Genesis Realty, Inc.

- a. Todd Cook moved the Capital Region Airport Authority Board approve Resolution #09-40 authorizing a lease termination agreement with Genesis Realty effective with the closing of the sale of the building from Genesis Realty to ELLA-KAR, LLC and authorized the Executive Director to sign all associated documents on behalf of the Authority.
- b. The motion passed unanimously.

#09-41 Lease and Operating Agreement with ELLA-KAR, LLC

- a. Todd Cook moved the Capital Region Airport Authority Board approve Resolution #09-41 authorizing a new lease agreement with ELLA-KAR, LLC and authorized the Executive Director, or designee, to sign all associated documents on behalf of the Authority.
- b. The motion passed unanimously.

#09-42 Consent to Sublease from ELLA-KAR, LLC to Lansing Community College

- a. Todd Cook moved the Capital Region Airport Authority Board approve Resolution #09-42 authorizing a consent to sublease agreement between ELLA-KAR, LLC and Lansing Community College and authorized the Executive Director, or designee, to sign all associated documents on behalf of the Authority.
- b. Paul Hufnagel moved to amend Resolution 09-42 as follows: ELLA-KAR, LLC desires to sublease the entire facility to Lansing Community College to accommodate LCC's aircraft mechanic school and potentially LCC's flight school.

- c. The amendment passed unanimously.
- d. The motion as amended passed unanimously.

MONTHLY REPORTS

1. Financial Report – Dale Feldpausch
2. Report of the Executive Director – Bob Selig
 - Apple Vacations announced new non-stop service to Cancun starting December 27, 2009.
 - Dan Otto, on behalf of the Authority, is attempting to get all property owners involved in the drainage issue to work towards a solution. The airport project did not plug the drain and the Authority is not liable for it. It is a private drain that was not authorized.

NEW BUSINESS

1. None

PUBLIC COMMENT

1. Ed Cook, homeowner on Sheridan Road, reiterated that he is not interested in signing a blank check. The drainage was improperly engineered and he is asking that it be fixed.
2. Frank Cook shared with the Board a sketch of Lakeview Drain that he received from the Drain Commissioner.

BOARD MEMBER COMMENTS

1. Victor Celentino asked about Jet America and Bob Selig informed that their service start date is August 14, 2009 and they are still in negotiations with the FAA.

ADJOURN

1. Paul Hufnagel moved the meeting be adjourned at 5:08 p.m.
2. The motion carried, and the meeting was adjourned.

Chris Holman, Chairman

Bonnie Wohlfert, Secretary