

Approved 10/04/2006

**MINUTES OF THE MEETING OF THE
LOGANSPORT/CASS COUNTY AIRPORT AUTHORITY (“LCCAA”)
BOARD OF DIRECTORS (“Board”)
HELD September 20, 2006 at the LOGANSPORT CASS COUNTY AIRPORT (“Airport”)**

Attendance:

Board Members: Mark Hildebrandt
 Paul Hipsher
 Pat McNary
 Bob Barr
 Dave Ingram

Tad Wilkinson was unable to attend

Guests: Tim Dalton, Airport Manager
 Don Tribbett, LCCAA Attorney
 Rose Wagoner, Logansport Flying Service

Call to Order:

The meeting was called to order by the President, Mark Hildebrandt.

Approval of Agenda:

The meeting agenda was distributed for review. On a motion duly made by Pat McNary and seconded by Dave Ingram, the Board voted unanimously to approve the agenda.

Approval of Minutes:

On a motion duly made by Bob Barr and seconded by Dave Ingram, the Board voted unanimously to approve the minutes of the September 6, 2006 meeting.

Public Comments

There were no public comments.

Fixed Base Operator Report

Rose Wagoner presented the fuel sales and traffic report for the month of August as follows:

371	Total Movements
353	Piston
18	Jet
0	Helicopters
2,174	Gals. Av Fuel
1,646	Gals. Jet Fuel

Old Business

Tim Dalton stated that he had received a few comments and incorporated those into the facility requirements document. Dave Ingram suggested a large meeting room with access to a kitchen for meetings. Bob Barr commented that he felt that conference rooms are being duplicated and asked if we need two conference rooms. Mark Hildebrandt suggested the board office and flying club office be combined. Paul Hipsher stated that the board room and conference room be located together so that it

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could be opened up accommodate overflow. Pat McNarny stated that his experience is that he never regretted being in a larger room, but he had been in many small rooms that he wished were larger. Mark Hildebrandt asked if we have considered contacting the Ball State University Architectural School to see if this could be a graduate project. Tim Dalton stated that he would contact the appropriate person within the school. On a motion duly made by Paul Hipsher and seconded by Pat McNarny, the Board voted unanimously to approve the requirements document so that the committee could proceed with preliminary design layouts that would include two layout options, one for the base requirements and the second includes the "would like to incorporate" items.

Tim Dalton presented to the Board updated cost for t-hangar site prep and. He further stated that the site prep cost factored in the appropriate location utilizing existing taxiways. He advised the Board that the estimates are about as close as you can get without going out for bid. Tim Dalton stated that he would like to see the cost for site prep and taxiways set aside as was done with the runway project matching funds. On a motion duly made by Paul Hipsher and seconded by Dave Ingram, the Board voted unanimously to set aside \$125,000 for t-hangar site prep and taxiways development.

Tim Dalton distributed a spreadsheet that contained three (3) types of t-hangars and the associated cost and breakeven rental rates and are from Morton Buildings and Ful-Fab. Morton quoted a seven (7) unit t-hangar for \$244,802 with bi-fold doors. Ful-Fab quoted a six (6) unit hangar with bi-fold doors for \$206,000 and with sliding doors for \$142,779. Tim Dalton stated the biggest difference between Morton and Ful-Fab is that Morton is using a smaller doors which limits the size of aircraft that can fit into the hangar. He stated that he was surprised in the cost of steel was cheaper than wood construction. He also stated that the spreadsheet shown the breakeven rental rate is amortized over 20 years. He further stated that he felt the market could support \$150 to \$165 per month and that is based on newer construction at Delphi and Jasper County. He also stated that he would only proceed if pre-construction commitments are signed for each unit.

New Business

Tim Dalton presented the Treasurer's Report as follows ending 08/31/2006:

Debt Service Fund	\$ 5,328.66
Excess Levy Fund	\$ 2,073.00
Capital Fund	\$ 228,606.47
Certificate of Deposit (First Farmer's)	\$1,500,000.00
Operating Fund	\$ 169,870.46
Total Cash and Cash Equivalents	\$1,905,878.59

On a motion duly made by Bob Barr and seconded by Paul Hipsher, the Board voted unanimously to approve, subject to audit, the Treasurer's Report.

Tim Dalton presented to the Board a list of Airport payables totaling \$1,705,312.31. On a motion duly made by Paul Hipsher and seconded by Dave Ingram, the Board voted unanimously to approve the payables as presented.

Airport Manager Comments

Tim Dalton informed the Board that the DLGF will hold a public hearing on our proposed 2007 budget on October 12, 2006. He stated that it is overlapping the AAI conference and would ask Tad Wilkinson if he was available to attend in his absence.

Tim Dalton stated that he needed to complete the registration for the AAI conference and asked for additional information. He stated that he asked Don Tribbett to attend the CIP meeting if possible. He also stated that he needed to know who the 2 Board members that are going to fly down for the meeting so he could make arrangements.

Tim Dalton reported to the Board that he met last Friday with Ron Merritt of DeTect regarding the bird study. In that meeting Ron Merritt stated that the bird study would be completed the first of December and that he would assist us in anyway to get this project completed. Mark Hildebrandt stated that we should have something in writing from FAA that clearly states what is expected of the LCCAA to bring this project to closure.

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Board Member Comments

Paul Hipsher complimented the Board on the action it took tonight to move forward with planned projects.

Meeting Schedule

The next regular meeting of the LCCAA is scheduled for Wednesday, October 4, 2006, at 5:30 PM, at the Airport.

THEREUPON, there being no further business to come before the meeting, on motion duly made, seconded, and unanimously carried, the meeting thereupon adjourned.