

**BLOOMINGTON-NORMAL AIRPORT AUTHORITY
GENERAL AVIATION COMMITTEE MEETING
Thursday, September 24, 2015
8:00 a.m.**

Meeting Report

Commissioner Allen called the meeting to order at 8:00 a.m. Commissioner John Hanson, Executive Director Carl Olson, and Executive Assistant Lynnette Hindman were present along with Andrew Dustman, Rich Anderson and Dr. Tony Dustman from Synergy.

Carl gave the committee a brief background on the status of the expansion project. As previously discussed, Synergy would like to expand their business and a part of that expansion would be purchasing the 3 hangars from the Airport Authority and establishing a ground lease. The Airport Authority had an appraisal done of the 3 buildings, as well as Synergy had their own appraisal done. The numbers are far off and after consulting with legal counsel the suggestion is to do a net present value of the buildings. That information was shared with Jay Heap, the appraiser of the property and Staff is currently waiting for the new figures. A preliminary airspace has been done of the box area of the expansion. A more detailed airspace can be done later. A draft ground lease has also been presented to Synergy concerning the terms and conditions. The only other feature that needs to be started is the environmental review and that can be started now that the proposal has been received from Synergy.

Andrew gave a brief background on how Synergy came about and how they have grown in the short amount of time they have been on the field. They have gone from 3 employees to over 20 employees today. Andrew then walked through their expansion proposal with the committee. Synergy has already put a sizable investment into the buildings to be at acceptable standards. Phase I of their project would be to redo building number 3, which is the old Loravco hangar. That phase would include a new roof, new siding, new heating system, as well as new insulation. The ideal timeline would be to do the work in the summer time so it would be complete in order to enjoy in the winter months. Phase II would be redoing building 1, the eastern old Bloomington Avionics hangar, in its entirety, which would include an addition on the top of the building. They would like to see a larger lobby space for their customers, in addition to better restroom facilities and more office space. Synergy is also working on getting their Part 135 certification. Synergy did look at vacant land on the airport to build their facilities, but it was a better business decision to improve the buildings in the current location.

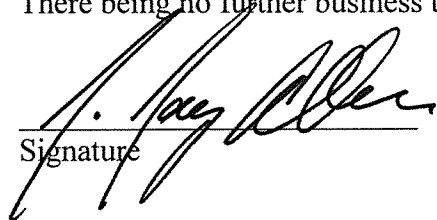
The committee and Synergy discussed any obstacles that might happen during the project. There was also a discussion about the condition of the ramp, parking lot and driveway that leads to the hangars. There was also a discussion in regards to how the ground lease would work.

The committee recommended that Staff continue to proceed moving forward working with Synergy to complete the purchase agreement and terms and conditions and to prepare to present its recommendation of action to the full board, subject to not coming back to the GA Committee.

The committee approved the meeting minutes from June 4, 2015.

Commissioner Allen inquired about the hangar waiting list and procedures. Lynnette reported that the majority of the lists are current, except for the "virtual" waiting list and even some of those have been dropped off the list. At this point in time, since there is an abundance of hangars, there isn't a need to change the procedure. Should that change in the future, Staff will look at the procedures and make any suggested changes to the committee for their approval. The committee did agree that if someone has been offered a hangar twice and they haven't responded, then they are automatically dropped from the list. There was also a discussion of the items that are being stored in the hangars. The committee will meet in the future to further investigate the best way to handle the compliance issue.

There being no further business to come before the committee, the meeting adjourned at 9:50 am.



Signature

11-20-17
Date