



**Union County Airport Authority  
Union County Airport (KMRT)  
760 Clymer Road  
Marysville, Ohio 43040**



**MEETING MINUTES**

June 11, 2024

The Union County Airport Authority held its regularly scheduled monthly meeting on Tuesday, June 11, 2024. This meeting was held at the Union County Airport, 760 Clymer Road, Marysville, Ohio and was called to order at 4:00 pm by Vice President Philip LaPointe. Members present were Mr. Ken Denman, Mr. Shaun Bailey, and Mr. John Popio. Guests present were Mr. Dave Lawrence of Union County Commissioners, Mr. Dave Well and Justin Bessler of Woolpert, Mr. Dave Holden of SkyVista, Mr. Kyle Meddles and Mr. Kevin Behrens of Marysville Journal Tribune.

Mr. Bailey motioned to accept the May minutes as presented. Mr. Denman second. Motion passed. Mr. Bailey motioned to accept the \$31,485.50 funds needed for the May bills to date. Mr. Denman second. Motion passed.

Mr. Koenig typed up a written President's report that Mr. LaPointe went over with the board. See attached.

Mr. Holden with SkyVista reported that the AWOS temperature and dew point are working, Silco did the yearly inspections, and T&M Commercial Door fixed several T-Hangar doors. He also reported that they are still having issues with birds, but have put it on hold for now.

The following committee reports were given: Mr. Bailey reported that he will share the FBO contract with the board and once discussed will be ready to sign at next month's board meeting.

Mr. Wall introduced Mr. Bessler to the board. He is new to Woolpert as the Deputy Project Manager, but has been working in the field for several years. Mr. Wall reported from Woolpert (see attached). Mr. Popio motioned to authorize payment of the 3 invoices for MP020 amounting to \$42,466.25 once the Airport Authority has received the funds from FAA. Mr. Denman second. Motion passed.

Mr. Popio motioned to adjourn the meeting at 5:10 pm. Mr. Bailey second. Motion passed. The next meeting will be on Tuesday, July 9, 2024 at 4pm (EDT) at the Union County Airport.

Respectfully Submitted,

Carrie Godfrey  
Secretary



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**President's June Report to the Board**

June 11, 2024

**15 unit T-Hangar – finance discussions and COAs**

The county commissioners have withdrawn all support for the 15 unit T-hangar build. The county asserts that the airport does not have sufficient finances to support repayment of a loan and operate the airport. We've submitted numerous documents and spreadsheets. There have been emails back and forth as well as follow-up meetings in which we have attempted to demonstrate our financial strength. Regardless of all submissions, the county continues to insist that we do not have the financials for them to support the project as guarantor.

To date, other than making verbal representations, the county has provided no type of documents with which to assist us in understanding their position. Thanks to Carrie, we have developed, reviewed, and provided numerous spreadsheets on our finances. Additionally, the county auditor's office, at my request, also reviewed our finances resulting in a single finding for us to correct, but found no indications of any financial challenges. Richwood Bank, in preparation for a loan reviewed our finances as a "pre-approved" us provided we have a guarantor.

The issue has strained the relationship with the county to the point that they have requested another board member to represent us at all future meetings. In short, I can no longer be effective representing the board at any county meetings and am willing to step down should the board wish.

The project is not dead.

I notified the ADO in Detroit and had a long conversation with Alex concerning the issues. While somewhat disappointed, Alex recognizes that these things sometimes happen between sponsors and airports. The ADO will continue to support the project; however, our timeline for finding financial support (a guarantor) may take longer than expected.

The way ahead is to attempt to request guarantor support from the local business community and airport patrons. Chris Denman from Roof Management, Wayne Ballantyne from Ballantyne Enterprises



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and Dean Cook from Nationwide and Cook Realty are willing to sit down and discuss support. I have also reached out to Jim Hagedorn and Bruce Daniels seeking the necessary guarantor support.

2K construction is also aware of our issue and is working with us. Further updates to the board will be made at the July meeting.

**System for Award Management (SAM) Annual Renewal (06/29/2024)**

Sam's renewal registration was submitted on June 11th. No issues are expected and SAMs should continue without interruption.

**City of Marysville Coleman's Crossing Roundabout**

On Friday, May 24<sup>th</sup>, there was a TEAMS meeting between Neil Underwood from Carpenter Marty Transportation, the engineering firm developing the Coleman's Crossing roundabout. Myself and Woolpert ( Dave G and Dave W.) were in attendance. The discussion focused on a single light pole that is inside the RPZ. While not extending into a vertical space, in an attempt to protect and keep the RPZ completely clean and safe, the discussion focused on the height of the pole and its relation to the VFW building. Recommendation was made for the engineering firm to provide a request for waiver to allow the light pole in question to be located within the RPZ, along the street in front of, but not higher than the VFW building. Mr Underwood agreed that he could develop the necessary plans and graphics to submit to the board for submission to the FAA within the next 30 to 45 days. We are awaiting the submission of the documents. In addition, the rebuttal letter and board resolution is still in draft but will be submitted within the next 30 days to the FAA.

**Matt McQuade: New Albany Investment Group:**

On May 31<sup>st</sup>, Matt Mcquade, managing principal of McQuade Economic Growth Advisors, representing the New Albany Investment Group, sat down with I and Woolpert on TEAMS (Dave G, Dave W and Greg S) to discuss his organization's initial plans for approximately 585 acres of land South of the airport, which the group controls.

Matt is aware that it is zoned for light industrial commercial use. They are going to approach Marysville Planning Commission to change it to a PUD. However, when asked directly, Matt made it clear that there are no residential developments planned within any of the property. Matt also is aware of FAR Part 77 requirements for buildings around airports. They are aware of the height restriction of approximately 70 feet based upon the distance from the airport.



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We discussed the concerns over the addition of more retention ponds, and I provided him with the materials on the FAA's guidance for dry retention ponds and developments near airports. Matt also indicated that they were not attempting to develop wind or solar farms on the property. Woolpert also discussed the concerns with equipment in the 5G range for approach safety.

I invited Matt to brief the board in July. And as of now, he is planning to come out and present at our July meeting.

No changes in any of the place-holder items.

I will continue the discussion the Custom Built Hangars and On-Site Restaurant in July.

Steven T Koenig

President, Union County Airport Authority