

**Union County Airport Authority  
Union County Airport  
760 Clymer Road  
Marysville, Ohio 43040  
MEETING MINUTES**



July 9, 2024

The Union County Airport Authority held its regularly scheduled monthly meeting on Tuesday, July 9, 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 President Steve Koenig. Members present were Mr. Ken Denman, Mr. Bruce Rausch, Mr. Bob Chapman, and Mr. Philip LaPointe. Guests present were Mr. Dave Lawrence of Union County Commissioners, Mr. Dave Wall and Justin Bessler of Woolpert, Mr. Dave Holden of SkyVista, Mr. Kyle Meddles and Mr. Kevin Behrens of Marysville Journal Tribune, and Karen Pilkenton, who has an interest in the airport.

Mr. Denman motioned to accept the June minutes as presented. Mr. Chapman second. Motion passed. Mr. Rausch motioned to accept the \$5,800.81 in funds needed for the July bills to date. Mr. Denman second. Motion passed. Mr. Denman motioned to accept a BUA to move \$16,000 into 702-530100 to pay SkyVista. Mr. Rausch second. Motion passed.

Mr. Koenig reported that McQuade-Marysville Land Company will be at the August meeting to give an update on potential economic growth. Mr. Koenig gave an update on the T-Hangar finances. Mr. LaPointe motioned for the UCAA to approve up to \$997,872 in AIG/AIP funding as identified by grant numbers 3-39-0051-031-2024 (AIG), 3-39-0051-TBD-2025 (AIG), 3-39-0051-TBD-2025 (AIP), and 3-39-0051-TBD-2026 (AIG) and allow the President to sign the grant paperwork for the 15 Unit T-Hangars. Mr. Rausch second. Motion passed. Union County Airport Authority will use FAA grant money to pay contractor directly and the UCAA will invest \$222,000 from the 702 hangar account. Mr. Denman made a motion to allow the Union County Airport Authority to use \$222,000 from the 702 account to pay to construct the 15 T-Hangars. Mr. Chapman second. Motion passed. The UCAA will pay back the \$550,000 loan to Richwood Bank at 6.67% for 10 years with a monthly payment of \$6,292.82. The 15 Unit T-Hangar project will provide an additional \$4,600 in monthly revenue and 15 additional airplanes on the field will provide an annual economic impact of \$22,300 each. Four businesses were contacted to be guarantors for the project. Mr. Rausch motioned for the UCAA to proceed with "Friends of the Airport" as several guarantors support for the purpose of obtaining a Richwood Bank loan of up to \$550,000 for the construction of the 15 unit T-Hangars. Mr. Denman second. Motioned passed. Mr. Koenig also presented about the Box Hangar Test cases. The draft contract is being reviewed by Lex Aero Aviation Law Firm (Jerry Eichenberger and Miranda Gahn) and that is being privately funded. The contract is also compatible with the FAA. Woolpert made a conceptual drawing (also privately funded) to show where the test cases would possibly go. The Box Hangar lot sizes are standardized and are FAA compliant. The first five years of the Box Hangar would be rent free to recoup investment cost. This is a long-term revenue, no maintenance, utilities, or insurance cost to UCAA. Much discussion occurred. Mr. Denman motioned to approve the construction of one "test case" privately funded box hangar to be built North of the T-Hangars (design, management, construction, permits, utilities, insurance) as depicted once the contract review has been completed for legal sufficiency. The Box Hangar will be ¼ acre in size and follow the .5 acre pricing scheme in the draft contract. The following also need to be included in the contract: the box hangar must be completed within one calendar year, escape clause for county, and a limit on cost for arbitration. Mr. Rausch second. Motion passed with Mr. Koenig abstaining from voting

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



due to conflict of interest. Mr. Koenig also said there will be two bigger fly-ins on July 20 and October 5 and requests to have port-a-johns for each event. Mr. Chapman motioned to pay for the port-a-johns not to exceed \$500 total for the events. Mr. Denman second. Motion passed.

Mr. Holden with SkyVista reported that two people have moved out of hangars, but they are back to full capacity. AWOS is up and working. Mr. Holden brought up starting the process of eviction for a tenant. Mr. LaPointe motioned to start the eviction process of a tenant in T-Hangar 412. Mr. Rausch second. Motion passed.

The following committee reports were given: The UCAA approves the contract with SkyVista. Mr. LaPointe motioned for the President to be able to sign the contract with SkyVista after they do a review of the contract. Mr. Denman second. Motion passed.

Mr. Wall reported from Woolpert (see attached).

Mr. Denman motioned to adjourn the meeting at 5:10 pm. Mr. Chapman second. Motion passed. The next meeting will be on Tuesday, August 13, 2024 at 4pm (EDT) at the Union County Airport.

Respectfully Submitted,

Carrie Godfrey  
Secretary