

**TWIN COUNTY AIRPORT COMMISSION  
2801 22<sup>ND</sup> STREET  
MENOMINEE, MI 49858  
906-863-8408**

**REGULAR SESSION MEETING  
MAY 8, 2007**

**MINUTES**

**CALL TO ORDER: 1:00 PM Airport Meeting Room**

**ROLL CALL: Present: Commissioners Berman, Johnson, Dill, Sauve, Furmanski  
and Lang.**

**Absent: None**

**REVIEW AGENDA: MOTION by Furmanski to approve agenda. SUPPORT  
by Dill. MOTION CARRIED.**

**REVIEW MINUTES: Regular Session, April 12, 2007  
MOTION by Furmanski to approve minutes  
SUPPORT by Dill. MOTION CARRIED.**

**Executive/Finance Committee, April 12, 2007  
MOTION by Sauve to approve minutes  
SUPPORT by Johnson. MOTION CARRIED.**

**PUBLIC COMMENT/USER CONCERNS:**

**Mr. Wayne Beyer who is building a new hangar at the airport provided input to the Commission regarding conditions contained in the present lease agreement tenants enter into when leasing airport land for the use of a private hangar. He felt that a twenty-year lease might be too short and personally felt it should be longer. He also expressed the opinion that the best thing the airport could do for itself would be to pursue the idea of hangar owners deeding them to the airport. Although there are still questions regarding possible tax implications for the airport, the Commission agrees with the concept and will invite the City Assessor to the next Regular Session to explain the applicable tax statutes to the Commission.**

**Krysiak also related the fact that, besides the need to update the present lease document, there are several tenants who do not have an executed lease document on file. These will need to be executed when a new lease document is finalized.**

**OLD BUSINESS: 1. Status of Terminal Repair**

Krysiak stated that all materials for the repairs have been received and work has already begun on the repairs. The remaining furniture pieces should be in late of week of May 14.

**2. Dialog with Enstrom Helicopter**

Krysiak had met with Jerry Mullins last week to discuss Present and future expansion plans. Mr. Mullins stated That there presently are some employees who had taken Voluntary leaves due to the fact that orders have tapered off, but expected them to all back working shortly because of recent order which was received from an operator in India. The need to expand has been put on hold for the present time and, if the need should arise, Enstrom seems to be inclined to re-hab the old Ansul hangar adjacent to their facility.

**3. Update on Deeding Hangar Ownership to TCA**

Further discussion on this subject took place and it is still unclear to the Commission whether or not there would be a tax liability if the hangar owners were to transfer ownership to the airport. Krysiak stated he had made inquiries to several other airports to see if similar transfers in ownership had taken place, but could find none who had done so. There was a MOTION by Johnson to invite City Assessor Schwanz to the June Regular Session to personally cite the tax statute she feels would impact the airport if it took ownership of the hangars. SUPPORT for the motion by Furmansk. MOTION CARRIED.

**NEW BUSINESS: 1. Adoption of Recommended Changes to By-Laws**

MOTION by Sauve to adopt changes recommended by the By-Laws Committee. SUPPORT by Johnson. MOTION CARRIED. Further discussion by Lang took place regarding Article VII, paragraph C of the By-Laws. Since there had been much concern on the part of Commissioner Berman regarding which state's Open Meeting Law (Michigan or Wisconsin) governed him in his function as a member of the Commission, Lang suggested a proposed amendment to Article VII to created to identify Michigan as the state under which all airport commission regular sessions and committee meetings are governed. Krysiak advised he would put it on the regular session agenda for June. Lang further discussed provisions in the original agreement between Marinette and Menominee Counties which stated that each airport commissioner

shall be appointed for a six-year term. He suggested that a list of the term durations for the present commissioners be created to ascertain the point at which each commissioner is in his six-year term.

**2. Review of Lease Document and Report on Currency of Leases for Tenants.**

Krysiak related several items that need to be considered for updating in the lease document. Among them; lease duration, price per square foot and limit of liability insurance for tenants to carry on their hangar. Krysiak will revise the lease document for Commission's consideration at the next regular session. He also re-stated the need to execute formal lease agreements with several tenants after the revised document is completed.

**3. Open House**

Commissioner Sauve had stated his desire to have an Airport Open House sometime in the future after repairs have been completed. Berman agreed and suggested we have it to coincide with the T-34 visit during July. MOTION by Johnson to schedule an open house during July. SUPPORT by Sauve. MOTION CARRIED.

**4. Adoption of Marinette County Depreciation Schedule**

As a result of the Executive/Finance Committee meeting held on April 12, it was recommended that the airport adopt the Marinette County depreciation schedule since they are now doing the bookkeeping for the airport. Previously, the airport had not adopted a depreciation schedule or threshold that determined whether or not an acquired asset should be expensed or depreciated. MOTION by Johnson to adopt the Marinette County depreciation schedule and to make \$5,000 the threshold at which an asset would be either expensed or depreciated. SUPPORT by Berman. MOTION CARRIED.

**5. FY 2008 Appropriation Request**

Krysiak advised that the Menominee County Administrator had requested he receive the appropriation request for FY 2008. Discussion took place regarding the figure the Commission should request. Krysiak stated he was comfortable with the FY 2007 amount, but was concerned that an increase of \$8,000 in the cost of hospitalization

**insurance for two airport employees would be difficult to pass on to users of the airport. Further discussion took place regarding the request. MOTION by Johnson to request an appropriation of \$56,500 from Menominee County. SUPPORT by Furmanski. MOTION CARRIED.**

- MANAGER REPORTS:**
- 1. Income/Expense Summary and Airport Traffic for April 2007.  
MOTION by Dill to accept Summary. SUPPORT by Furmanski. MOTION CARRIED.**
  - 2. Reconciliation Summary for April 2007  
MOTION by Berman to accept Summary.  
SUPPORT by Dill. MOTION CARRIED.**
  - 3. Accounts Payable for April 2007.  
MOTION by Dill to accept report. SUPPORT by Johnson. MOTION CARRIED.**
  - 4. Accounts Receivable for April 2007  
MOTION by Johnson to accept report. SUPPORT by Furmanski. MOTION CARRIED.**
  - 5. Check Detail for April 2007  
MOTION by Sauve to accept report. SUPPORT by Dill. MOTION CARRIED.**

**NEXT MEETING DATE: June 12<sup>th</sup>, at 9:00 AM at the Airport Meeting Room**

**NOTE: Commissioner Furmanski excused himself from meeting at 2:27 PM.**

**PUBLIC COMMENT: Mr. Thibideau of the Peshtigo Times offered his comments relative to whether items on an agenda can be discussed outside of a posted meeting.  
Commissioner Sauve also stated his wish to ascertain the status of the Business Development Corporation, headed by Dan Mathein who has since resigned. Discussion took place regarding this issue and Commissioner Johnson stated that three people have applied for the position but no decision on Mathein's replacement has been made.**

**DIALOG BETWEEN AIRPORT MANAGER AND TCAC:**

**Krysiak stated he has begun exploring costs of replacing the heating and air conditioning unit in the terminal. Two sources of engineering and acquisition costs of replacement units have been contacted. He is hopeful that he can report**

**on this issue at the next regular session.**

**ADJOURNMENT: MOTION by Sauve to adjourn. SUPPORT by Johnson.  
Meeting adjourned at 2:27 PM.**