

# Rock County, Wisconsin



## Airport Board Meeting – Minutes Monday, April 17, 2023, at 8:00 a.m. Southern Wisconsin Regional Airport Terminal Conference Room 1716 W. Airport Rd. Janesville, WI 53546

Call to Order: Chair Fox called the meeting of the Airport Board to order at 8:06 a.m.

Airport Board Members Present: Mr. Eric Baker, Supervisor Brent Fox, Mr. Frank McKearn, Mr. Joe Quint, Mrs. Christine Rebout, Mrs. Katie Reese, and Supervisor Rick Richard

Airport Board Members Absent: Mr. Greg Johnson and Supervisor Winter

Staff Members Present: Greg Cullen, Airport Director  
Larissa DeLair, Secretary II  
Kevin Smith, Airport Superintendent

Other Members Present: Mike Fraser                      Meisner  
Jim Freeman                      HSI  
David Haas                      Meisner

Adoption of Agenda: Supervisor Richard and Mr. McKearn moved the Agenda. MOTION CARRIED.

Approval of Minutes of Monday, March 20, 2023: Mrs. Rebout and Mr. McKearn moved the minutes. MOTION CARRIED.

Citizen Participation, Communications, Announcements, and Information: Mr. Cullen informed Revv Aviation held a hangar dance on Friday, April 14<sup>th</sup>. There was a turnout of approximately 200 plus people. There was a large band from Madison that provided entertainment and dancing. This turned out to be a great event and fundraiser for Echo.

Transfers: None.

Review of Payments: The review for April 2023 was completed.

Resolutions and Committee Endorsements: None

### **Updates, Discussion and Possible Action**

Review/Approve ABC Supply CO., Inc. New Lease: Mrs. Reese and Mr. Quint moved to approve the ABC Supply Co., Inc. New Lease. Mr. Cullen stated he has been working with ABC Supply for several months. ABC Supply would like to build a hangar south of the SC Aviation maintenance hangar. Mr. Cullen and ABC Supply have been working with CCI as their general contractor and Mead and Hunt, our

engineer to ensure their project coincides well with the airport's land development. There have been several plan revisions, but things seem to be set now except the final square footage of the leased area. This is needed to calculate final payment. CCI and Mead & Hunt are waiting for final permits from the DNR, FAA and City of Janesville. One thing different from this lease to other corporate land-lease agreements is that ABC Supply would like to commit long term to the new land lease. The original agreement request is a 25-year term, but there are three consecutive 25-year terms if both sides agree. ABC Supply has an existing lease with a different building which will remain the same for now. Mr. Cullen requested approval of the agreement pending any changes required by Rock County Corp Counsel. Limited discussion ensued. Supervisor Richard and Mrs. Reese moved to amend the motion to account for the pending leased area square footage. Supervisor Richard asked if ABC's existing hangar will be available soon. Mr. Cullen stated their existing lease expires in 2032, but no plans have been discussed at this point what ABC will do. The amended MOTION CARRIED. Supervisor Fox abstained.

Discuss Airport T-Hangar Development Area: Mr. Cullen stated that over the last four years he has been approached no less than six times of people interested in the older t-hangar buildings. He wasn't interested in making any changes as the hangars were increasing in occupancy and did provide revenue for the airport. Mr. Cullen was approached again recently, but the interest was with the vacant land the airport set aside years ago to build County-owned t-hangars. Mr. Cullen stated the west T Hangar's are the newer buildings. They were built in 1980 and have 10 aircraft storage units in each building. Currently, there is a waiting list for the newer hangars. In June 2021, Moose Holdings leased space with the intent to build private hangars, aircraft storage, and potential office space. The building has not yet been started but they remain interested to build.

Mr. Cullen informed that currently, building 6 and 7 rent for \$286.00 each and are 100% occupied. Building 4 and 5 rent for \$243.00 per month and are at 70% occupancy. In the older hangars, we use two as storage units for equipment. The 'lot' east of the other buildings is 80,000 square feet, is level and has gravel. If we allow to have a private t-hangar we would need some easement/agreement as there are electronic gates we care for and our tenants need access to their storage areas. Mr. Cullen stated the land could generate about \$10,000.00 annually if we lease the spot. Currently, it is documented as a general aviation development. Mr. Cullen informed this could be either t-hangars or box hangars. There is water and sanitary along the fence line and tenants would be responsible for connecting. If the county does an analysis of the cost to construct our new t-hangars, rent may increase. Mr. McKearn asked when the last time we looked at rates was. Mr. Cullen stated we evaluate every year and try to stay competitive with other airports. We also submit a report yearly and we should receive the results back in May. If a private entity were to build more hangars, they may have heat, electric and more amenities. It would be assumed that we could lose a couple of tenants. Mr. Cullen stated we are getting approximately \$752,000 per year for BIL money that may be able to use toward new t-hangars. However, we are using that money for the east hangar development project. Supervisor Richard asked about the maintenance on the t-hangars. Mr. Smith stated there is minimal work/maintenance, but most of the maintenance is on the older buildings. Supervisor Fox proposes we take no current action and to create a small committee to further discuss t-hangar development and to report back by end of July. Mr. McKearn and Mrs. Rebut moved to form a committee to discuss t-hangar development. MOTION CARRIED. Mrs. Reese abstained.

Airport Director Updates: Mr. Cullen attended a Bureau of Aeronautics conference last week in Wisconsin Rapids. One of the session topics was the movement to reduce the carbon footprint by eliminating aviation 100LL. There is a national goal to eliminate 100LL by 2030. Alternate fuels are being tested now. The FAA and BOA will continue to notify all airports as testing continues and mandates come into focus.

On April 3<sup>rd</sup> around 11:15 p.m., Kevin was called in as a UW-Med-Evac helicopter had a bird strike 3 miles south and made an emergency landing at the airport. Nobody was hurt. Bird remains were collected

and sent away for identification. Kevin stayed with the flight crew until their maintenance people could arrive and evaluate the helicopter. It was able to depart around 3 a.m.

Mr. Cullen informed that DeGarmo plumbing was selected to complete work at the maintenance building. This was a budgeted project to rehab plumbing issues within the building and install an eye wash station.

The 2024 budget process has started. Mr. Cullen will share the airport's Capital Improvement Plan at the next meeting. The CIP identifies projects or equipment over \$50,000 for the next 5 years.

Committee Requests and Motions: None

Next Meeting Date and Time: Monday, May 15, 2023, at 8:00 a.m.

Adjournment: Mr. Quint and Mrs. Reese moved to adjourn at 8:45 a.m. MOTION CARRIED.

Respectfully Submitted,

Larissa DeLair  
Secretary II

The County of Rock will provide reasonable accommodations to people with disabilities. Please contact us at 608-757-5510 or e-mail [countyadmin@co.rock.wi.us](mailto:countyadmin@co.rock.wi.us) at least 48 hours prior to a public meeting to discuss any accommodations that may be necessary.