

OSCODA-WURTSMITH AIRPORT

Meeting MINUTES OF THE
JOINT AIRPORT ZONING BOARD MEETING
10:00 a.m., Wednesday, January 25, 2024

I Chairman C. Brummund called the meeting to order at 10:00 a.m.

II ROLL CALL

Zoning Board:

Carolyn Brummund, Chairman	Present
Sheila Phillips	Present
Rick Binkowski	Absent
Leisa Sutton	Present
Greg Schulz	Present

OTHERS PRESENT:

Jamie Downes, Airport Manager / Zoning Administrator
Jack Brown, Assistant Airport Manager
Brenda McNeill, Administrative Assistant

III ADOPTION OF AGENDA

Ms. Sutton made a motion to approve the agenda. Mr. Schulz supported the motion. Ms. Brummond, Yes, Ms. Phillips, Yes, Ms. Sutton, Yes, Mr. Schulz, Yes. Motion carried.

IV. APPROVAL OF MEETING MINUTES – August 17, 2022

Ms. Phillips made a motion to approve the meeting minutes of August 17, 2022. Ms. Sutton supported the motion. Ms. Brummond, Yes, Ms. Phillips, Yes, Ms. Sutton, Yes, Mr. Schulz, Yes. Motion carried.

V. CURRENT BUSINESS

A. At-Large Nomination and Voting/ Mr. Rick Binkowski

Mr. Downes introduced Mr. Rick Binkowski who is renewed for two years. Current terms and positions – Carolyn and Sheila re-upped in January for two more years. Leisa's term ends at the end of this year and Greg ends in summer of this year and in a few months send a letter to losco Commissioners Board for

both to be renewed at the same time. Ms. Brummond asked staff to send a separate letter to losco indicating we would like the reappointment of the two of them. Mr. Downes requested an Action for the nomination by the Chair as the OWAA at-large representative for another two-year term, January 2026.

Ms. Phillips asked for the motion to be approved and Mr. Schulz supported the motion. Ms. Brummond, Yes, Ms. Phillips, Yes, Ms. Sutton, Yes, Mr. Schulz, Yes. Motion carried.

B. JZB Officer Elections / Chair / Vice Chair

Mr. Downes noted for Officer Elections that Ms. Brummond and Ms. Sutton have been serving as Chair and Vice Chair. Who does the Board want to be Chair and Vice Chair this year. His opinion was it's been successful. It's annual and do it every year.

Ms. Phillips made a motion to continue as officers as listed and Mr. Schulz supported that motion. Ms. Brummond, Yes, Ms. Phillips, Yes, Ms. Sutton, Yes, Mr. Schulz, Yes. Motion carried.

C. Zoning Board Rules Discussion

Mr. Downes reviewed the zoning board rules. None on the board and there was an overview in a binder that was distributed. Read each paragraph, does it make sense, and take 2-3 months to review it. Let the Board decide when they want to hold meetings. Make notes and Mr. Downes will make changes himself and Mr. Schulz turned in his notes. An annual meeting will be the best day that works in January for everyone.

D. On-Site Airport Tour following Adjournment

Mr. Downes invited everyone to take a tour of the property after the end of the Zoning Meeting. They didn't have to approve any projects this year. All projects they approved are now done.

VII. Airport Director/Zoning Administrator comments

L DFA Project from last year. Mr. Downes put into action a Perimeter Road redo. Perimeter Road is \$8-10K year revenue for us. Last Fall an October project and it took two days to asphalt it. \$360K total project of which the airport paid 70%. Asphalting the entry way as an official secondary entrance from F-41.

Valley City Sign – secondary sign installed February 15th and it's going to have directions to the terminal, Museum, and FBO – and eventually the other new terminal. \$11K for the sign.

Project Breakdown

An event early last spring was called **Operation Clean Slate**. They removed 200K tons of aggregate that was on the apron, and it was moved to another location, filled in wings, and they built an access road with two fences and two gates open to the airfield. They moved all 23 aircraft and now we're renting 45 acres to Kalitta Air for about \$2,500/month versus \$350.00/month to keep them on the prior plot of land with the 23 aircraft. We went from \$3K a year to \$30K a year with that one move. It cost \$120K to move everything and it opened the apron. SCCA will now race on the apron in another location. They did phase two concrete work last year and Greg was involved in phase one the summer before on some concrete work. They will finish out phase three this summer and fix the apron with L DFA funds for about \$50K.

Run-Up Shelter built this year for \$10M approved by Board – third largest in the World. It's going to be used in a few weeks. It will be rental income to other companies like maybe Delta or Southwest. Others are looking for engine testing.

Perimeter Road Storage – It's fully up and running. They are starting building phase two which are 20 X 30 pull throughs for bigger RV's this spring and they were approved for Spring '25. They are starting earlier. They were 80% full already and they opened about four months ago. Phase one was two buildings that are individual units.

Building 140 – Added gas, heat, and power, and they've ripped out half of that building. That will become our main functional space eventually as we look to close our two maintenance shops – the Airport Staff, including Jack and his Team. Space to keep the brooms warm and not freeze up in winter. Plus, we

are going to build a mezzanine there. In a few years, eventually lease out the maintenance shops, extend the fences, and make this part of the airfield. We can have immediate access and put the fuel farm out there.

Fiber Install – The installation went well this year. We ran fiber to the terminal. That gets us better internet coverage, more security, and now we have a firewall.

Fencing - Last Spring, we had a theft and vandalism. We found out that the fencing down at the 07-end is 1,400 feet of wood fence with no chain link behind it. The Air Force didn't put any chain link up there, which they weren't aware of. They pushed through the wood and did some vandalism at their new location for Kalitta Air's equipment. My Staff put in 1,400 feet of chain link and same gates which was about \$25K which they didn't plan on spending.

Snowmobile Trail – Moved it over along the fence keeping it away from the wells. No comments received from the County on this project.

Taxiway Alpha – This is all brand new (A, B, C), at a cost of \$7.5 M, and the project was about 6.5 weeks. The Airport's local match was \$368K.

2024 Focus – The focus is going to be on the airfield. We have a ton of crack sealing, ton of painting – painted center lines this year and we are going to paint the outside lines, we painted all of our delta, paint the outside lines, repaint the apron, repaint the FBO. Five (5) gates were put in.

Finances – The OWAA Board Finance Overall Budget wrap-up was reviewed and given to OWAA Board. In general, the expenditures were about \$2.4, the revenue \$1.88 and that \$205K better than our best year ever which was in 2021 and that's \$205K better than that. Total overages about \$520K and that included our local match of \$386K for our taxiway and that accounts for most of that and then we had Operation Clean Slate. In theory, without Clean Slate or our Taxiway, we would have been right on the money for revenue. Plus, we were able to get Sage closed out this year and they were about \$97K in the hole and we able to get a settlement amount and they settled that. We had other record revenue, either renting the taxiway or SCCA, and Brenda leased a lot of buildings that were not leased in the past. Cash on hand is still in the \$1.7 range and we are holding steady at about \$1.3 amount.

MEDC Grants – Put in for four (4) MEDC Grants in October. MEDC called him two weeks ago and asked for additional information on one grant package. Then, the Governor’s Office called in and asked what it would be used for and how it would be used strategically and how to use that money. He will be in a meeting on the 30th with the State. \$550K Grant – no official announcement. That grant will be used to move infrastructure, gas, utilities, water, septic, sewer into the area identified and repair the concrete and make the hangar accessible and widen it. Plus, they will put in more hangars in the future.

Operation Northern Strike – They will be robust this year. They will be here for two weeks and put in tent cities and bring in drones, Reapers, KC-135’s. They will pay to be here this year. August 5th – 16th

Resignation – Mr. Downes resigned two weeks ago, and he gave the Board six months’ notice. He wants to be in Oklahoma City and his family wants to be back and he was stationed there twice. That’s where his kids were born. Good news there is some news on the horizon that he’s working with the Executive Committee on, and they are interested in keeping him remote and for coming here one week month to continue. He would be here a full week every month and be remote every day other than that. 90% of his job is done with the state, all events he would fly back for, and if they don’t agree on that most likely he will done at the end of May. Organization structure was changed in a triad. Jack as an Airport Manager and Brenda as Administrative Manager & Property Manager.

VIII Public Comments - None

IX. Board Member Comments

Ms. Brummond said everyone will miss Mr. Downes and they recognize why he is doing the change.

X Adjournment

Meeting adjourned at 10:29 a.m.

TOUR!