

## BUILDINGS & GROUNDS COMMITTEE MEETING

July 13, 2009 – 3:30 p.m.

PRESENT: Chairman Thompson; Supervisors Hargrave, Hunter, Rowland, Wormuth; Grattidge, Southworth; Spencer Hellwig, Mgmt. Analyst; Rick Gardner, Tom Speziale, DPW; Dan Butler, Animal Shelter; Mark Rider, Co. Attorney; Frank Zilka, Dave Toney, North American Flight Services; Rich Campagnola, C.T. Male; John Bishop, Bishop Beaudry Construction; Hilton Tallman, Air Adventures, Ltd.; Stephanie Ferradino, Attorney; LWV Rep.; Press

Chairman Thompson called the meeting to order.

Mr. Hargrave moved to approve the minutes of the June 8<sup>th</sup> meeting. Mr. Rowland seconded. Unanimous.

Mr. Rowland questioned whether or not Air Adventures' request for leasing airport property was viable. Ms. Ferradino said yes, he is a man with an airplane who needs a garage for it. Chairman Thompson said would the lease be \$1,800/yr.? Ms. Ferradino stated the amount has not been determined. Chairman Thompson said we have a lease with an FBO, but there are other things built into their lease. My question is, can you rent one of these bays, he asked. Ms. Ferradino said there would be one hanger in the first phase, and there is a determination whether we are an FBO or a SASO. SASO allows you to pick two areas where you would be allowed to operate, she said. It would not compete with anything North American offers except for hanger storage. She said Mr. Tallman wants to build storage for his airplane and a couple of others. Maybe in the future, we would come back and talk about a phase 2, she said.

Mr. Rider said we have two different rentals going on for the FBO for two locations and one is for the Soaring Club. They are totally different levels of rental, he said. The Board can set any rental they wish to, he said. Chairman Thompson said we are talking about bringing another business in to compete with the other FBO. Mr. Rider said we cannot exclude another FBO from coming in. We have room at the airport for a third, he said. FAA's point is you allow competition, he added. Mr. Rowland said he believes it has to be a level playing field with the same square footage price. Mr. Rider said the original intent was sq. ft. for size of the lot and sq. ft. for the building. We actually negotiated off that because it would have been so much money with the two buildings North American has. We could come up with a commercial sq. ft. price plus commercial ground space, he said. Mr. Zilka said in addition to paying rent, they have other things they are responsible for – all pavement that surrounds all FBO's on the field, hangers and hanger upkeep. He suggested there has to be a level playing field. What precludes Mr. Tallman from bringing in a mechanic to compete with me, he asked. I had to lay off people, he said. Ms. Ferradino said Mr. Tallman is looking to do airport storage and the

other is for flight instruction. Mr. Rider said then that would be in the lease. If a commercial mechanic comes in and charges, that would be a breach of the lease, he said.

Chairman Thompson said he would like to know what Mr. Tallman would be making a year by doing this. Mr. Zilka said he does not mind competing if it is on a level playing field. Chairman Thompson requested figures on how much Mr. Tallman would rent these out for. Ms. Ferradino asked if he obtained these figures from the others? She then stated it would be a viable rental amount in this area.

**Chairman Thompson moved to table this issue to obtain further information. Mr. Rowland seconded. Unanimous.**

Mr. Butler requested a **resolution naming the Board of Supervisors as the lead agency for the SEQR permit for the Animal Shelter project. Mr. Hargrave moved to approve this resolution. Chairman Thompson seconded. Unanimous.**

Mr. Bishop distributed copies of their final pre-construction estimate and construction schedule for the Animal Shelter project. He said their estimates were completed based on the set of drawings they received on July 2. I have continuously been working with Mr. Campagnola, he said. He stated right now, we are continuing to carry a \$220,000 contingency, and the budget, as it stands, is \$5,351,000 which is \$82,000 over the last estimate. Ms. Wormuth mentioned 5% is a solid contingency. Mr. Campagnola said not being considered yet are the NYSERDA incentives that are still pending, and they have issued a list of items they would cover for energy cost savings. **Ms. Wormuth moved to authorize putting this project out for bid. Mr. Rowland seconded. Unanimous.**

Mr. Bishop said they need to start advertising tomorrow. We have a pre-bid meeting on the 31<sup>st</sup>, and the bid opening will be August 18<sup>th</sup> at 2:00 p.m., he said. We have five days built into the schedule for looking these over, he said. He stated they anticipate being done with the building by August of next year.

On a motion by Mr. Rowland, seconded by Mr. Hargrave, the meeting was adjourned.

Respectfully submitted,

Elaine M. Sodemann