

**ROCHELLE AIRPORT ADVISORY BOARD
MEETING MINUTES
MONDAY, OCTOBER 25, 2010**

The Rochelle Airport Advisory Board met Monday, October 25, 2010 in the Council Chambers of City Hall.

Call Meeting to Order: The meeting was called to order at 3:00 p.m. by Greg Sparrow, Chairman.

Roll Call: Present: Greg Sparrow, Dale Meyers, Claude McKibben, William Tyler, Sally Sawicki, and John Kenney. Absent: Norm Jenkins and Joel Thompson (alternate). Also present were Don Elliott, Mark Delhotal, Judy Schermerhorn (Deputy City Clerk). Ken Alberts present.

Approval of Minutes: Moved by Mr. McKibben and seconded by Mr. Tyler, **“I move that the minutes of the June 28, 2010 meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: Tim Bauer of Rochelle Aviation:

- Basically wanted to introduce himself and invite board members out to see his operation with maintenance.
- Stated weekends are “pretty dead” at the airport. Has ideas to improve airport and his business. Will meet with Don Elliott to discuss his ideas.

Old Business:

1) **Runway Extension (Engineering Study/Design Update):** Reported by Don Elliott.

- Addressed some of drainage concerns (drainage tiles).
- Owner still has concerns with watershed. Wants to do some field checks now that crops are out. Plans are to meet with Mr. Van Ostrand, Christen Smith (Engineering Consultant), and representatives from Hanson and Brush Grove Drainage District. As owner has a new consultant this has been moving forward slowly.
- Need to clarify how much the City will do; the airport extension design will not negatively contribute to existing conditions.

2) **2010 Fly-In/Drive-In:** Reported by Don Elliott

- Revenue and sponsorships covered all expenses.
- Thanked the Chamber of Commerce and all volunteers for making it a successful day.

3) **Rochelle Aviation Update:** Reported by Don Elliott

- Amended lease agreement September 1, 2010.
- Changes are:
 - a) To pay lease payment of \$700 per month.
 - b) Language for non-payment strengthened.
 - c) Notify Mr. Bauer of Advisory Board meetings; allow opportunity to address Board.
 - d) Hold monthly meeting to discuss ideas relating to the airport and his business.

4) **Skydiving Business:** Reported by Don Elliott using a Power Point presentation

- Gave history of Chicagoland Skydiving Center. Currently in Hinckley, IL.
- Contract will expire spring of 2011; unable to expand at current site; looking at several areas.
- Annual revenue of \$500,000 in 2000 has grown to \$3,500,000.
- Operates two turbine-powered airplanes.
- Their new facility to include aircraft hangar space, retail, restaurant, office/administration, conference space, restrooms, showers and RV parking.
- Rochelle Airport has proximity to large markets, convenience of major highways/interstates, offers retail, hotels, restaurants.

- Rochelle Airport will allow CSC to expand and increase marketing efforts to Quad Cities, Iowa City, Cedar Rapids, Madison, Milwaukee as well as maintaining their primary market of Chicago and suburbs and Rockford.
- Will allow CSC to extend their season by offering a hard surface fully maintained runway, fueling, on-site maintenance services, knowledgeable staff, and support from the local government and community.
- CSC would bring several hundred visitors weekly to Rochelle, bringing business to stores, hotels, and restaurants; thus helping support local tax base and job creations.
- Generate additional revenue to the City of Rochelle Airport through land lease, aircraft fuel, and add to flight operations count which can help generate additional funding for airport expansion.
- Some challenges:
 - Water and sewer expansion from south of I-88 along Hwy 251, then west on Gurler Road; currently looking at various grants to offset costs (Jason Anderson and Ellen Burgeson).
 - Zoning changes to allow RV parking and camping.
 - Time frame for construction and temporary structures.
- Map gone over by Mark Delhotal, explaining planned areas.

The Airport Board had some questions/discussion:

- How will this effect our future plans for airport
- Discussion of alcohol; would not be flying.
- Considered years ago but feel group appears to be more professional
- Feeling is that they should continue getting information
- Could be a good thing for both the airport and the city.

New Business:

- 1) **Commercial Land Lease Rates:** Don Elliott & Mark Delhotal – handout of rates
 - Rates comparable to size of our community
 - Length of lease – suggested 39 years
 - Suggested to take some time for thought; but another suggestion was to make an offer tempting enough for them to accept offer.
 - Is airport going to maintain the area; that effects cost
 - Going to be by sq. foot per acreage or for building; all going to be considered commercial.
 - Also figure how many box hangars could be put on the land and compare revenue amounts.
 - Consider fuel usage
 - Potentially we will be left with the area after their contract is up.

Operations Report: Mark Delhotal

- 1) Recent events at airport
 - Fly-In Drive-In – first year we have broken even due to the support of the sponsors and community; great weather; good turnout.
 - Thirty Men Who Cook – had their biggest year yet with over 400 people in attendance
 - Business After Hours – Around 85 people came; Representative Pritchard spoke about the importance of non-for-profits; ten or so non-for-profits set up displays and presented their mission.
- 2) Airport Maintenance:
 - Installed around 1400 feet of fencing and gates, forming a perimeter along Gurler and Hwy 251.
 - Rows B, C, and D hangars were painted.
 - Security cameras were installed.
 - O’Rorke Construction to start re-roofing the old maintenance hangar.

3) Fuel Sales:

- Total income January thru September of 2009 - \$58,431.36 (roughly 14,000 gallons).
- Total income January thru September of 2010 - \$85,253.89 (roughly 23,000 gallons)
- We remain very competitive in fuel pricing (currently 4.19 ss/4.30 fs/3.50 ss fs jet)

4.) Hangars:

- Still full
- Couple late payments but everyone doing pretty good

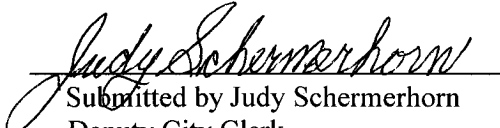
Announcements/Concerns:

- Next scheduled meeting is **Monday, December 27, 2010** (City Hall.)

New Agenda Requests:

- Construction of New Hangars / T's (City owned)

Adjournment: At 4:15 p.m., Mr. Kenney moved and seconded by Mr. Tyler, "**I move we adjourn the meeting.**" Passed by voice vote with no dissent.


Submitted by Judy Schermerhorn
Deputy City Clerk