

**AGENDA**

Airport Advisory Board - Tuesday, March 22, 2022, 7:00 p.m.

**Location**

3232 Pleasant Street, West Community Hangar, DeKalb, Illinois 60115

- A. Roll Call
- B. Approval of Agenda – Additions / Deletions
- C. Public Participation
- D. Approval of Minutes – February 22, 2022, attached on pages 4-5
- E. Old Business
  - 1. **SASOs Review**  
Airport Manager’s Summary: Pages 2 and 3 of this agenda is the SASO primer, revised from last month’s meeting.
- F. New Business
  - 1. Workshop Session: Airport Development Direction in the Next Five Years
  - 2. S.W.O.T. (Strengths/Weaknesses/Opportunities/Threats) Analysis

Bring your thinking caps! We will use a “white board” to record all comments, which will be the basis of the April meeting agenda as we start to create a five-year development plan.
- G. Adjournment

## DKB Specialized Aviation Service Operation (SASO) Primer

### Fly America Inc

- Facility lease
  - 3232 Pleasant St, Main Terminal East Hangar/Office
    - 8016sf combined
      - 7800sf hangar
      - 216sf office
    - \$1,982.37/mo. (\$0.247/sf)
      - Utilities included, except phone
      - \$23,788.44/yr
  - Added 160sf Sim Room office on 2/1/2022
    - \$200/mo. (\$1.25/sf)
      - \$2,400.00/yr
  - **Total Lease Revenue**
    - **\$26,188.44/yr**
- SASO
  - Began 7/1/2014
    - Renewed 7/1/2020 through 6/30/2022
  - Fees
    - Aircraft
      - 3 @ \$240.00 = \$720.00/yr
    - Instructors
      - 6 @ \$30.00 = \$210.00/yr
    - Maintenance
      - 1 @ \$400.00 = \$400.00/yr
  - **Total SASO fees**
    - **\$1,300.00/yr**
- **Total Revenue**
  - **\$27,488.44/yr**

### Win Aviation

- Land lease for privately owned hangar (Hangar Right, LLC)
  - 3210 Pleasant St
    - 29,005sf hangar
    - **\$6,581.59/yr** (\$0.227sf)
  - Lease terms 1/1/2014 to 12/21/2019 with nine successive options to extend five years
    - Amendment 5/27/2014 changed Win Win Aviation to Hangar Right, LLC
- SASO (Win Aviation)
  - Began 3/26/2007
    - Renewed 3/26/2021 through 3/25/2023
  - Maintenance
    - 1 @ \$400.00 = \$400.00/yr
  - **Total SASO fees**
    - **\$400.00/yr**
- **Total Revenue**
  - **\$6,981.59/yr**

**Rev'd Up Motosports**

- Privately owns Midwest Hangar Corp, 2900 Pleasant St, Unit 1; rents Unit 2 from Midwest Hangar Corp
  - Each unit would owe \$1,327.26/yr for Land Lease, based on 2021 figures. (\$0.262/sf)
- SASO
  - Began 7/1/2014
    - Renewed 7/1/2020 through 6/30/2022
  - Fees
    - Maintenance
      - 1 @ \$400.00 = \$400.00/yr
  - **Total SASO fees**
    - **\$400.00/yr**
- **Total Revenue**
  - **\$3,054.53/yr**

**DeKalb Avionics**

- Land lease for privately owned hangar (Hangar Right, LLC)
  - 2890 Pleasant St
    - 19,200sf hangar
    - **\$5,081.80/yr** (\$0.265/sf)
  - Lease terms 6/15/2004 for 20 years with six successive options to extend five years
- SASO
  - None
  - **Fees**
    - Maintenance
      - Not charged since no SASO exists
  - **Total SASO fees**
    - **\$0.00/yr**
- **Total Revenue**
  - **\$5,081.80/yr**

**Aeromotive Services, Inc.**

- Facilities lease
  - 3232 Pleasant St, Main Terminal West Community Hangar/Office
    - 1200sf in Community hangar
      - \$559.20/mo. (\$0.466/sf)
    - 384sf office
      - \$200.00/mo. (\$0.52/sf) for first 2 years, then \$480.00/mo. with CPI increases
    - Utilities
      - \$100.00/mo.
  - **Total Lease Revenue**
    - **\$10,310.40/yr**
- SASO
  - Began 2/15/2022
  - Fees
    - Maintenance
      - 1 @ \$400.00 = \$400.00/yr
  - **Total SASO fees**
    - **\$400.00/yr**
- **Total Revenue**
  - **\$10,710.40/yr**



**DRAFT Minutes**  
Airport Advisory Board

The Airport Advisory Board of the City of DeKalb, Illinois, held a Regular meeting on February 22, 2021, at the DeKalb Taylor Municipal Airport, 3232 Pleasant Street, DeKalb, Illinois, in the West Community Hangar.

Chair Robert Owens called the meeting to order at 7:00 p.m.

**A. Roll Call**

Chair Robert Owens called the roll and the following members of the Airport Advisory Board were present: Paul Borek, Scott Carlson, Richard Downen, Robert Owens/Chair, Bernard Pupino/Vice Chair. James Rhoades was absent. Also present were Mayor Cohen Barnes, City Council Liaison Tony Faivre, Airport Manager Renee Riani and City Manager Bill Nicklas, along with guests: City Council member Scott McAdams, Eric Dienst/Rev'd Up Motorsports, Ian Blackie/Win Aviation and Jeffrey Kohlert/Fly America.

**B. Approval of Agenda**

Tony Faivre noted an error in the agenda: current Tenant Full Serve price at \$4.70/gal., which was corrected to \$5.45/gal. Bernard Pupino moved to approve the agenda; seconded by Scott Carlson. Motion passed by a majority voice vote of those present.

**C. Public Participation**

None

**D. Approval of Minutes – December 28, 2021**

Dick Downen moved to approve the minutes of December 28, 2021, meeting; seconded by Scott Carlson. Motion passed by a majority voice vote of those present.

**E. Old Business**

**1. Operations**

No questions or discussion.

**2. Fuel Revenues**

No questions or discussion.

**3. TIP Projects (Transportation Improvement Program)**

**a. Federal FY2023-27 Transportation Improvement Program (TIP)**

No questions or discussion.

**b. DKB-4556 Replace the Existing Visual Approach Slope Indicator (VASI) Units on Runway Ends 2, 20 and 27 with Precision Approach Path Indicator (PAPI) Units**

No questions or discussion.

**c. DKB-4800 Rehabilitate Runway 2-20**

No questions or discussion.

**d. DKB-4875 Rehabilitate Taxiway C**

No questions or discussion.

**e. DKB-4924 Remove & Replace a Portion of the Aircraft Parking Apron**

No questions or discussion.

**f. Rebuild Illinois Airport Capital Improvement Program (ACIP)**

No questions or discussion.

**4. Airport Improvements****a. FBO Redesign**

No questions or discussion.

**b. Federal FY2022 Bipartisan Infrastructure Law (BIL)**

No questions or discussion.

**F. New Business****1. Specialized Aviation Service Organization (SASO) Review**

City Manager Bill Nicklas opened discussion with a statement that the City wishes to have clarity and fairness considering the businesses that operate on DeKalb Airport. The previous Minimum Standards and current Rules and Regulations documents' histories were discussed, and their differences explained. City Manager Nicklas invited any business owner or tenant to bring their concerns about their SASO or tenant lease forward so that they could be reviewed and discussed for possible adjustments. Suggestions were made for sending a letter to all tenants and businesses that would include a list of Advisory Board members and their contact information, a tenant survey, holding events that include all aviation groups and welcome the general public. A request was made by Jeff/Fly America to see the current list of people on the T-hangar waitlist. Mayor Barnes assured everyone that the City is forward-thinking and business-minded and encouraged everyone to be creative and bold in planning the future of DKB.

**G. Adjournment**

Bernard Pupino moved to adjourn the meeting; seconded by Matt Duffy. Motion passed by a majority voice vote of those present. Chair Owens adjourned the meeting at 8:02 p.m.

Respectfully submitted:

Renee Riani, Airport Manager