

THE ZELIENOPE AIRPORT AUTHORITY
REGULAR MONTHLY MEETING, WEDNESDAY, AUGUST 21, 2024 @ 7 PM

VIA ZOOM ONLY

<https://zoom.us/j/96201780337?pwd=bUxwbHAwREtoREMvR0xJeFoveUF2Zz09>

MEETING AGENDA

1. Call to Order and Pledge of Allegiance.
2. Approval of Minutes of Previous Meeting(s):
Board Discussion. Motion(s)—Approve/Table/Disapprove.
3. Financial Statements Offered for Review: Citizen Comments and Questions
Board Discussion. Motion(s)—Approve/Table/Disapprove.
4. Bill List Offered for Review: Citizen Comments and Questions.
Board Discussion. Motion(s)—Approve/Table/Disapprove.

5. OLD BUSINESS

- A. Pending Right to Know Requests (if any): NONE .
- B. Airport Security Planning and Implementation: Update. On August 9, 2024, Board Member David Robinson, the Manager and the Solicitor met with representatives of a security company with substantial airport experience. The security company will present a written proposal outlining needs, timeline and costs. This proposal is being prepared without charge to the Authority, due to current economic and grant funding considerations.

C. Ratification of approximately \$500,000 for Ramp Project

Other: _____

6. NEW BUSINESS

- A. Right-to-Know Requests: None

B. Manager's Report

- Update on construction
- Update on finances
- Update on leases, master tenants, and sub-tenants
- Update on user, neighbor, and citizen inquiries

- Other: _____

C. Solicitor's Report

- (1) Zoom Meetings--Continuation of Zoom or other videoconferencing meetings rather than in person meetings: Pennsylvania Department of Community and Economic Development has confirmed via email from Sonya L. Schuck of DCED to the Solicitor that ZAA may continue holding its meetings via Zoom or video conferencing as long as the public is notified on the website and in Sunshine Notices and has the opportunity to participate.

- (2) Update on 401 Grant eminent domain case—Judge Fouse has scheduled a pre-trial conference in October. Trial is scheduled in November of this year.

- (3) Beaver County Tax Notice(s). The deadline for filing real estate tax appeals is September 1, 2024. On August 16, 2024, the Solicitor filed real estate tax appeals on four (4) parcels for the 2025 tax year, seeking tax-exempt status for 2025 and all future years. Two taxable parcels were identified previously by the County assessment office and other County officials. Two other parcels (which may or may not be duplicates of the two previously identified by the County) are the subject of tax bills that we have received over the last year. No hearing date has been scheduled. It is expected that, as in the past, approvals will be forthcoming. Meanwhile, as previously decided by the Board, we will pay the 2024 taxes even though the County, we and the Borough cannot explain how/why for years and years neither we nor the Borough received tax bills and therefore neither we nor the Borough ever paid them—yet the County records indicate that somebody has been paying them until recently but the person or entity who made the payments cannot be identified in the County's records after the recent reassessment. We have received a tax bill for \$462.40 for 2 acres that we own at 0 Lake Road. This property is assessed at \$48,000.

- (4) Amended By-laws—The solicitor is preparing a final version. The solicitor will add an indemnification provision and a provision as to excess liability insurance coverage after further discussion with ZAA Chair.
- (5) Dr. Nelson’s Estate/land purchase—Approval of final Sale Agreement, subject to clarification as to wetlands regulations, FAA regulations, and other issues. The Solicitor has reached out to our environmental consultant as to these issues.
- (6) PennDot Right-of-Way update—Solicitor has circulated his draft documentation to PennDot for review and is awaiting scheduling of meeting with PennDOT at its request.
- (7) Naming Rights and other identified revenue-generating opportunities—Introductory presentation by consultant(s), originally scheduled for May meeting, has been postponed due to scheduling issues. The consultants will appear via Zoom at a regular ZAA meeting this summer or fall.
- (8) Peoples Natural Gas—Peoples and the Authority have come to an agreement on Peoples’ Line Extension involving a right of way. Cost to Authority is \$1.00. Peoples has accepted most of the Solicitor’s proposed revisions to the Agreement and Solicitor has recommended, after considering information provided about insurance coverages and discussion with Chairman Surgalski and the Manager, that People’s hold harmless and indemnification language should be accepted, considering all the circumstances. We are awaiting the document formatted for signatures from Peoples soon.
- (9) Audit—Solicitor’s opinion letter (July 26, 2024).

D. Other New Business, if any, from Chair and Board Members. Motions if required: _____

Board Discussion. Motion(s)—Approve/Table/Disapprove.

7. EXECUTIVE SESSION

--None requested by Solicitor.

--Other executive session items, if any, that may be requested by Board or Manager will be announced at to category (e.g., personnel, litigation, contract negotiations, etc.) before going into executive session.

8. EMERGENCY BUSINESS

--None.

OTHER CITIZEN PARTICIPATION

Board Discussion. Motion(s)—Approve/Table/Disapprove

ADJOURNMENT _____PM.