

**THE ZELIENOPLE AIRPORT AUTHORITY  
REGULAR MONTHLY MEETING  
WEDNESDAY, FEBRUARY 19, 2025 @ 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)—November 2024, December meeting was canceled  
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):
- B. Airport Security Planning and Implementation: Update—in process.

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) 401 Grant eminent domain case—Update on former Rex Energy employee Duane Maust's possible deposition or affidavit by Mr. O'Connor and counter-affidavit(s) by ZAA representative(s).
- (2) Solicitor attended Right to Know Law & Sunshine Law webinar sponsored by PA Authorities Association on February 12, 2025. Seminar confirmed our procedures are correct under those laws.
- (3) Beaver County Tax Notice(s). On January 12, Diane emailed Solicitor two Beaver County tax notices for 2025 for parcel numbers 61-115-0170.004-1 and 61-125-233-005-1. Last month, Solicitor reported he had received the Order granting exemptions of 2 parcels with similar but not identical (last digits are different) parcel numbers: PARCEL NOS. 61-115-0170.004 AND 61-125-0233.005. When Manager and Solicitor attended the hearing on the exemptions, all 4 parcels were under appeal. Hearing officer told them that exemptions on the major parcel numbers automatically granted exemptions on the "-1" parcels. Solicitor will seek clarification.
- (4) Amended By-laws and Airport Policy Manual—In process.
- (5) Storage of Non-Aviation Items. Solicitor is confirming status in Master Lease.
- (6) Dr. Nelson's Estate—discussions continuing.
- (7) PennDot Right-of-Way update—In process.
- (8) Naming Rights and other identified revenue-generating opportunities—in process.
- (9) Facilities Management Agreement (FMA). John Lubimir, Esquire, attorney for Dave Holman/Holman Leasing Systems (aka PJC), has

supplied emails to the Solicitor concerning answers to questions asked by the current owners, and information otherwise supplied to them, by Dave Holman during their due diligence on the purchase of the company. In addition, Attorney Lubimir has supplied the Solicitor with a written explanation of events during the due diligence period concerning the FMA. The Solicitor sent the emails and the written statement to counsel for PJC. A reply is expected in due course. In the Solicitor's opinion, those submissions demonstrate that at all relevant times the current owners of PJC knew that the \$1.4 M was a credit against its ground rent that had no cash value or other value. The Board may or may not wish to ask the Solicitor further questions about this matter in Executive Session.

(10) Succession Planning for Manager's Position. Recommendations to the Board from Solicitor and Mr. Holman are in process.

(11) PJC Request to ZAA Re Fuel Farm. PJC has requested, in writing, that ZAA consent to an assignment of fuel operations to another business entity owned by PJC. The Solicitor is reviewing the request for "reasonableness," the standard for consenting to an assignment in this situation. The solicitor emailed a preliminary list of questions to PJC last week. One of those questions concerns possible inter-relationship(s) between this request and PJC's threatened litigation over the FMA. A reply is expected from PJC in due course. The Board may or may not wish to ask the Solicitor further questions about this matter implicating threatened litigation in Executive Session.

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

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

**7. EXECUTIVE SESSION**

No request by Solicitor.

Board may request executive session on recent PJC request to assign fuel operation and/or on the Facilities Management Agreement dispute with PJC.

*Other executive session items, if any, that may be requested by Board or Manager will be announced as 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.