

RICHLAND-LEXINGTON AIRPORT DISTRICT
Finances, Contracts & Planning Committee Meeting
August 15, 2022 @ 3:00 p.m. Carolina Room
Draft Minutes

Attendance

Dan Bell, Chair; Pat Smith; Breon Walker (Zoom); Jim Wellman; John Folsom; Carol Fowler; Sarah Johnson; Duane Cooper (Zoom); Anton Gunn

Staff

Mike Gula; Gregg Hornsby; Frank Murray; Eddie Martin; Ryan Kreulen; Tamie Head; Lindsay Copelan; Josh Davis; Jessica Foster; Lynne Douglas (Secretary)

Guests

John Gregory, Bill Lamar (NAI)

1. Approval of Agenda

Commissioner Smith made the motion to approve the agenda. Commissioner Wellman seconded the motion. Motion carried.

2. Approval of Committee Minutes of June 20, 2022

Commissioner Wellman made the motion to approve the minutes. Commissioner Smith seconded the motion. Motion carried.

3. Letters of Intent Site 11A and 11C

Commissioner Folsom recused himself from this discussion and from the meeting room as his company is representing the potential purchaser for Site 11C.

Mr. Murray reported that Scannell Properties has made an offer to purchase 28.92 acres, Site 11C, at \$40,000 per acre. Commissioner Johnson questioned the offer by saying she felt it was on the low end as land nearby is selling for \$50,000 - \$60,000 per acre. She went on to advise the importance of gathering all the facts such as what the buyer's intent for the property is, what Cayce's zoning allows, and whether this is the best selling price. Mr. Murray said the property was last appraised in 2014 at \$1.26 million. It was also advised that the buyer's intent is to construct a distribution center on the site.

After much discussion, Commissioner Smith made the motion to conduct an appraisal on Site 11 and to then resume communication with the buyer. Commissioner Wellman seconded the motion. Motion carried.

4. Uber and Lyft Amendment

Mr. Hornsby put forth staff's recommendation to implement a \$2.00 drop-off fee for Uber and Lyft. A \$2.00 pick-up fee is currently in place. The suggested start date is October 1, 2022 and would be for a one year renewal agreement. This change brings CAE more in line with other airports.

Commissioner Wellman made the motion to accept staff's recommendation to implement a \$2.00 drop-off fee for Uber and Lyft. Commissioner Smith seconded the motion. Motion carried.

5. NAI Land Marketing Package

Due to a time constraint leading up to the start time of the Commission meeting, Commissioner Smith made a motion for the NAI Land Marketing Package to be considered by the full Commission instead of the Finance, Contracts, & Planning Committee. Commissioner Wellman seconded the motion. Motion carried.

6. Ground Transportation/Valet Parking

Mr. Gula explained that Valet Parking has been closed since Covid. As business travel returns, staff would like to re-open this service. However, the contract for Reef Parking (the vendor) has expired and they are on a month to month. Mr. Hornsby said that staff had a recent discussion with Reef regarding the acquisition of new parking control equipment as the current equipment has constant maintenance issues. We will receive a discount if the new equipment is purchased through Reef. If Reef Parking is amenable, Mr. Hornsby proposed offering them a one year contract – either a one year extension or a new contract. This would allow staff to replace the equipment and to re-start Valet Parking. Putting out a RFP will take time and will delay the return of Valet and the equipment replacement. Staff could later issue a RFP this time next year and Reef would be welcome to bid. Committee Chair Bell suggested that staff move forward with their conversation with Reef and update the Commission with a firm offer prior to the September meeting. Mr. Hornsby concluded by saying that staff will put together estimates and a pro-forma, will talk with Reef, and bring a proposal back to the committee.

7. Concession Discussion

Due to a time constraint leading up to the start time of the Commission meeting, this discussion will take place at a later time prior to the September Commission meeting.

8. Discussion/Suggestions

There was no additional discussion.

9. Adjournment

Committee Chair Bell adjourned the meeting.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Lynne Douglas".

Lynne Douglas, Commission Secretary