

RICHLAND-LEXINGTON AIRPORT DISTRICT
Finances, Contracts & Planning Committee Meeting
January 23, 2023 @ 2:30 p.m. Carolina Room
Draft Minutes

Attendance

Dan Bell, Chair; Pat Smith; Breon Walker (Zoom); Jim Wellman; John Folsom; Carol Fowler; Hank Jibaja; LaJoia Boughton; Sarah Johnson; Anton Gunn

Staff

Mike Gula; Gregg Hornsby; Lindsay Copelan; Jessica Foster; John Fisher (Attorney); Lynne Douglas (Secretary)

Guests

Donald Gist, Shiazia Tindal (Gist Law Firm); Herbert and Sandra Sims (Carolina Concessions)

1. Welcome, Introductions, and Call to Order

Chairman Bell welcomed everyone and called the Finance Meeting to order.

2. Determination of a Quorum

Chairman Bell confirmed that a quorum was present.

3. Approval of the October 17, 2022 Meeting Minutes

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

Chairman Bell requested, without objection, that Agenda Item 4 (Carolina Concessions Contract) be moved to Agenda Item 6 as Mr. and Mrs. Sims wanted to be present for the Agenda Item 4 discussion. Commissioner Wellman made a motion to amend the agenda as requested. Commissioner Smith seconded the motion. Motion carried.

4. Reef Parking Contract

Mr. Hornsby began by reminding the committee of past discussions regarding extending Reef's contract for a two year period. Reef's contract covers only the self-parking operation. Staff has provided Reef with the two year amendment with an ending date of August 31, 2024. A review of the contract is currently underway between Mr. Fisher, CAE's attorney, and Reef's attorneys. Once that is complete, staff will bring the contract before the committee for execution.

5. Proposed Sale of Site 1

Ms. Copelan explained that Site 1 is located on the north side of Old Barnwell Road. The site is a little over 33 acres with only 13 acres suitable for development. She went on to report that staff had received a contract of sale from Executive Construction Homes as they have selected the site for residential development. They are offering the full market value price of \$234,000 which is \$18,000 per usable acre. Commissioner Wellman put forth a motion to accept staff recommendation to sell Site 1 pending FAA release of the property. Commissioner Smith seconded the motion. Motion carried.

6. Carolina Concessions Contract

Commissioner Wellman made a motion to enter Executive Session to discuss a contractual matter. Commissioner Smith seconded the motion. Motion carried.

Commissioner Wellman made a motion to come out of Executive Session. Commissioner Smith seconded the motion. Motion carried.

Commissioner Wellman made a motion to revise the Carolina Concessions Agreement to provide that, with regard to liquidated damages, violations must be credibly documented and multiple violations reported by a third party invitee will only be counted as one (1) violation towards the five (5) violation threshold. Commissioner Smith seconded the motion. Motion carried.

7. Old/New Business

There was no additional business to discuss.

8. Discussion/Suggestions

There was no additional discussion.

9. Adjournment

Chairman Bell adjourned the meeting.

Respectfully Submitted,

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

Lynne Douglas, Commission Secretary