



Newsletter
Anoka County Aviation Association
ACAA

Next Meeting: **Safety Seminar, Thursday, January 19, 2012 7:00 PM**
 Key Air Facility Anoka County Airport.

January, 2012

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Calendar

Jan 9, 2012 (Mon)	3pm & 7pm	Tenant Mtgs on New Lease Proposals MAC General Offices 6040 28 th Ave. S. Mpls.
Jan 19, 2012 (Thu)	7:00pm	ACAA Meeting & Safety Seminar. Key Air
Mar 2, 2012 (Fri)		Newsletter Deadline Want Ads due
Mar 12, 2012 (Mon)	7:00pm	ACAA Meeting EAA Bldg

2. Set a strategy to fund capital projects on the Reliever Airports.
3. Review and assess the composition of fees charged to general aviation users to ensure competitiveness and fairness within the system.
4. Encourage the appropriate mix, level, and quality of commercial services provided at each Reliever Airport.
5. Create a plan to maximize non-aeronautical revenues.
6. Create a positive and attractive environment for tenants and visitors of the airports.
7. Provide services and public facilities as efficiently and effectively as possible.

January Meeting – Safety Seminar

NOTE DATE AND LOCATION CHANGE!!!
Thursday, January 19 at Key Air

NOTE: The program for our January meeting will be a Safety Seminar led by Dr. Randle Corfman and Steve Thibault, following a short business meeting to elect officers.

Family, friends, and members of other airport associations are cordially invited. The meeting starts at 7:00 PM on **Thursday, January 19, at the Key Air facility** off of Radisson Rd.. Doors open around 6:45. Refreshments will be provided.

Some of the work plans require changes or updates to Commission policies and ordinances. Over the next year those changes and/or updates will be brought forward to the Commission for endorsement and approval, starting this January with non-aeronautical revenue development. Other topics you can expect to see in the coming months include:

- a) A revised Minimum Standards Ordinance.
- b) Revisions to rates & charges ordinances 96 and 107 for MSP and the Reliever Airports respectively.
- c) A new funding model for general aviation at MAC airports.
- d) A new “self fueling” policy.

RAAC Report

By John Krack

The lease revision project is wrapping up. The “final” revision of the draft lease documents has been posted on the MAC website at <http://metroairports.org/relievers> (click on “Draft Lease Policies and Forms” under “News/Events.” Two tenant meetings are scheduled for this Monday, January 9, at 3pm and 7pm at the MAC general offices. See below for details.

Following is a summary of the items we’re tracking:

Financial Model and Airport Funding

We’re still awaiting the proposed Ordinance 107 (Rates and Charges) changes to be forwarded to the RAAC. Following is the status that Gary Schmidt presented to the M&O Committee on January 3:

As was reported in July of 2011, Commissioner Monaco spent nearly a year with MAC staff studying operational practices and capital funding of general aviation (GA) within MAC’s system of airports. The result of that effort was a vision for the future role of each Reliever Airport, as well as a foundation for a sustainable funding model for our GA system, including GA facilities at MSP.

To successfully achieve the vision the following set of Work Plans was developed:

1. Develop a strategy to appropriately allocate the costs of general aviation within MAC’s system of airports.

Blaine Ballfield Lease (and other community issues). Gary Schmidt reported to the M&O Committee on January 3 that they have been unable to reach an acceptable agreement with Blaine on a list of issues, including the ballfields, sewer and water maintenance, repaving Xylite, and fire protection for the public portion of the airport. MAC has signed a 1-year agreement with the (privately owned) fire department for \$2,000 per month plus expenses, and has reached a tentative agreement (pending Commission approval) with the Minnesota Amateur Sports Commission (MASC) to lease the ballfields for \$50,000 per year for the first two years, then escalating at 2% annually for the next three years, and at 3% annually thereafter. The Committee approved forwarding the recommendation to the full Commission.

Following Gary’s presentation, Blaine City Manager Clark Arneson said that Blaine’s goal is to reach a long-term agreement on the ballfields, but noted the other issues in the mix as well. He said that if the MASC deal goes through, Blaine would lease the fields from the MASC, but that agreement hasn’t been reached yet. He recognized that both MAC and his office have their “marching orders” from their respective governing bodies, but emphasized that Blaine and the MAC have had a good working relationship for years, and sincerely wants that to continue. He is optimistic that these issues can be worked out to the mutual benefit of both organizations.

Lease Policy Changes and Lease Forms.

NOTE: MAC has scheduled tenant meetings on Monday, January 9 at 3pm and 7pm at the MAC general offices to take

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RAAC Report

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input and discuss the latest proposals prior to sending them to the Commission in February. All tenants were sent a letter announcing these meetings, including a summary of the major changes from the current lease forms and a link to the documents at <http://www.metroairports.org/relievers/>.

IF YOU HAVE ANY CONCERNS ABOUT THESE LEASES, YOU ARE STRONGLY URGED TO ATTEND ONE OF THESE MEETINGS AND VOICE YOUR CONCERNS.

MAC Staff sent a revised set of documents to the RAAC on November 22, and John Renwick (Lake Elmo RAAC rep) and I met with Kelly Gerads, Gary Schmidt, and Evan Wilson on December 2 to discuss. The major issues continued to be the renewal terms and compensation.

Renewal Terms: The “right of first refusal” language was replaced by a commitment for a 5-year renewal offer provided a list of conditions is met, and no commitment for renewal after the first. [It became clear to me following my November report that a right of first refusal is meaningful only if MAC chooses to continue to lease the property. They can arbitrarily decide to discontinue leasing the property, requiring the tenant to vacate.]

Though the change was positive, we objected to the lack of a commitment after the first renewal, on the grounds that tenants have a sizable investment in their leaseholds, and need more assurance that they will be able to continue to use them long term. MAC responded that they will not commit to renewals “in perpetuity,” but would consider our concerns.

The major tenant objective is to obtain a high level of confidence that MAC will continue to manage leases as they have in the past (i.e., continue to routinely renew leases if the tenant follows the rules and the property is not needed for a higher purpose). Although I believe that at this time MAC intends to do this, any language that appears to give MAC the option to arbitrarily decline to renew a lease is suspect.

Our recommendation is that MAC include in the Policies an intent to offer renewals unless and until the Commission specifically approves otherwise (presumably for good reason and subject to a public process), and that lease renewals include language committing to another 5-year renewal until the policy is changed, in which case the commitment is removed for subsequent renewals. Further, if a lease is not renewed under these circumstances, compensation should be provided.

The latest drafts do not reflect our suggestion for committed renewals, but do offer a right of first refusal after the first renewal (better than nothing) and do call for compensation should a renewal not be offered and the tenant is otherwise in compliance with the renewal requirements (fair). As it stands now, second and subsequent renewals will be offered 180 days prior to expiration of the current renewal, which means that the tenant gets 6 months notice that the lease will not be renewed.

What we want to see is a written intent to continue to offer lease renewals until a policy change has been debated and approved by the Commission through a public process. Further, we want to have built in to the leases that any such policy change would not affect current tenants for several years, giving them sufficient time to plan a transition.

Note: Renewals of current leases under these forms will be considered “initial” leases, and thus will be assured of a 10-year initial term plus a 5-year renewal. The concern is that after 15 years, we’re vulnerable to an arbitrary decision to not renew the lease on 6 months’ notice.

Compensation:

In general, I believe that the compensation conditions (taking for airport improvement, condemnation, and decision to not renew a

lease as noted above) are fair, as is the process for determining value. What’s not clear is how much of a factor the exclusions of “Value attributable to the location of the Improvements,” “Value attributable to the land,” and “Value attributable to the remaining lease term or right of first refusal” are in the market value of the leasehold. Clearly, the location (being on an airport) and the availability of a lease are significant to a potential buyer. What I don’t know is how an appraiser will factor this in.

Non-Aeronautical Revenue. Flight Line Enterprises has reached an agreement with Staff for a two-year “right of first refusal” on their target parcel. This gives Flight Line access to the property to continue their development plans, but gives MAC the ability to entertain other offers. If other offers are received, Flight Line will have the ability to match them.

We’ll keep you posted as things develop.

As usual, if you have any concerns, issues, or suggestions regarding the Reliever Airports, let me, or any of the other RAAC reps, know.

The View From Here

By John Krack

Wow. It’s 2012 already! We hope everyone had a happy and safe holiday period, and is enjoying the respite from the traditional Minnesota winter.

Hangar Roofs: Vivian Starr advised me that a hailstorm hit the airport last June 2 and damaged a number of hangar roofs. Many tenants are getting new roofs courtesy of their insurance companies, so you might want to check yours. Vivian said that most insurance companies require that the damage be reported within one year, so you don’t want to wait much longer.

At first blush, one might wonder what damage hail can do to a steel roof, but in addition to denting the metal and cracking the paint, causing premature rust, the hail can also damage the rubber seals around the nail heads, causing leaks.

Safety Seminar: As noted above, the January meeting will feature a Safety Seminar conducted by AME Dr. Randy Corfman and flight instructor Steve Thibault. Dr. Corfman will talk on aviation medicine and survival, and Mr. Thibault will cover aspects of practical aviating.

The meeting will be held on Thursday, January 19 at the Key Air facility. A short business meeting will be held at 7:00 to elect officers, and the seminar will immediately follow. We hope to see you there. This is also part of a membership drive, so bring your friends.

Blaine Airport Promotion Group: The BAPG continues to work on the education front, and is getting involved with Discover Aviation Days. Check out their website at www.aneairport.org. There’s also an ACAA section, and copies of Newsletters from the past year.

Officer Elections: We’ll be holding officer elections in January, having postponed them 9th September because of the picnic and in November because of low turnout at the meeting.. If you have any interest at all in getting involved in what’s going on, put your hat in the ring. We’ll be electing a President, a Vice President, a Secretary, and Treasurer. New blood is always welcome, and none of the current officers will be offended if someone else wants to give it a shot. If you’re interested, let one of the officers know, or show up at the meeting and nominate yourself. And if you’re interested in working on the Newsletter, let me know.

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The View From Here

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Discover Aviation Days is Back! The old Discover Aviation Days event is back, replacing (and expanding on) the Blaine Aviation Weekend activity that has kept the flame alive since DAD was rained out several years ago. It'll take a few years for the event to grow to its former glory, but we're on our way.

Because of the poor weather track record the weekend before Memorial Day, the event has been rescheduled to the first weekend in June – June 2-3 in 2012.

This year's special feature will be the American Veterans Traveling Tribute. This is an 80% replica of the Vietnam Veterans Memorial in Washington DC. This football-field size exhibit will be on display throughout DAD, with opening ceremonies scheduled for 12-noon on Friday June 1st. All are invited to attend!

We welcome any volunteer help you are willing to give, as this event takes a great deal of people-power to put on. We are also accepting donations on the website to aid in event expense costs. DAD is a registered 501c3 non-profit organization.

We encourage all airport residents to bring out and display their aircraft for this show as this is an airport event!

For details about DAD, please go to the website at www.DiscoverAviationDays.org or call 763-568-6072 or email us at Info@DiscoverAviationDays.org.

See you there!

DAD Planning Team:

- Civil Air Patrol
- Flywell Flying Club
- Golden Wings Museum
- American Wings Air Museum
- Anoka County Aviation Assoc.

First Flights

By Dick McKenney

Since Orville and Wilbur's first powered flight all first flights are memorable. Jim Coult, of our [EAA] chapter, will surely remember his first time aloft in his newly completed Murphy Renegade Spirit. Jim and his friends have spent many years building this open biplane and it is a beauty. I happened to drive up right after Jim got back from a forty-minute first flight. Don Kruse, Don Berndt, and Don Laurence were there to give Jim support and welcome him back from his once in a lifetime adventure. I took some pictures and Jim took us all to breakfast while he unwound. Congratulations Jim, from the whole Chapter 237. This is what sport aviation is about.

A few days after Jim's first flight I had a checkout first flight in the 1942 Aeronca L-3 Defender that Frank Huber had agreed to sell to me. It took me back to 1947 when I had my first lesson in a 1946 J-3 Piper Cub. It whips into a spin right quick if you don't keep on the rudder during a full stall. But that's why we do checkout flights with an experienced pilot like Frank. I plan to keep the L-3 at American Wings and fly it as an LSA if need be.

A couple of days later, I had a ride to Eau Claire, Wisconsin in the front open cockpit of Lary Carlston's Acrosport. This was my first open biplane ride in 39 years of flying. Good things do come to those who wait.

If this wasn't enough, I made a photo shoot flight with Dave Anderson and Jim Borg in the camera plane and I was flying my Citabria. After the photo shoot, I landed at Forest Lake and found Don Shipp ready to go for a sunset flight in his Meyers OTW. He asked if I would like to take a ride. I was in the front cockpit before he could say "contact." The only wind was from the roaring radial engine and we flew low over the countryside during the last light of the day. After putting the Meyers away, we swapped flying stories for awhile and I had to fly back to Anoka in the twilight. I should have done my three night landings to get current, but I hadn't eaten

supper, so I put the Citabria away. Flying at sunset is more fun than eating, but I need to keep my strength up so I can push the airplanes in and out of their hangars. Happy Landings.

MAC Committee and Commission Meetings

By Vivian Starr

Vivian reports that "Although I attended several meetings in both November and December, I did not find anything on the agendas worth writing about. The December Full Commission meeting saw the approval of a pay increase for Jeff and his update of the 2012-2016 Strategic Plan. However, changes in some of the wording did not seem to matter to Relievers. The performance data figures were all from 2010 and will not be updated until March."

November 14 ACAA General Meeting Minutes

The meeting was called to order at 1904 by President Michael Lawrence. Airport Manager Joe Harris attended.

Approval of the July Minutes (there was no business meeting in September) were moved, seconded, and passed by voice vote.

Treasurer Vivian Starr gave the Treasurer's Report. The total treasury balance is \$6,833.23.

John Krack gave a summary of the latest Lease Policy and Lease Forms drafts, basically reviewing what was published in the November Newsletter. The most important issues are lease renewal language and compensation. These have been improved since the initial draft, but questions still remain.

Joe Harris discussed the aesthetics ordinance. They are implementing it in stages, starting with the older buildings on the West side south of the Holiday hangar. Twenty cases were opened at ANE, some of which have been closed, and 22 at Lake Elmo (21D). Improvements are being made, and lots of roofs have been replaced due to hail damage. Joe said that the improvements have changed the landscape at 21D. He also noted that he has some great Before and After pics from ANE.

Next year, they plan to improve the Airport Road, including better signage, and expect to address the cleanup of plants between hangars. Seven tenants have hooked up to sewer and water.

Planned capital projects for 2012 include:

- Groove runway 9-27. This is an FAA initiative to improve traction. The runway will be closed for about a week, and the airport will be closed for about 1 night.
- Fix joint seals on runway 9-27.
- Repair pavement cracking on taxiway Bravo.

Elections: Due to the low turnout this month (no doubt due to the conflicting Vikings/Packers game) it was moved, seconded, and approved by voice vote to postpone elections to the January meeting.

ACAA Promotion: To help promote the ACAA and increase membership, it was decided to send a 1-page letter to all tenants to make them aware of the ACAA and its mission and invite them to join. John Krack offered to draft the letter, and Joe Harris will get a set of labels for all tenants. Michael Lawrence will copy and mail the letters, and also will check with Dr. Corfman about doing a safety seminar as the featured program. John Krack will send several past Newsletters to Craig Schiller for installation on the BAPG website, which will be referenced in the letter. The target for sending the letter is mid-December.

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November ACAA Minutes

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A Spring get-together pot-luck event was discussed.

A Parents Night is scheduled for December 15 at Golden Wings to make parents aware of aerospace career opportunities that might be of interest to their sons and daughters.

Joe Harris noted several other airport-related items:

- The fire protection contract expires December 31. MAC is looking for an annual rate. [Editor's Note: The contract relates only to the public portions of the airport. Tenant facilities are covered thorough our personal property taxes.]
- The Blaine ballfield issue is still being worked.
- The vo tech building (next to the tower) lease was terminated September 19, and the property reverts to the MAC.

The meeting was adjourned at 2014.

Respectfully submitted by John Krack, Secretary, ACAA.

WANT Ads

HEATED HANGAR FOR SALE: 40x60 south facing 14' high door at 2525 New York Lane. Forced air heat, insulated and sheet rocked. Full width concrete ramp. 79K. Paul Thomas, 612-804-9792, thomaspr@comcast.net

HANGARS FOR RENT: Winter's here. Keep ypur plane inside. Several south facing tee hangars available. Call George at 651/271-3023.

ACAA OFFICERS AND COMMITTEES

President: Mike Lawrence 763-780-2802
V. Pres: Paul Thomas 651-483-9808
Secretary: John Krack 763-786-5876
Treasurer: Vivian Starr 763-559-4683
RAAC Rep: John Krack 763-786-5876
RAAC Alt: Don Rosacker 651-633-1751
Legal Adviser Hal Hitchcock 651-717-0859

Committees & Members

Fire, Building Codes, and Environmental

Gary Specketer (Chair) 770-403-3450
Randy Huyck 753-1918
Roger Wyatt 755-7544
Dick Schoen 646-7539
Mike Holmquist 651-633-6525

Newsletter

John Krack 763-786-5876

Safety

TBD

Public Relations (Proposed)

Taxes

Vivian Starr 763-559-4683
Paul Thomas 483-9808
John Krack 763-786-5876

Membership

John Krack 763-786-5876

Commissioner: James Deal

Airport Mgr.: Joe Harris 763-717-0001

Discover Aviation Days

2012 Dates: June 2-3, 2012

Website: www.DiscoverAviationDays.org

Email: Info@DiscoverAviationDays.org

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Michael Lawrence ACAA

ANOKA COUNTY AVIATION ASSOCIATION

The ACAA is an association of hangar owners, hangar renters, FBO owners, pilots, flight instructors, commercial operators, and anyone else with an interest in the future direction of the Anoka County Airport. Our mission is to actively promote a variety of interests and activities relating to the Anoka County Airport operation including:

- Safety
- Airport improvements
- Hangar use, lease contracts, and building/fire codes
- Relations with MAC, MnDOT, and adjoining communities
- Business and commercial interests
- Recreational Aviation
- Any other areas of interest to the membership

To get results, we need your support.

To join, either:

Attend the next meeting at the EAA Building, just north of the Golden Wings Museum facility. See the calendar on page 1 for the date and time of the next meeting.

Or:

Fill out the membership form on the back page, and send it with \$15 for one year, \$27 for two years or \$35 for three years to the address indicated on the form.

NEWSLETTER ARTICLES REQUESTED

Please send newsletter articles to:

John Krack
7629 Lakeside Rd. NE
Fridley, MN 55432
(h) 763-786-5876
Email: av8r00@gmail.com

Articles may be typewritten, handwritten or on disk in Microsoft Word format or text file. See the calendar on page 1 for next newsletter deadline.

Newsletter Want-AD Service

As a benefit to members, a free want-ad service is available. Rules are:

1. Ads must be received by the date indicated in the calendar notes to be guaranteed to appear in the next newsletter.
2. Anyone or any business may submit an ad.
3. There is no charge for paid-up members.
4. Graphical images are OK if in a standard computer image file format (.gif, .jpg, .bmp, etc.). Hard-copy images are also acceptable.
5. Send ads to the Snail Mail or Email address shown above.
6. Want Ads will run for 3 issues, unless canceled early or renewed to run longer.

Email List

Vivian Starr maintains an extensive email list of people interested in what's happening in the Minnesota aviation community. She keeps us up to date with timely reports on MAC meetings, and other activity of interest. In fact, many of the articles in this Newsletter were originally distributed via email. If you're not on the list and want to be, send your email address to Vivian at DVStarr@aol.com.

