



# Newnan-Coweta County Airport Authority

Regular Meeting Session

~ Agenda ~

115 Airport Road  
Newnan, GA 30263  
[www.coweta.ga.us](http://www.coweta.ga.us)

Fran Collins  
770.254.2601

Friday, May 17, 2024

9:00 AM

Commission Chambers

## Call to Order

| Attendee Name                    | Present                  | Absent                   | Late                     | Arrived |
|----------------------------------|--------------------------|--------------------------|--------------------------|---------|
| Chairman Joe Rutkiewicz          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |
| Vice-Chairman Hank Moody         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |
| Secretary Lee Moody              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |
| Authority Member Edward Davidson | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |
| Authority Member James Amey      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |

Meeting Called to Order

Notification of Location of Rules

## REGULAR SESSION

### AWARDS AND PRESENTATIONS

### APPROVAL OF THE MINUTES

1. Friday, March 15, 2024
2. Friday, March 29, 2024

### CONSENT AGENDA

3. Confirm Execution of Underground Easement Agreements with Georgia Power Company

### SUPPLEMENTAL AGENDA

### PUBLIC COMMENTS-ITEMS ON THE AGENDA

### UNFINISHED BUSINESS

### NEW BUSINESS

4. Request Approval/Execution of Task Order # 20 Associated with Runway Overlay Design and Bid Phases with Lead Edge Design Group, Inc.
5. Request Approval to Set a Non-Runway Access Land Lease Rate

### UPDATES FOR THE AUTHORITY

6. Update from the Airport Manager
7. Update from the Airport Sponsor
8. Update from the Airport Engineer

**SUPPLEMENTAL ITEMS**

**PUBLIC COMMENTS-ITEMS NOT ON THE AGENDA**

**EXECUTIVE SESSION - In accordance with O.C.G.A. 50-14-4**

**REGULAR SESSION**

**AFFIDAVIT**

**ADJOURNMENT**

**As set forth in the Americans with Disabilities Act of 1992, the Coweta County government does not discriminate on the basis of disability and will assist citizens with special needs given proper notice (seven working days). For more information, please contact ADA Coordinator Chuck Lee at 770.254.2608.**



## **Airport Authority**

**To:** Newnan-Coweta County Airport Authority

**From:** Calvin Walker, Airport Manager

**Date:** 5/10/2024

**RE:** Underground Easement Agreements with Georgia Power Company

---

**Issue:** Confirm Execution of Underground Easement Agreements with Georgia Power Company

**Discussion:** Avion, GA LLC is nearing completion of their T-hangar building located at 55 Nation Drive (Parcel # 089-2090-002). Georgia Power Company is requesting that the Airport Authority execute two (2) Underground Easement Agreements to supply power to the site.

### **FINANCIAL IMPACT:**

N/A

**Recommendation:** Staff recommends the Airport Authority confirm execution of two (2) Underground Easement Agreements with Georgia Power Company to supply power to Avion, GA LLC's T-hangars located at 55 Nation Drive (Parcel # 089-2090-002).

After recording, return to:  
Georgia Power Company  
Attn: Land Acquisition (Recording)  
241 Ralph McGill Blvd NE  
Bin 10151  
Atlanta, GA 30308-3374

-----  
PROJECT 2024040340      LETTER FILE      DEED FILE      MAP FILE  
ACCOUNT NUMBER    11047464-GPC9596-VBS-GP430E03424  
NAME OF LINE/PROJECT: 55 NATION DR & E AVIATION WAY / NEWNAN AIRPORT HANGER 5 (COWETA COUNTY) DISTRIBUTION LINE  
  
PARCEL NUMBER 001  
-----

STATE OF GEORGIA  
COWETA COUNTY

**U N D E R G R O U N D   E A S E M E N T**

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **THE COWETA COUNTY AIRPORT AUTHORITY** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **115 Airport Rd. Box 2, Newnan, GA 30263-7107**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at **E AVIATION WAY, NEWNAN, GA 30263** (Tax Parcel ID No. **089 2090 002**) in Land Lot **90** of the **2** District of **Coweta** County, Georgia.

The "Easement Area" is defined as any portion of the Property located (a) within ten (10) feet of the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" attached hereto and made a part hereof, and (b) within ten (10) feet from each side of any related above-ground equipment and facilities, including without limitations cubicles, transformers and service pedestals, as installed in the approximate location(s) shown in "Exhibit A".

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with wires, transformers, service pedestals, manholes, conduits, cables and other necessary

-----  
 PARCEL 001                    NAME OF                    55 NATION DR & E AVIATION WAY / NEWNAN AIRPORT  
                                   LINE/PROJECT:               HANGER 5 (COWETA COUNTY) DISTRIBUTION LINE  
 -----

apparatus, fixtures and appliances; the right to stretch communication or other lines of any other company or person under the Easement Area; the right to assign this Underground Easement in whole or in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

PARCEL 001      NAME OF      55 NATION DR & E AVIATION WAY / NEWNAN AIRPORT  
LINE/PROJECT:      HANGER 5 (COWETA COUNTY) DISTRIBUTION LINE

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this 6<sup>th</sup> day of May, 2024.

Signed, sealed and delivered in the presence of:      THE COWETA COUNTY AIRPORT AUTHORITY

*Cal Webster*  
Witness

By: *[Signature]* (SEAL)  
Name: JOSEPH RUTKIEWICZ  
Title: CHAIRMAN

*Nathaniel Schattner*  
Notary Public

Attest: *[Signature]* (SEAL)  
Name: JOHN NICODY  
Title: SO. CL.

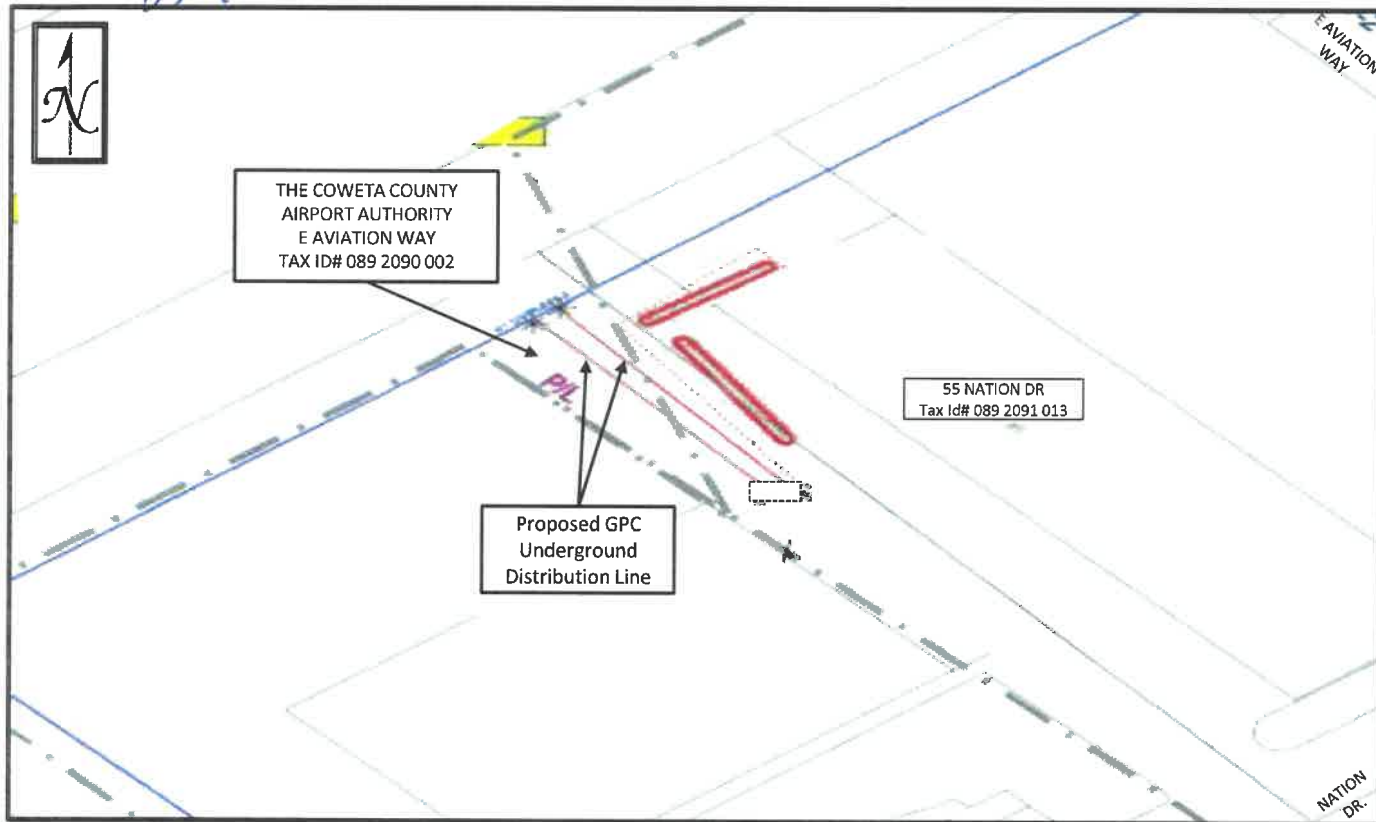


[CORPORATE SEAL]

Attachment: Georgia Power Underground Easement for NCCAA for Parcel 089-2090-002 (55 NationDr) (14503 : Underground Easement

Initial *[Handwritten Signature]*

# EXHIBIT "A"



**Parcel 001**  
**DRAWING NOT TO SCALE**

**E AVIATION WAY  
 (COWETA COUNTY)  
 DISTRIBUTION LINE  
 LIMS # 2024040340  
 Work Location(s): NA**

Attachment: Georgia Power Underground Easement for NCCAA for Parcel 089-2090-002 (55 NationDr) (14503 : Underground Easement

After recording, return to:  
Georgia Power Company  
Attn: Land Acquisition (Recording)  
241 Ralph McGill Blvd NE  
Bin 10151  
Atlanta, GA 30308-3374

-----  
PROJECT 2024040340      LETTER FILE      DEED FILE      MAP FILE  
ACCOUNT NUMBER    11047464-GPC9596-VBS-GP430E03424  
NAME OF LINE/PROJECT: 55 NATION DR & E AVIATION WAY / NEWNAN AIRPORT HANGER 5 (COWETA COUNTY) DISTRIBUTION LINE  
  
PARCEL NUMBER 002  
-----

STATE OF GEORGIA  
COWETA COUNTY

U N D E R G R O U N D   E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **NEWNAN-COWETA COUNTY AIRPORT AUTHORITY** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **115 Airport Rd, Box 2, Newnan, GA 30263**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at 55 NATION DR., NEWNAN, GA 30263 (Tax Parcel ID No. 089 2091 013) in Land Lot 91 of the 2 District of Coweta County, Georgia.

The "Easement Area" is defined as any portion of the Property located (a) within ten (10) feet of the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" attached hereto and made a part hereof, and (b) within ten (10) feet from each side of any related above-ground equipment and facilities, including without limitations cubicles, transformers and service pedestals, as installed in the approximate location(s) shown in "Exhibit A".

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with wires, transformers, service pedestals, manholes, conduits, cables and other necessary

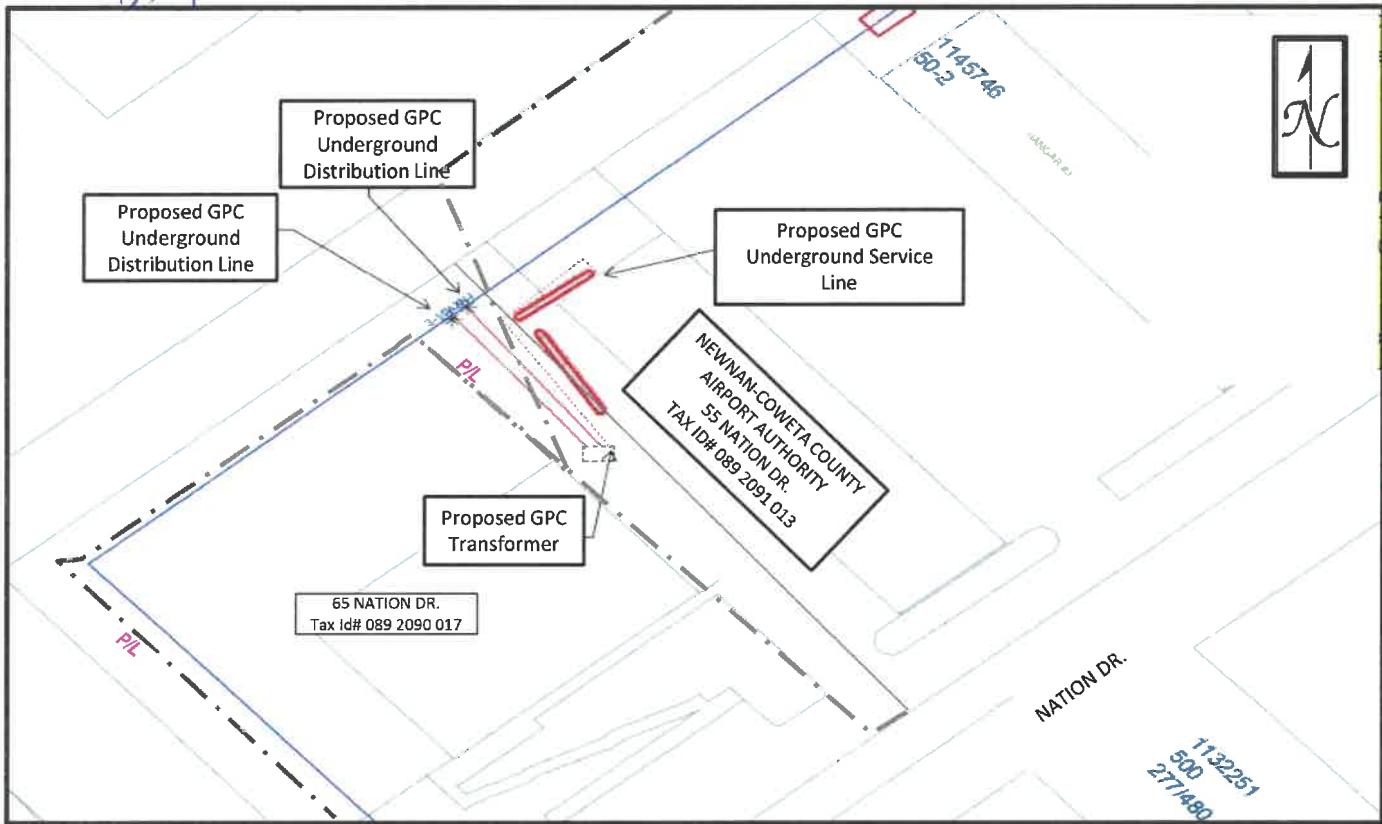






Initial *JR*  
*JM*

### EXHIBIT "A"



**Parcel 002**  
DRAWING NOT TO SCALE

**55 NATION DR.  
(COWETA COUNTY)  
DISTRIBUTION LINE  
LIMS # 2024040340  
Work Location(s): NA**

Attachment: Georgia Power Underground Easement for NCCAA for Parcel 089-2091-013 (55NationDr) (14503 : Underground Easement



## Airport Authority

**To:** Newnan-Coweta County Airport Authority

**From:** Calvin Walker, Airport Manager

**Date:** 5/13/2024

**RE:** Task Order # 20 Associated with Runway Overlay Design and Bid Phases with Lead Edge Design Group, Inc.

**Issue:** Task Order #20 Associated with Runway Overlay Design and Bid Phases with Lead Edge Design Group, Inc.

**Discussion:** The pavement on the runway at the airport is approaching the end of its life cycle. Staff is anticipating receiving a grant for runway rehabilitation from the Georgia Department of Transportation (GDOT) utilizing amended FY24 federal and/or state funds. This task order consists of the design and bid phases of the runway overlay project to ensure that the project is "shovel-ready" upon receipt of grant award. The amount of the task order is \$229,620.

### FINANCIAL IMPACT:

-\$229,620

**05/17/24 35 · Airport Authority**

**(\$229,620.00)**

**Recommendation:** Staff recommends that the Airport Authority execute Task Order # 20 associated with the design and bid phases of the runway overlay with Lead Edge Design Group in the amount of \$229,620.

**TASK ORDER NO. 20  
RUNWAY OVERLAY  
NEWNAN-COWETA COUNTY AIRPORT  
NEWNAN, GEORGIA**

This Task Order is written pursuant to the basic agreement entitled General Services Agreement, executed on October 21<sup>st</sup>, 2020. The referenced basic agreement pertains to proposed improvements to the Newnan-Coweta County Airport. This Task Order entered into and executed on the date indicated below the signature block, by and between the Newnan-Coweta County Airport Authority (Owner) and Lead Edge Design Group, Inc. (Engineer), sets forth the project description, project schedule, and engineering fees related to the Design and Bid Phases for the Runway Overlay project at the Newnan-Coweta County Airport.

**SECTION I - PROJECT DESCRIPTION**

The project is to consist of:

- A. Design and bid phases of the Runway Overlay project.
- B. Preparation of design drawings, specifications, and contract documents.
- C. Final cost estimates.
- D. Topographic survey for design.
- E. Predesign geotechnical investigation.

**SECTION II - PROJECT SCHEDULE**

From the time the Owner approves this Task Order, the Engineer will complete the design phase documents within ninety (90) days.

**SECTION III - SCOPE OF SERVICES**

Engineer will provide those services listed in the basic agreement which are applicable to this specific Task Order. Specifically, this project will include:

- A. Preparation of design drawings, specifications, and contract documents for the Runway Overlay project.
- B. Perform topographic survey for design of the project.
- C. Perform predesign geotechnical investigation.
- D. Meet with the Owner to review the project.
- E. Distribute drawings, specifications, and contract documents for the project to potential bidders and Plan Rooms upon request, and make these same drawings, specifications, and contract documents available for public viewing.
- F. Conduct bid opening, review bids, and provide a Certified Bid Tab.

Services not included in this Task Order:

- A. 3-year Disadvantaged Business Enterprise Plan or Disadvantaged Business Enterprise Plan for a specific project
- B. Engineers design report
- C. ALP Update
- D. Construction phase services
- E. Geotechnical quality assurance testing during construction
- F. On-site project observation
- G. Record drawings
- H. Utility location, removal, or relocation
- I. Assistance with obtaining permits
- J. Agency permit fees
- K. Environmental Services
- L. Printing & shipping

**SECTION IV - FEES AND PAYMENTS**

The following fees are to be paid to the Engineer as compensation for these services:

- A. Basic services – Design phase: \$ 182,000.00
- B. Special services – Topographic survey for design: \$ 21,120.00
- C. Special services – Predesign geotechnical investigation: \$ 19,500.00
- D. Basic services – Bid phase: \$ 7,000.00

**SECTION V - BASIC AGREEMENT IN EFFECT:**

Except as amended specifically herein, the basic General Services Agreement shall remain in full force as originally approved and executed.

IN WITNESS WHEREOF, the parties hereto have caused this Task Order to be duly executed as of the date and year first written herein.

**NEWNAN-COWETA COUNTY AIRPORT  
AUTHORITY**

**LEAD EDGE DESIGN GROUP, INC.**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name (Print): \_\_\_\_\_

Name (Print): \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



## **Airport Authority**

**To:** Newnan-Coweta County Airport Authority

**From:** Calvin Walker, Airport Manager

**Date:** 5/13/2024

**RE:** Set a Non-Runway Access Land Lease Rate

---

**Issue:** Request to Set a Non-Runway Access Land Lease Rate

**Discussion:** Currently the Newnan-Coweta County Airport does not have a published land lease rate for non-runway access Airport development. The rate created by the airport Authority would be utilized for future ground leases without runway access. The last rate used for Twin Aircraft Engines was \$0.17 per square foot annually. With the Authority increasing the air side with runway access land lease rate, the land side rate should be examined and adjusted accordingly. Staff requests that the Authority consider setting the non-runway access land lease rate at \$0.30 per square foot annually.

**Recommendation:** Staff recommends that the Airport Authority set a non-runway access land lease rate of \$0.30 per square foot annually in order to keep current with inflation.



**Newnan-Coweta County Airport Authority**

115 Airport Road  
Newnan, GA 30263

Meeting: 05/17/24 09:00 AM  
Department: Airport Authority  
Category: Notification/Update  
Prepared By: Fran Collins  
Initiator: Calvin Walker  
Sponsors:

**SCHEDULED**

**AIRPORT AUTHORITY - INFORMATIONAL ITEM (ID # 14431)**

DOC ID: 14431

## Update from the Airport Manager

Update from the Airport Manager



**Coweta County Airport Authority**  
**March 31, 2024**

|                                       | <u>Budget</u>       | <u>Current</u>    | <u>Year-To-Date</u> | <u>Balance</u>      | <u>March 2023</u> |
|---------------------------------------|---------------------|-------------------|---------------------|---------------------|-------------------|
| <b>Operating Revenues:</b>            |                     |                   |                     |                     |                   |
| Appropriation                         |                     |                   |                     |                     | \$ 35,721         |
| Fuel Sales                            | \$ 1,661,000        | \$ 91,513         | \$ 708,418          | \$ 952,582          | \$ 114,208        |
| Rent/Lease Income                     | \$ 793,811          | \$ 43,784         | \$ 219,193          | \$ 574,618          | \$ 22,870         |
| Other                                 | \$ 11,270           | \$ 345            | \$ 4,067            | \$ 7,203            | \$ 495            |
| Total Operating Revenues              | <u>\$ 2,466,081</u> | <u>\$ 135,642</u> | <u>\$ 931,679</u>   | <u>\$ 1,534,402</u> | <u>\$ 173,294</u> |
| <b>Operating Expenses:</b>            |                     |                   |                     |                     |                   |
| Cost of Sales:                        |                     |                   |                     |                     |                   |
| Fuel                                  | \$ 1,343,000        | \$ 82,305         | \$ 583,036          | \$ 759,964          | \$ 89,891         |
| Other                                 | \$ 2,500            | \$ 158            | \$ 626              | \$ 1,874            | \$ 86             |
| Credit Card Discounts                 | \$ 40,250           | \$ 2,916          | \$ 22,503           | \$ 17,747           | \$ 3,419          |
| Salaries & Benefits                   | \$ 377,499          | \$ 34,026         | \$ 214,493          | \$ 163,006          | \$ 30,965         |
| Lease Expense                         | \$ 28,000           | \$ -              | \$ -                | \$ 28,000           | \$ -              |
| Insurance                             | \$ 8,500            | \$ -              | \$ 100              | \$ 8,400            | \$ 7,082          |
| Maintenance                           | \$ 107,780          | \$ 18,608         | \$ 94,294           | \$ 13,486           | \$ 3,251          |
| Utilities                             | \$ 46,360           | \$ 3,646          | \$ 24,947           | \$ 21,413           | \$ 2,700          |
| Contracted Services                   | \$ 25,000           | \$ -              | \$ 10,425           | \$ 14,575           | \$ 754            |
| Other                                 | \$ 34,150           | \$ 1,445          | \$ 9,680            | \$ 24,470           | \$ 113            |
| Legal Fees                            | \$ 5,000            | \$ 460            | \$ 1,553            | \$ 3,447            | \$ 74,250         |
| Engineering/Soft Costs                |                     |                   | \$ -                |                     | \$ -              |
| Small Office Equipment                | \$ 750              | \$ -              | \$ -                | \$ 750              | \$ -              |
| R&M Small Equipment                   |                     | \$ 407            | \$ 407              | \$ (407)            |                   |
| Small Hand Tools                      |                     |                   | \$ 192              | \$ (192)            |                   |
| **Capital under \$5,000               |                     | \$ -              | \$ -                | \$ -                | \$ -              |
| Total Operating Expenses              | <u>\$ 2,018,789</u> | <u>\$ 143,971</u> | <u>\$ 962,256</u>   | <u>\$ 1,056,533</u> | <u>\$ 212,510</u> |
| <b>Operating Income (Loss)</b>        |                     | <u>\$ (8,330)</u> | <u>\$ (30,578)</u>  |                     |                   |
| <b>Net Income Before Depreciation</b> |                     | <u>\$ (8,330)</u> | <u>\$ (30,578)</u>  |                     |                   |

\*\*These items do not meet the criteria for Capitalization

Attachment: 6 Mar FY24.Financial and Balance Sheet (14431 : Update from the Airport Manager)

**Coweta County Airport Authority**  
**Statement of Net Assets**  
**March 31, 2024**

|              |                                     |                     |  |
|--------------|-------------------------------------|---------------------|--|
| 1005         | CASH - PETTY                        | \$172               |  |
| 1011         | CASH - OPERATING                    | \$452,625           |  |
| 1032         | ESCROW FUNDING ACCOUNT              | \$1                 |  |
| 1060         | CASH-PAYROLL                        | \$0                 |  |
| 1099         | CONTRA CASH                         | \$2,952             |  |
| <b>TOTAL</b> | <b>CASH</b>                         | <b>\$455,749</b>    |  |
| 1110         | ACCOUNTS RECEIVABLE                 | \$24,559            |  |
| <b>TOTAL</b> | <b>RECEIVABLES</b>                  | <b>\$24,559</b>     |  |
| 1151         | DUE FROM OTHER FUNDS                | \$0                 |  |
| <b>TOTAL</b> | <b>DUE FROM OTHER FUNDS</b>         | <b>\$0</b>          |  |
| 1168         | DUE FROM AIRPORT BOND               | \$0                 |  |
| <b>TOTAL</b> | <b>DUE FROM AIRPORT BOND</b>        | <b>\$0</b>          |  |
| 1187         | DUE FROM ARP FUNDS                  | \$0                 |  |
| <b>TOTAL</b> | <b>DUE FROM ARP FUNDS</b>           | <b>\$0</b>          |  |
| 1401         | INVENTORY GASOLINE                  | \$45,600            |  |
| 1450         | PREPAID INSURANCE                   | \$0                 |  |
| <b>TOTAL</b> | <b>DUE FROM OTHER GOVTS</b>         | <b>\$45,600</b>     |  |
| 1474         | CASH - RETAINAGE                    | \$0                 |  |
| <b>TOTAL</b> | <b>CASH</b>                         | <b>\$0</b>          |  |
| 1501         | SITES                               | \$1,028,673         |  |
| 1510         | SITE IMPROVEMENTS                   | \$18,568,245        |  |
| 1511         | ACC DEPREC - SITE IMPR              | (\$7,446,894)       |  |
| 1530         | BUILDINGS                           | \$105,907           |  |
| 1540         | MACHINERY & EQUIPMENT               | \$230,855           |  |
| 1550         | VEHICLES                            | \$44,556            |  |
| 1560         | CONSTRUCTION IN PROGRESS            | \$169,480           |  |
| <b>TOTAL</b> | <b>CAPITAL ASSETS</b>               | <b>\$12,700,823</b> |  |
| <b>TOTAL</b> | <b>ASSETS</b>                       | <b>\$13,226,732</b> |  |
|              | <b>DEFERRED OUTFLOW</b>             | <b>\$51,243</b>     |  |
| 2050         | ACCOUNTS PAYABLE                    | \$0                 |  |
| <b>TOTAL</b> | <b>ACCOUNTS PAYABLE</b>             | <b>\$0</b>          |  |
| 2115         | FICA TAXES PAYABLE                  | \$807               |  |
| 2116         | FMED TAXES PAYABLE                  | \$186               |  |
| <b>TOTAL</b> | <b>PAYROLL TAXES PAYABLE</b>        | <b>\$993</b>        |  |
| 2211         | COUNTY PENSION PAYABLE              | \$0                 |  |
| 2212         | DEFINED CONTRIBUTION PLAN           | \$701               |  |
| <b>TOTAL</b> | <b>OTHER DEDUCTIONS PAYABLE</b>     | <b>\$701</b>        |  |
| 2474         | RETAINAGE PAYABLE                   | \$0                 |  |
| 2475         | PREPAID FUEL LIABILITY              | \$23,795            |  |
| <b>TOTAL</b> | <b>PAYABLE-RESTRICTED ASSETS</b>    | <b>\$23,795</b>     |  |
| 2708         | NOTE PAYABLE-BB&T                   | \$0                 |  |
| <b>TOTAL</b> | <b>BONDS PAYABLE</b>                | <b>\$0</b>          |  |
| 2901         | DUE TO GENERAL FUND                 | \$237,825           |  |
| <b>TOTAL</b> | <b>DUE TO OTHER FUNDS</b>           | <b>\$237,825</b>    |  |
| 2951         | ACCRUED PAYROLL                     | \$13,796            |  |
| 2952         | DEPOSITS                            | \$10,726            |  |
| 2953         | DUE TO OTHERS                       | \$175               |  |
| 2955         | COMPENSATED ABSENCES                | \$9,675             |  |
| 2956         | WORKERS COMP PAYABLE                | \$0                 |  |
| 2960         | SALES TAX PAYABLE                   | \$5,380             |  |
| 2961         | COMPENSATED ABSENCES-ST             | \$22,576            |  |
| <b>TOTAL</b> | <b>OTHER LIABILITIES</b>            | <b>\$62,328</b>     |  |
| 2970         | DEFERRED REVENUE                    | \$108,496           |  |
| <b>TOTAL</b> | <b>DEFERRED REVENUE</b>             | <b>\$108,496</b>    |  |
| <b>TOTAL</b> | <b>LIABILITIES</b>                  | <b>\$434,138</b>    |  |
|              | <b>DEFERRED INFLOW</b>              | <b>\$353,115</b>    |  |
| <b>TOTAL</b> | <b>AIRPORT AUTHORITY NET ASSETS</b> | <b>\$12,490,722</b> |  |

Attachment: 6 Mar FY24.Financial and Balance Sheet (14431 : Update from the Airport Manager)

**Coweta County Airport Authority**  
**April 30, 2024**

|                                       | <u>Budget</u>       | <u>Current</u>    | <u>Year-To-Date</u> | <u>Balance</u>      | <u>April 2023</u> |
|---------------------------------------|---------------------|-------------------|---------------------|---------------------|-------------------|
| <b>Operating Revenues:</b>            |                     |                   |                     |                     |                   |
| Appropriation                         |                     |                   |                     |                     | \$ 35,721         |
| Fuel Sales                            | \$ 1,661,000        | \$ 134,831        | \$ 843,248          | \$ 817,752          | \$ 96,723         |
| Rent/Lease Income                     | \$ 793,811          | \$ 29,384         | \$ 248,578          | \$ 545,233          | \$ 54,235         |
| Other                                 | \$ 11,270           | \$ 1,669          | \$ 5,737            | \$ 5,533            | \$ 689            |
| Total Operating Revenues              | <u>\$ 2,466,081</u> | <u>\$ 165,884</u> | <u>\$ 1,097,563</u> | <u>\$ 1,368,518</u> | <u>\$ 187,367</u> |
| <b>Operating Expenses:</b>            |                     |                   |                     |                     |                   |
| Cost of Sales:                        |                     |                   |                     |                     |                   |
| Fuel                                  | \$ 1,343,000        | \$ 98,917         | \$ 681,953          | \$ 661,047          | \$ 84,362         |
| Other                                 | \$ 2,500            | \$ -              | \$ 626              | \$ 1,874            | \$ 978            |
| Credit Card Discounts                 | \$ 40,250           | \$ 3,942          | \$ 26,444           | \$ 13,806           | \$ 2,974          |
| Salaries & Benefits                   | \$ 377,499          | \$ 32,285         | \$ 246,778          | \$ 130,721          | \$ 28,480         |
| Lease Expense                         | \$ 28,000           | \$ -              | \$ -                | \$ 28,000           | \$ -              |
| Insurance                             | \$ 8,500            | \$ -              | \$ 100              | \$ 8,400            | \$ -              |
| Maintenance                           | \$ 107,780          | \$ (30,586)       | \$ 63,707           | \$ 36,573           | \$ 8,159          |
| Utilities                             | \$ 46,360           | \$ 6,275          | \$ 31,222           | \$ 15,138           | \$ 3,479          |
| Contracted Services                   | \$ 25,000           | \$ -              | \$ 10,425           | \$ 14,575           | \$ -              |
| Other                                 | \$ 34,150           | \$ 897            | \$ 11,340           | \$ 22,810           | \$ 1,880          |
| Legal Fees                            | \$ 5,000            | \$ 1,088          | \$ 2,641            | \$ 2,359            |                   |
| Small Office Equipment                | \$ 750              | \$ -              | \$ -                | \$ 750              | \$ -              |
| R&M Small Equipment                   |                     | \$ -              | \$ 407              | \$ (407)            |                   |
| Small Hand Tools                      |                     |                   | \$ 192              | \$ (192)            |                   |
| **Capital under \$5,000               |                     | \$ -              | \$ -                | \$ -                | \$ -              |
| Total Operating Expenses              | <u>\$ 2,018,789</u> | <u>\$ 112,818</u> | <u>\$ 1,075,836</u> | <u>\$ 935,453</u>   | <u>\$ 130,312</u> |
| <b>Operating Income (Loss)</b>        |                     | <u>\$ 53,067</u>  | <u>\$ 21,727</u>    |                     |                   |
| <b>Net Income Before Depreciation</b> |                     | <u>\$ 53,067</u>  | <u>\$ 21,727</u>    |                     |                   |

\*\*These items do not meet the criteria for Capitalization

Attachment: 7 Apr FY24.Financial and Balance Sheet (14431 : Update from the Airport Manager)

**Coweta County Airport Authority**  
**Statement of Net Assets**  
**April 30, 2024**

|              |                                     |                     |  |
|--------------|-------------------------------------|---------------------|--|
| 1005         | CASH - PETTY                        | \$172               |  |
| 1011         | CASH - OPERATING                    | \$516,112           |  |
| 1032         | ESCROW FUNDING ACCOUNT              | \$1                 |  |
| 1060         | CASH-PAYROLL                        | \$0                 |  |
| 1099         | CONTRA CASH                         | \$91                |  |
| <b>TOTAL</b> | <b>CASH</b>                         | <b>\$516,375</b>    |  |
| 1110         | ACCOUNTS RECEIVABLE                 | \$22,072            |  |
| <b>TOTAL</b> | <b>RECEIVABLES</b>                  | <b>\$22,072</b>     |  |
| 1151         | DUE FROM OTHER FUNDS                | \$0                 |  |
| <b>TOTAL</b> | <b>DUE FROM OTHER FUNDS</b>         | <b>\$0</b>          |  |
| 1168         | DUE FROM AIRPORT BOND               | \$0                 |  |
| <b>TOTAL</b> | <b>DUE FROM AIRPORT BOND</b>        | <b>\$0</b>          |  |
| 1187         | DUE FROM ARP FUNDS                  | \$0                 |  |
| <b>TOTAL</b> | <b>DUE FROM ARP FUNDS</b>           | <b>\$0</b>          |  |
| 1401         | INVENTORY GASOLINE                  | \$57,433            |  |
| 1450         | PREPAID INSURANCE                   | \$0                 |  |
| <b>TOTAL</b> | <b>DUE FROM OTHER GOVTS</b>         | <b>\$57,433</b>     |  |
| 1474         | CASH - RETAINAGE                    | \$0                 |  |
| <b>TOTAL</b> | <b>CASH</b>                         | <b>\$0</b>          |  |
| 1501         | SITES                               | \$1,028,673         |  |
| 1510         | SITE IMPROVEMENTS                   | \$18,568,245        |  |
| 1511         | ACC DEPREC - SITE IMPR              | (\$7,446,894)       |  |
| 1530         | BUILDINGS                           | \$105,907           |  |
| 1540         | MACHINERY & EQUIPMENT               | \$230,855           |  |
| 1550         | VEHICLES                            | \$44,556            |  |
| 1560         | CONSTRUCTION IN PROGRESS            | \$169,480           |  |
| <b>TOTAL</b> | <b>CAPITAL ASSETS</b>               | <b>\$12,700,823</b> |  |
| <b>TOTAL</b> | <b>ASSETS</b>                       | <b>\$13,296,703</b> |  |
|              | <b>DEFERRED OUTFLOW</b>             | <b>\$51,243</b>     |  |
| 2050         | ACCOUNTS PAYABLE                    | \$22,451            |  |
| <b>TOTAL</b> | <b>ACCOUNTS PAYABLE</b>             | <b>\$22,451</b>     |  |
| 2115         | FICA TAXES PAYABLE                  | \$807               |  |
| 2116         | FMED TAXES PAYABLE                  | \$186               |  |
| <b>TOTAL</b> | <b>PAYROLL TAXES PAYABLE</b>        | <b>\$993</b>        |  |
| 2211         | COUNTY PENSION PAYABLE              | \$0                 |  |
| 2212         | DEFINED CONTRIBUTION PLAN           | \$701               |  |
| <b>TOTAL</b> | <b>OTHER DEDUCTIONS PAYABLE</b>     | <b>\$701</b>        |  |
| 2474         | RETAINAGE PAYABLE                   | \$0                 |  |
| 2475         | PREPAID FUEL LIABILITY              | \$23,795            |  |
| <b>TOTAL</b> | <b>PAYABLE-RESTRICTED ASSETS</b>    | <b>\$23,795</b>     |  |
| 2708         | NOTE PAYABLE-BB&T                   | \$0                 |  |
| <b>TOTAL</b> | <b>BONDS PAYABLE</b>                | <b>\$0</b>          |  |
| 2901         | DUE TO GENERAL FUND                 | \$237,825           |  |
| <b>TOTAL</b> | <b>DUE TO OTHER FUNDS</b>           | <b>\$237,825</b>    |  |
| 2951         | ACCRUED PAYROLL                     | \$13,796            |  |
| 2952         | DEPOSITS                            | \$10,876            |  |
| 2953         | DUE TO OTHERS                       | \$175               |  |
| 2955         | COMPENSATED ABSENCES                | \$9,675             |  |
| 2956         | WORKERS COMP PAYABLE                | \$0                 |  |
| 2960         | SALES TAX PAYABLE                   | \$5,550             |  |
| 2961         | COMPENSATED ABSENCES-ST             | \$22,576            |  |
| <b>TOTAL</b> | <b>OTHER LIABILITIES</b>            | <b>\$62,648</b>     |  |
| 2970         | DEFERRED REVENUE                    | \$103,391           |  |
| <b>TOTAL</b> | <b>DEFERRED REVENUE</b>             | <b>\$103,391</b>    |  |
| <b>TOTAL</b> | <b>LIABILITIES</b>                  | <b>\$451,804</b>    |  |
|              | <b>DEFERRED INFLOW</b>              | <b>\$353,115</b>    |  |
| <b>TOTAL</b> | <b>AIRPORT AUTHORITY NET ASSETS</b> | <b>\$12,543,027</b> |  |

Attachment: 7 Apr FY24.Financial and Balance Sheet (14431 : Update from the Airport Manager)



**Newnan-Coweta County Airport Authority**

115 Airport Road  
Newnan, GA 30263

Meeting: 05/17/24 09:00 AM  
Department: Airport Authority  
Category: Notification/Update  
Prepared By: Fran Collins  
Initiator: Calvin Walker  
Sponsors:

DOC ID: 14432

**SCHEDULED**

**AIRPORT AUTHORITY - INFORMATIONAL ITEM (ID # 14432)**

## **Update from the Airport Sponsor**

Update from the Airport Sponsor



**Newnan-Coweta County Airport Authority**

115 Airport Road  
Newnan, GA 30263

Meeting: 05/17/24 09:00 AM  
Department: Airport Authority  
Category: Notification/Update  
Prepared By: Fran Collins  
Initiator: Calvin Walker  
Sponsors:

**SCHEDULED**

**AIRPORT AUTHORITY - INFORMATIONAL ITEM (ID # 14433)**

DOC ID: 14433

## Update from the Airport Engineer

Update from the Airport Engineer