

Greg Edds, Chairman
Jim Greene, Vice- Chairman
Mike Caskey
Judy Klusman
Craig Pierce



Aaron Church, County Manager
Sarah Pack, Clerk to the Board
John W. Dees, II, County Attorney

Rowan County Board of Commissioners

130 West Innes Street • Salisbury, NC 28144
Telephone 704-216-8181 • Fax 704-216-8195

MINUTES OF THE MEETING OF THE ROWAN COUNTY BOARD OF COMMISSIONERS March 15, 2023 – 6:00 PM

J. NEWTON COHEN, SR. ROOM
J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING

.....

PRESENT:

Greg Edds, Chairman
Jim Greene, Vice-Chairman
Mike Caskey, Commissioner
Judy Klusman, Commissioner (exited where noted)

ABSENT:

Craig Pierce, Commissioner

County Manager Aaron Church, Clerk to the Board Sarah Pack, and Finance Director Anna Bumgarner were also present. County Attorney Jay Dees was absent.

Call to Order

Chairman Edds called the meeting to order at 6:00 p.m. Chaplain Michael Taylor provided the invocation. Chairman Edds lead the Pledge of Allegiance.

Consider Additions to the Agenda

There were no additions to the agenda.

Consider Deletions From the Agenda

There were no deletions from the agenda.

Consider Approval of the Agenda

On motion of Klusman, seconded by Greene, the Board voted 4-0 to approve the agenda as presented.

Chairman Edds recognized audience members in attendance who are part of a County-led leadership development program.

Consider Approval of the Consent Agenda

On motion of Klusman, seconded by Greene, the Board voted 4-0 to approve the Consent Agenda as presented, as follows:

A. *GRANT POLICY: American Rescue Plan Act policies for Eligible Use & Allowable Costs*

- B. *North Carolina Administrative Office of the Courts – Memorandum of Agreement - WAVE*
- C. *GRANT APPLICATION: Rowan Wild Request to Apply to North Carolina Science Museum grant*
- D. *Consider Approval of the Minutes - 5/1/23*
- E. *Federal Aviation Administration Lease for Remote Transmitter Receiver Equipment*
- F. *Rowan County Health Department - Environmental Health Audit*
- G. *Tax Refunds for Approval*
- H. *GRANT AGREEMENT: Accept funding for Rowan Public Library from the Blanche & Julian Robertson Foundation*
- I. *Award Taxiway Rehab Project - J.T. Russell & Sons, Incorporated*
- J. *Schedule Public Hearing for Fiscal Year 2023-24 Proposed Budget*
- K. *GRANT APPLICATION: Sheriff's Office to Apply to Fiscal Year 2023 Second Chance Act Grant (Department of Justice)*
- L. *Budget Amendments, as follows:*

<i>Finance</i>	<i>To transfer money to cover Cost per Copy program through fiscal year end</i>	<i>\$1,910</i>
<i>Animal Services</i>	<i>To recognize donated funds and increase Animal Control Supplies account</i>	<i>\$776</i>
<i>Animal Services</i>	<i>To recognize donated funds and increase Janitorial Supplies account</i>	<i>\$645</i>
<i>Health</i>	<i>To increase revenue budget and medical supplies to purchase vaccines</i>	<i>\$21,000</i>
<i>Health</i>	<i>To increase budget for Child Health</i>	<i>\$28,615</i>
<i>Library</i>	<i>To recognize Robertson grant</i>	<i>\$30,000</i>
<i>Health</i>	<i>To align budget with actual awarded funding from Smart Start grant</i>	<i>\$33,065</i>
<i>Parks</i>	<i>To recognize increase in revenue and expenses in Hurley Concessions</i>	<i>\$10,000</i>

- M. *Sole-Source Inclusion Solutions - ISDC*
- N. *Wellpath – Amendment # 2 (Contract 22030)*
- O. *Randolph & Sons Builders Incorporated – Woodleaf Park – Contract Approval (Missing A201-2017 form)*

Special Recognitions

Commissioner Caskey recognized William “Wild Bill” Albert Corriher, Junior, for his dedicated service to Rowan County, and presented him with a proclamation. Each commissioner thanked Wild Bill for his service.

On motion of Caskey, seconded by Greene, the Board voted 4-0 to approve a Proclamation Recognizing the Service of William “Wild Bill” Albert Corriher, Jr., as follows:

Proclamation Recognizing the Service of William “Wild Bill” Albert Corriher, Jr.

Whereas, William “Wild Bill” Albert Corriher, Jr., a lifetime resident of Rowan County, was born May 18th 1929 in China Grove, North Carolina, and has farmed in Rowan County for most of his life; and

Whereas, Wild Bill served in the United States Army from 1955 to 1957 and was stationed at Fort Jackson, South Carolina, and Fort Myers, Virginia; and

Whereas, Wild Bill is currently the longest-serving American Legion Commander in the state of North Carolina, serving as the Commander of Freeze-Seymour American Legion Post 185 in China Grove since 1979; and

Whereas, Wild Bill has been a strong supporter of the South Rowan Junior Reserve Officers' Training Corps (JROTC) and the Future Farmers of America (FFA) programs, including organizing and supporting the South Rowan JROTC banquet since the early 1980s; and

Whereas, upon finding out the nationwide JROTC program was being discontinued in 1990, Wild Bill was the driving force behind lobbying the United States Congress to save the program; and

Whereas, understanding the importance of the JROTC program to the development of our future military leaders, Wild Bill founded the Wild Bill JROTC scholarship in 1990, which provides funding to well deserving JROTC students, and has raised over \$100,000.00 for this fund.

Now, Therefore, be it proclaimed that the Rowan County Board of Commissioners give sincere thanks for Wild Bill's service and sacrifice to our nation, our county, and our youth.

Vice-Chairman Greene recognized retiring President and Chief Executive Officer of Nazareth Child and Family Connection, Vernon Walters, for his outstanding community contributions and presented him with a proclamation.

On motion of Greene, seconded by Edds, the Board voted 4-0 to approve a Proclamation Recognizing Vernon Walters for Outstanding Community Contributions, as follows:

Proclamation Recognizing Vernon Walters for Outstanding Community Contributions

WHEREAS, The Rowan County Board of Commissioners wishes to celebrate outstanding community members and their accomplishments and considers Vernon Walters to be a valued community member worthy of recognition; and

WHEREAS, Vernon Walters has committed his life to serving the community in order to help shape the lives of young people in Rowan County and surrounding areas and has worked to increase the services and continuum of care provided to the community; and

WHEREAS, Vernon Walters has served as the President and Chief Executive Officer of the American Children's Home, the Executive Director of Sipe's Orchard Home for Boys, and most recently was the President and Chief Executive Officer of Nazareth Child and Family Connection, based in Rockwell, North Carolina, for twenty-four years; and

WHEREAS, Vernon Walters has provided the leadership to include Residential Level II services, Day Treatment services, and Mental Health and Substance Abuse counseling in the agency's array of services and has opened locations in Salisbury, Albemarle, and Lexington, and established the infrastructure needed to ensure Nazareth obtained and maintains accreditation through the Council on Accreditation; and

WHEREAS, Nazareth Child and Family Connection was founded in 1906 and currently provides for forty to fifty residents at any given time, sheltering young people, teaching life skills, and helping youth to develop into successful contributing members of society; and

WHEREAS, the mission statement of Nazareth Child and Family Connection is “to provide the highest quality of services with a commitment to excellence while empowering youth and families in developing solutions that ensure successful outcomes,” and Vernon Walters wholly embodies that mission.

NOW THEREFORE BE IT PROCLAIMED that the Rowan County Board of Commissioners recognizes the outstanding community service provided by Vernon Walters throughout his career, not only in Rowan County but across the State of North Carolina, and urges all citizens to join in congratulating Vernon Walters on an outstanding career with Nazareth Child and Family Connection. Your work is appreciated by the community, and the Board of Commissioners thanks you for your dedicated service and wishes you a joyful retirement.

Chairman Edds recognized Emergency Services in honor of Emergency Medical Services Week and for achieving 911 Communications Center of the Year, and presented Chief Allen Cress and other representatives from Emergency Services with two proclamations, as follows:

On motion of Edds, seconded by Klusman, the Board voted 4-0 to approve a Proclamation Recognizing May 21-27, 2023, as Emergency Medical Services Week, and a Proclamation Recognizing the Rowan County 911 Communication Center as 2023 Communication Center of the Year, as follows:

PROCLAMATION Recognizing May 21-27, 2023, as Emergency Medical Services Week

WHEREAS, emergency medical services are a vital public service and the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services have grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week.

NOW, THEREFORE the Rowan County Board of Commissioners does hereby proclaim the week of May 21-27, 2023, as EMERGENCY MEDICAL SERVICES WEEK with the EMS Strong theme, THIS IS EMS: Caring for Our Communities, and

encourages the community to observe this week with appropriate programs, ceremonies, and activities.

***PROCLAMATION RECOGNIZING THE
ROWAN COUNTY 911 COMMUNICATION CENTER
AS 2023 COMMUNICATION CENTER OF THE YEAR***

WHEREAS, when an emergency occurs, the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property, and

WHEREAS, the ROWAN COUNTY 911 COMMUNICATION CENTER is the single vital link between first responders and persons seeking immediate relief during an emergency; and

WHEREAS, the dispatchers in the ROWAN COUNTY 911 COMMUNICATION CENTER are tasked with not only assessing critical and emergency situations, but efficiently dispatching the appropriate response to each caller's need; and

WHEREAS, the ROWAN COUNTY 911 COMMUNICATION CENTER contributes substantially to the mitigation of crime, apprehension of criminals, suppression of fires, and overall safety and welfare of our community by responding to 25,319 Emergency Medical Services calls, 26,851 fire calls, and 149,925 law enforcement calls in 2022; and

WHEREAS, the Rowan County Board of Commissioners is committed to celebrating and honoring the men and women whose diligence and professionalism keep our county and citizens safe, and would like to thank the dispatchers and other staff in the 911 COMMUNICATION CENTER for their unwavering dedication to the safety of the community.

NOW THEREFORE BE IT PROCLAIMED that the Rowan County Board of Commissioners would like to congratulate and recognize the ROWAN COUNTY 911 COMMUNICATION CENTER dispatchers and staff for being awarded the 2023 COMMUNICATIONS CENTER OF THE YEAR award from the North Carolina Chapter of the National Emergency Number Association.

Commissioner Klusman recognized Chaplain Michael Taylor and presented him with a proclamation to establish May as Shield-A-Badge with Prayer Awareness Month.

On motion of Klusman, seconded by Edds, the Board voted 4-0 to approve a Proclamation to Establish May as Shield-A-Badge with Prayer Awareness Month, as follows:

***PROCLAMATION
TO ESTABLISH MAY AS
SHIELD-A-BADGE WITH PRAYER AWARENESS MONTH***

WHEREAS, the Shield-A-Badge With Prayer program works to affirm the commitment of Rowan County Law Enforcement Officers and encourages citizen awareness and appreciation for these officers; and

WHEREAS, the program invites citizens to commit to pray for an officer every day for one year and to send birthday cards and notes of thanks to these officers; and

WHEREAS, through the generosity of individuals, businesses and churches that have donated services and fundraisers, 10,500 Bibles, 4,000 Shield-A-Badge

Bible Promise Books and 11,200 New Testaments have been purchased to be given away; and

WHEREAS, the Shield-A-Badge With Prayer program began in 1995 in Rowan County, by Chaplain Michael Taylor and has begun to expand statewide, reaching out to other counties, municipalities, colleges, hospitals, correctional facilities, 911 communicators, probations officers, animal control officers, state highway patrol troopers, fire departments, Clerk of Court employees, magistrates, judges, District Attorney's Office, County Commissioners, sheriffs, First Responders, Emergency Medical Services and attorneys; and

WHEREAS, through the dedication and travels of Chaplain Taylor, counties from across the state are receiving encouragement and training for chaplains.

NOW, THEREFORE BE IT PROCLAIMED that the Rowan County Board of Commissioners does hereby establish the month of May as Shield-A-Badge With Prayer Awareness Month.

Chairman Edds recognized the Sheriff's Office in honor of Law Enforcement Week and presented Sheriff Travis Allen and representatives of the Sheriff's Office with a proclamation for Law Enforcement week.

On motion of Edds, seconded by Klusman, the Board voted 4-0 to approve a Proclamation for Law Enforcement Week, as follows:

PROCLAMATION

LAW ENFORCEMENT WEEK

WHEREAS, in 1962, President John F. Kennedy signed a Presidential Proclamation that set aside May 15th as National Peace Officers' Memorial Day and the week of May 15-21 as National Police Week; and

WHEREAS, the members of all the law enforcements agencies in Rowan County play an essential role in safeguarding the rights and freedoms of all our citizens; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards and sacrifices of their law enforcement agencies; and

WHEREAS, members of our law enforcement agencies recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, law enforcement officers, past and present, have faithfully and loyally rendered a dedicated service to this County and have established for themselves an enviable and enduring reputation to preserving the rights and security of all citizens.

THEREFORE, BE IT PROCLAIMED that the Rowan County Board of Commissioners does hereby proclaim May 15-21, 2023 as LAW ENFORCEMENT WEEK.

NOW, THEREFORE BE IT FURTHER PROCLAIMED that the Rowan County Board of Commissioners calls upon all citizens of Rowan County to observe May 17, 2023 as PEACE OFFICERS' MEMORIAL DAY in honor of those law enforcement officers who, through their courageous deeds, have made

the ultimate sacrifice in service to their community, or, have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

Public Comment

Chairman Edds opened the floor for public comment and closed it after everyone wishing to speak had done so.

Kenny Hardin, 167 Willow Road, Salisbury, said he is disappointed with some things that have occurred at the West End Plaza. He is a disabled veteran and has served his community for 30 years. He is an advocate for veterans and his community. He has only accepted two awards, given by veterans. He has opened a successful Veterans Service Center at West End Plaza. There is countywide, countrywide, and worldwide recognition of the Center. The mission is to create a safe space for veterans that may have mental health challenges or concerns. That safe space has been violated. There seem to be inappropriate things happening at the West End Plaza (Attachment A). He feels discredited by the County.

Cleo Jordan, 1701 Statesville Boulevard, Salisbury, said he is a disabled Vietnam veteran suffering several health challenges. The best therapy that he has found is the Veterans Social Center. He can mingle with likeminded individuals. He is a volunteer at the Center. He has struggled receiving assistance through the Veterans Services Offices. He felt “bad vibes” and did not return. There are homeless people in and outside of the mall who may not be behaving appropriately. There is little to no security at West End Plaza.

Bernie Sahadi, 2034 Chantilly Lane, Salisbury, said he has lived in Rowan County for eight years. He is the president of the Rowan County Veterans Council. He was disturbed about the allegations at West End Plaza. He has found Veterans Services staff to be eager to help. His disagrees with allegations made. He invited the Board to ask any questions they have about the Veterans Services Office. He said the Veterans Services Director is valuable. He thanked the Veterans Service Office for their assistance.

Thomas Pierce, 414 Hidden Creek Circle, Salisbury, is a veteran who volunteers at the Veterans Service Center. He experienced a conflict with a staff member at the Center. He described an incident where he baked a cake for a staff member and was treated poorly as a result.

Carolyn Logan, PO Box 426, East Spencer, volunteers at the Veterans Social Center. She observed Mr. Pierce after his incident at the Veterans Service Office. People are not getting help for claims and staff members have been rude. There have been inappropriate incidents observed at the mall. She said veterans deserve better. If veterans are being mistreated or humiliated, someone needs to step up and do something about it. If work isn’t put behind speech, the speech is hypocritical.

Aviation Management Consulting Group (AMCG)

Valerie Steele, Airport and Transit Director, said Aviation Management Consulting Group (AMCG) was contracted to complete an Airport Assessment, Aeronautical Rent Study,

Aeronautical Fee Study, and assist in the development of Primary Management and Compliance Documents (Rules and Regulations and Minimum Standards) and updated Airport Advisory Board Bylaws.

Over the past sixteen months (16) AMCG and internal and external Stakeholders have reviewed drafts of the PMCD documents and provided input. The review process included tenant and advisory board meetings as well as an online portal created to anonymously collect feedback. Each comment received was documented and responded to appropriately. The Airport Rent Study showed rent to be 143% lower than it should be. The Airport should be independently financially responsible. She suggested a 50% increase in rent fees through the first year. Annual leases generally renew without being presented to the Board each time. There has not been a rate increase in five years, possibly over ten years. Costs have increased and Rowan County is changing. Demand for the airport is high and supports this rent increase.

Chairman Edds said he is happy to see an in-depth official study of the airport. He explained the rent increases to bring the airport to market rate provided in a handout by Ms. Steele (Attachment B).

Commissioner Caskey said he supported this study and the process.

Vice-Chairman Greene asked how many years it will take to implement the contracts at the airport. Ms. Steele said some automatically renew while some could take three to five years. There is one that would not be able to be adjusted for over twenty years. The implementation will be monitored and adjustments to the rental rates will be modified as needed. There is currently a two-year waitlist for hangars.

Commissioner Klusman asked how rates compare to surrounding counties. Ms. Steele said Rowan County is comparatively extremely low. The airport facility is unique and there are many upcoming projects. If more funding is allocated to the airport, additional expansions could be constructed.

On motion of Edds, seconded by Klusman, the Board voted 4-0 to approve the proposed new rental rates and airport fees for implementation beginning July 1, 2023.

Chairman Edds asked for clarification regarding additional approvals needed. Ms. Steele said all documents have been posted publicly and have been commented on. All comments have been addressed. There was an extensive meeting process to develop these documents. Ms. Steele clarified language in the ground lease that was approved in a previous meeting.

Chairman Edds said usually people only own one airplane at a time. He has had inquiries about hangar status if a person sells an airplane and is in the market for a new plane, but does not want to lose the hangar space. Ms. Steele explained related permits and several challenges the airport has faced in the past. Increasing the rent may help with the waitlist and filling hangars that do not have a plane.

On motion of Edds, seconded by Klusman, the Board voted 4-0 to approve and adopt the proposed Rules and Regulations, Minimum Standards, Advisory Board Bylaws, and associated forms.

Public Hearing – Road Name Change to Dogwood and Ray Drives

Pamela Ealey, Planning Technician, said the following road name changes have been submitted to the Rowan County Planning Department and are presented for approval by the Board of Commissioners. As required by NCGS 153A-239.1, this public hearing will be held on May 15, 2023, to consider and receive comment for the following road name requests:

1. **Currently Known As:** **Dogwood Dr.**

Proposed Name: ***Dogwood Estates Dr.***

Location: road that connects to W NC 152 Hwy in the 3200 block in China Grove, NC

Property Owners: Samuel Melendez ETAL, Michael Gagnier, Courtney Alley, James Rowland, Areyanna Hamrick, Sandi Zorrilla, Shane & Julianna Bledsoe, Angelia Christy, Dwayne Crouch, Peggy Bowlin ETAL, Ronnie Beam Heirs, Jeremy & Angela Good, Holly Childers, John & Linda Carr, Jacob Kramer, and Corriher Water Service

Reason for Change: in conversion to NG911 this area was flagged on a report from NG911 as a potential safety risk due to many addressing issues, including road name duplication in other areas of the county.

2. **Currently Known As:** **Ray Dr.**

Proposed Name: ***Ray Estates Dr.***

Location: road that connects to Dogwood Dr in the 100 block

Property Owners: Harry & Judy Ferguson, Hannah Gagnier, Michael & Kelly DeJesus, Sheena Nowlin, Zeleana Bernal, Christopher Giddings, Evon Pleasants, Richard & Joan Shuster, Timothy Ervin, Carolyn Crouch, Robert Brundage, and Erik & Anglia Culbertson

Reason for Change: in conversion to NG911 this area was flagged on a report from NG911 as a potential safety risk due to many addressing issues, including road name duplication in other areas of the county.

Chairman Edds asked how the Planning Department determined which Dogwood Drive to change. Ms. Ealey said the road had to be renumbered anyways, so the department is trying to be proactive.

Emergency Services Chief Allen Cress explained Next Generation 911 and how cellphone users can be located. He explained the numbering issue on the Dogwood Drive in question. The problem likely began with the Post Office.

Assistant County Manager/Chief Information Officer Randy Cress explained the meeting process with the APA. This particular neighborhood was one of the worst numbered in the county. The review process was followed. Any appeals were addressed with citizens.

Ms. Ealey said by the end of the community meeting, most citizens understood the need for the update.

At 7:18 p.m. Chairman Edds opened the public hearing and closed it after no one wished to speak.

On motion of Greene, seconded by Caskey, the Board voted 4-0 to approve the road name changes for Dogwood Drive and Ray Drive as presented.

Consider Family Subdivision Waiver FSW 02-23

Aaron Poplin, Planning Technician, said Bradley Childers is requesting a family subdivision waiver to allow for a fourth new lot in the existing family subdivision off of Gray Barn Ln, further referenced as Rowan County Tax Parcel 248 222. Bradley Childers plans to receive a new lot from the property owned by his Stepfather.

Mr. Poplin showed aerial photographs of the site. This lot was created in 2001 when Robert Bostian divided his land and gave three lots to his sons, Robert, Windell, and Randy. Since this division three of the four lots have stayed inside the family. The lot that was sold outside the family does not access off of Grey Barn Ln.

The family subdivision waiver process provides the Board of Commissioners (BoC) an option to consider relaxing one or more of the family subdivision requirements in a legislative process rather than quasi-judicial (variance through the Board of Adjustment) when undue hardship may result from strict compliance. Traditionally, the BoC have considered waivers for families seeking more than three (3) new lots, or conveyance to family members outside the “immediate family”. Requests are considered based on the below four (4) criteria with a simple majority needed to approve or deny.

In accordance with Section 22-54 of the Subdivision Ordinance, the BoC Should Consider the following (4) criteria and ensure the waiver “shall not be detrimental to the county and the area surrounding the subdivision.” Planning staff provided the following comments:

- Nature of the proposed subdivision: The proposed subdivision is a family subdivision resulting in one (1) new parcel, for a total of five (5) parcels.
- Existing use of the land in the vicinity: The surrounding land uses are residential and agricultural.
- Number of persons to reside or work in the proposed subdivision: Each lot will be deeded as follows:
 - Lot 1. Windell Bostian
 - Lot 2. Robert K Bostian.
 - Lot 3. Karry Bostian
 - Lot 4. Hollie Henriksen.
 - Lot 5. Bradley Childers
- Probable effect of the proposed subdivision upon traffic conditions in the vicinity: Traffic count information provided by NCDOT’s Comprehensive Transportation Plan (CTP) estimates a carrying capacity of 13,100 average vehicles per day for this

section of Unity Church Rd. The most recent traffic count estimates from 2016 tallied 1600 average daily trips.

At 7:21 p.m. Commissioner Klusman exited the meeting without being excused.

This waiver process was established to give the BoC the ability to waive certain requirements of the family subdivision standards in special situations. The subdivision ordinance allows for up to three new lots to be conveyed in a family subdivision administratively, which generally addresses most circumstances in the county. Historically the BoC has only received a handful of requests for large families, but the waiver process gives the BoC an opportunity to consider potential impacts and conditions of approval, if warranted.

On motion of Edds, seconded by Greene, the Board voted 3-0 to approve FSW 02-23.

Consider Permit to Exceed PE 02-23

Aaron Poplin, Planning Technician, said Francisco Castro is requesting a Permit to Exceed for an event on May 20th, 2023, at 760 Oak Mountain Road in Salisbury from 11:00 a.m. to 11:00 p.m. The applicant expects the event to attract around 150 people. This event will feature live music and bull riding. Some food may be provided from food trucks. Mr. Poplin showed aerial photographs of the site and surrounding area, as well as a hand drawn rendering of the site.

The applicant hosted a similar event on the property back on May 8th, 2021, receiving a permit to exceed (PE 02-21). Since PE 02-21 there have been other bull riding events that have taken place on the property without permits to exceed. At a recent event held on March 26th the event received noise complaints. The noise complaints prompted the owners to seek a permit to exceed for this event in an effort to get in compliance with county ordinances.

According to Section 14-10 of the Noise Ordinance, “It shall be unlawful for any person, group, event or business to play, use or otherwise operate any sound amplification equipment (to include radio, tape player, stereos, etc.) emitting sound that is unreasonable, frequent and continued with such volume at any time on any given day of the week, in a manner which may annoy or disturb the quiet, comfort or repose of the general public. This provision is applicable when the source of the noise is plainly audible to the responding law enforcement officer at a distance of one hundred (100) feet.”

However, Section 14-12 provides an opportunity to exceed the amplified sound standards in the form of a “permit to exceed” when the event is open to the public. Mr. Poplin reviewed the Application.

As provided in Section 14-12 (c) of the Rowan County Noise Ordinance, the following criteria shall be considered in issuing or denying an application for a permit to exceed:

1. The timeliness of the application Finding: Planning Staff received this application on March 30th well in advance for consideration on May 15th.
2. The nature of the requested activity Finding: This is an event that will feature bull riding and live music.

3. Previous experience with the applicant. Finding: Staff has worked with this applicant on one prior permit to exceed.
4. The time of the event. Finding: The event will begin on Saturday May 20th at 11:00am, and end at 11:00pm the same day.
5. Other activities in the vicinity of the proposed event. Finding: This is the same day as the Cheerwine festival. This event will take place approximately 10 miles from the Cheerwine festival in downtown Salisbury.
6. Frequency of the event. Finding: The applicant intends to host more events of a similar nature at this property. Any proposed future events will need separate consideration.
7. Cultural or social benefits of the proposed event. Finding: The applicant expects to attract an estimated 150 people.
8. The effect of the activity on any adjacent residential area. Finding: see attached map of area properties.
9. Previous violations, if any, by the applicant. Finding: There have been no zoning violations on this property, but there have been past noise complaints.
10. Adjoining property owners surrounding the location are notified by the Planning Department or applicant at least seventy-two (72) hours prior to consideration by the Board of Commissioners. Finding: The Planning Department provided mailed notice to property owners within 100 feet of the event and posted a sign on May 3rd regarding this application (12 days' notice before the BOC meeting and over two weeks before the event).

The applicant's goal is to have more events at this location in the future. This request is only concerning the event proposed for May 20th. Future event(s) will need their own consideration and may need to be considered under a different process than the permit to exceed.

Francisco Castro said there are not many Hispanic or Latino focused events in the area. He would like to use this land to promote events. This is a personal event to get promoters to acknowledge the property and events.

Chairman Edds asked about a recent event. Mr. Castro said the event had a promoter and a neighbor further away made a noise complaint.

Chairman Edds said there have been other issues with entertainment type venues. He asked what time the noise complaint was. Mr. Castro said he was not present but he thought the complaint was around 8:00 p.m. Mr. Poplin said the first complaint was at 7:00 p.m. and the second was at 9:00 p.m. for the same event.

Chairman Edds asked Mr. Castro if he would consider a 9:00 p.m. finishing time and Mr. Castro said yes. They try to respect noise requests. Chairman Edds said compromise is a good thing. If the applicant could cut off the event at 9:00 p.m. it would be positive.

Vice-Chairman Greene asked Mr. Castro to be mindful of the amplified sound. Sound travels easily. Even with a permit, the event must abide by the amplified sound ordinance. He advised Mr. Castro to install additional fencing for bulls. Mr. Castro said it's a slow process, but they are working on it.

Commissioner Caskey asked if there is music or just an announcer. Mr. Castro said there will be both, including local bands.

At 7:36 Chairman Edds opened the floor for public comment.

Sheriff Allen said he is concerned that alcohol will be sold. Mr. Castro said outside beverages can be brought as it is an “open-cooler” event. He is in the process of applying for an alcohol license.

Hearing no further comments, Chairman Edds closed the floor for public comment at 7:37 p.m.

On motion of Caskey seconded by Greene, the Board voted 3-0 to approve PE 02-23.

Chairman Edds reminded the applicant to take safety precautions for this event.

Public Hearing and Findings Resolution for Installment Financing – Airport Hangars

Anna Bumgarner, Finance Director, said on April 3, 2023, the County held a public hearing and approved a findings resolution related to the installment financing of the airport hangar project. On April 27, 2023, the County received bids for the construction of the hangars and prices were higher than the current estimates therefore the public hearing and findings resolution need to be held and approved again. The application for financing was submitted to the LGC on May 2, 2023. Public Notice was given for the public hearing on May 4, 2023, and May 7, 2023.

Total cost of the project is approximately \$21,438,000. The County has \$3 million in State Capital Infrastructure Funds (SCIF) and \$1 million in County Funding for the project. Total cost to be financed is \$17,438,000.

At 7:38 p.m. Chairman Edds opened the Public Hearing and closed it after no one wished to speak.

On motion of Edds, seconded by Caskey, the Board voted 3-0 to approve a Resolution Authorizing the Filing of an Application for Approval of an Installment Financing Contract Authorized by North Carolina General Statutes §160A-20 and Making Certain Findings Required by North Carolina General Statutes §159-151.

Award New Corporate and Box Hangars Project

Anna Bumgarner, Finance Director, said Rowan County and Mid-Carolina Airport worked with Talbert, Bright & Ellington Engineering & Planning Consultants (TBE) and received proposals for the new corporate and box hangars project. Three bid responses were received.

The County would like to award the bid to KMD Construction who submitted the lowest total base bid in the amount of \$17,369,522.80. This would include requesting to award the bid only at this time; the vendor requires an award notification to request all required bonds for final

contract. Once final documentation for contract has been received, the County will present for contract approval and authorization.

The County received SCIF Funding for this project and any remaining balance will be included within debt financing and County funds.

On motion of Edds, seconded by Greene, the Board voted 3-0 to award the bid for the new Corporate and Box Hangars Project to KMD Construction, not to exceed \$17,369,522.80.

Airport Hangar Financing

Anna Bumgarner, Finance Director, said on May 4, 2023, the County received proposals for financing of the Airport Hangars. She recommended moving forward with award to JP Morgan contingent upon approval by the Local Government Commission (LGC). Contract documents will be provided for Board of Commissioners approval at the June 5, 2023, meeting with LGC approval to follow on June 6, 2023. The estimated closing date is June 15, 2023. The rate for the taxable hangars is 4.39% and the non-taxable is 3.62%.

On motion of Edds, seconded by Greene, the Board voted 3-0 to award the Airport Hangar Financing contract to JP Morgan contingent upon approval by the Local Government Commission.

Financial Reports

Finance Director Anna Bumgarner presented the financial reports. She compared annual cumulative expenditures, with 2023 totaling \$132,531,969 for April. Annual cumulative revenue is up for 2023, with \$174,368,945 for April. In March, the annual cumulative property tax for 2023 was \$90,690,139.

Vice Chairman Green said the County is \$30 million dollars ahead and asked why. Ms. Bumgarner said \$10 million is American Rescue Plan Act funds and \$8 million is proceeds for radio replacement, which attribute to the large sum.

Chairman Edds said if there is a large increase in funding, there is a reason. He asked Ms. Bumgarner to explain those large differences in the future.

Ms. Bumgarner said in January 2023, the annual cumulative sales tax was \$24,045,336. She compared monthly sales taxes from 2020 to 2023.

Presentation of the Fiscal Year 2023/2024 Proposed Budget

County Manager Aaron Church said the budget is balanced and prepared in accordance with the Local Government Budget and Fiscal Control Act. The Fiscal Year (FY) 2024 proposed budget includes:

- Fund 101 General Fund \$198,247,750
- Fund 201 Fire District Fund \$9,857,123
- Fund 202 Emergency Telephone Fund \$467,586
- Fund 206 Opioid Fund \$615,190
- Fund 501 Risk Management Fund \$1,727,882

• Fund 601 Landfill Fund	\$9,166,861
• Fund 603 Airport Fund	\$7,547,519
• Fund 605 Water Fund	\$1,148,336
• Fund 701 DSS Trust Fund	\$450,000
• Fund 702 Fine & Fort Payments	\$800,000
• Fund 703 ARPA Fund	\$12,400,000

Total	\$242,428,247
-------	---------------

Mr. Church said the FY 2023 adopted budget totaled \$187,778,660. The FY 2024 requested budget is \$245,426,470. The Manager's recommended budget is \$198,257,750. This is a 5.6% increase from last year's approved budget, equaling \$10,469,090.

Chairman Edds asked if all the requests were approved, how the tax rate would be impacted. Mr. Church said it would equate to roughly 83 or 84 cents per \$100 valuation. Chairman Edds said there's \$45 million in requests that aren't recommended to be funded and asked if all requests were approved, what would the difference in the tax rate be. Mr. Church said it would be a 25-cent difference in the tax rate than what he is recommending.

The current tax rate is 65.75 cents per \$100 valuation. The revenue neutral tax rate is 52.59. The County Manager is recommending a rate of 58 cents per \$100 valuation for FY 2024. The property tax base increased by 31.75% over the past year, totaling \$18,707,900,000. The tax collection rate is 98%. Mr. Church explained how to calculate one penny on the tax rate. Sales tax is \$1,900,000.

The FY 2023 adopted budget fund balance appropriation was \$9,327,527. The recommended FY 2024 budget fund balance appropriation is \$10,947,265.

Mr. Church proposed a 2% cost of living adjustment effective July 1, 2023, and an additional 2% cost of living adjustment effective January 1, 2024.

Mr. Church described the one-time capital expenditures included in the proposed budget and the associated funding source which cost a total of \$1,725,000.

AG Center Roof	\$450,000	General Funds
Information Technology Storage	\$175,000	General Funds
Tennis Court Renovations DNP	\$400,000	General Funds
Playground DNP	\$450,000	General Funds
Library Carpet-South Branch	\$100,000	Non-Recurring State Grant
Transit Scheduling Software	\$150,000	5310 Grant Funds 80/20 Split

The Budget recommends 36 new vehicles for a total cost of \$3,024,507 for EMS, inspections, animal services, transit, and sheriff.

Emergency Services	4	\$895,000
Inspections	2	\$46,000
Animal Services	1	\$40,063

Transit	14	\$1,312,659
Sheriff	15	\$730,785

There were 102 new positions requested at a cost of \$4,121,800. The recommended new positions are as follows, totaling \$488,454:

Sheriff's Office	School Resource Officer	\$86,246
Register of Deeds	Deputy Register of Deeds	\$57,100
Social Services	Income Maintenance Worker II (5)	\$164,500
Social Services	Supervisor	\$31,008
General Government	Project Manager/Engineer	\$150,000

The recommended budget includes expending \$6,780,000 million in Article 46 sales tax on public safety. This is based on a projected \$4,000,000 in revenue. With an estimated balance of \$3,674,915 the remaining fund balance for Article 46 is estimated to be approximately \$894,909.

Chairman Edds said if the County didn't have the Article 46 Sales Tax fund it would cost another 3.75 cents on the tax rate.

The accessibility of the Rowan County sites is mandated by federal law, the Americans with Disabilities Act (ADA). In FY 2022 the County completed an ADA Self-Evaluation and Transition Plan that provides needed improvements to County sites. The County has 10 years to complete the items identified in the plan. The total estimated cost is \$6,144,496.00. The FY 2024 budget has \$600,000 in funding. A new position is also being recommended to provide project management for the plan and other capital projects throughout the County. The funding for this position will be shared with the Landfill Fund.

Don Bringle, Facilities Management Director, said that replacing the doorknobs in the Rowan County Administrative Building alone would cost over \$40,000.

Mr. Church said the total amount to be paid directly to Rowan County Schools in FY 2024 budget is \$48,435,430, a 1.68% or \$800,493 increase. Education receives a 5% per pupil appropriation.

Adjournment

At 8:11 p.m., on motion of Greene, seconded by Edds, the Board voted 3-0 to adjourn.



Sarah Pack, NCCCC
Clerk to the Board

**VETERANS
SOCIAL CENTER**

Issues occurring with regularity at the West End Plaza that have been ignored:

- Intended to be a safe space for Veterans with PTSD, and mental health concerns. I've told the County Manager, the County Attorney, and a Commissioner that neither I as a Veteran, and a business owner nor the seniors who walk in the mall feel safe there.
- Prostitutes working on the County property at the facility
- Rampant shoplifters
- Kids standing at my rear entrance on top of the generators as I walked out and almost jumping me
- Public drunkenness and alcohol consumption on the property
- Homeless people sleeping in the food court and having oral sex out in the open
- Fights that I've been asked to break up.
- Kids riding skateboards, wheelie shoes and bicycles up and down the halls inside the building
- Mall walkers being videoed and harassed by teens. I asked two teens to leave recently
- Fire alarms being pulled per the Security officers
- People with non-service animals with dogs in the mall. Some have defecated on the floor.
- The number of Veterans treated poorly at the Veterans Service Office. How many people have to complain before you say it's enough?
- The VSO Director physically threatening me because I stood up for an 85-year-old Navy retiree who was treated disrespectfully at the VSO.
- The VSO Director making a false report call to the police to have me arrested.
- The VSO Director demanding that his three female employees write slanderous and defamatory statements about me being violent and a safety concern
- I've complained five different times about my Veterans facility being broken into and property stolen and damaged. The County Manager's response, "Well, he has insurance."
- Maintenance employee seen exiting the Veterans facility on a day we were closed
- The Maintenance Manager standing at the corner of my window sneakily peeping in on several occasions making Veterans uncomfortable
- The Maintenance Manager talking disrespectfully and directing profane language at me (May 4th- "Kenny, I'm sick of your shit.")
- Veterans who say they won't come back because they don't feel comfortable or welcomed



AIRPORT RENT STUDY IMPLEMENTATION PLAN

I. AIRPORT RENT STUDY IMPLEMENTATION PLAN

A. Overview

Rowan County (County) is required, by the Federal Aviation Administration (FAA) Airport Sponsor Assurances, to "maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing." Further, the *FAA Policy Regarding Airport Rates and Charges* states "rates, fees, rentals landing fees, and other services charges ('fees') imposed on aeronautical users for the aeronautical use of the airport ('aeronautical fees') must be fair and reasonable."

As such, the County engaged Aviation Management Consulting Group (AMCG) to conduct an *Airport Rent Study* to establish market rent¹ for aeronautical land and improvements at Mid-Carolina Regional Airport (Airport) based on a comparative analysis of the rents being charged for similar properties at comparable, competitive, and National Guard airports. The County recognizes AMCG's opinion of market rental rates are significantly different than the current rental rates being charged at the Airport. This *Airport Rent Study Implementation Plan* (Plan) addresses how the new rental rates (based on AMCG's findings) will be achieved and implemented in a fair and reasonable manner.

B. Applicability

The rental rate for any new lease agreement following approval of this Plan shall be adjusted to the approved rental rate. For existing tenants, the County believes an implementation period is the most fair and reasonable methodology for adjusting the current rental rates. However, certain existing lease agreements for aeronautical land and/or improvements may have different terms and conditions for the adjustment of the rental rate given the lease agreement terms and conditions. In such cases, the County will adjust the rental rate in accordance with the existing lease agreement terms and conditions.

C. Methodology

The existing lease agreements impacted by this Plan shall be amended by the County to the approved rental rates over a three-year period. As such, current rental rates shall be increased by 50% of the difference between the current rental rate and the County approved rental rate for the first year and 25% of the different in the subsequent two years until the County approved rental rates are reached (beginning of Year 3).

Table 1 – Table 2 convey the Plan over the next four years.

¹ Market rent is defined as "the most probable rent which a property should bring in a competitive and open market (i.e., willing lessor and willing lessee) reflecting the terms and conditions of a specified lease agreement, including the rental adjustment mechanisms, permitted uses, use restrictions, expense obligations, term, renewal and purchase options, and tenant improvements."



**AIRPORT RENT STUDY
IMPLEMENTATION PLAN**

Table 1: Hangar 1 – Hangar 35

Identification	Component	Size (sf)	Rent Implementation Plan									
			Current Rent pu/mo	AMCG Option		Percent Change	Difference pu/mo	Implementation Plan (pu/mo)				
				pu/mo	psf/yr			7/1/2023 50%	7/1/2024 25%	7/1/2025 25%	7/1/2026 0%	
Hangar 1	Executive Hangar	1,580	\$174.00	\$421.33	\$3.20	142%	\$247.33	\$297.67	\$359.50	\$421.33	\$421.33	
Hangar 2		1,394	\$153.00	\$371.73	\$3.20	143%	\$218.73	\$262.37	\$317.05	\$371.73	\$371.73	
Hangar 3		1,394	\$153.00	\$371.73	\$3.20	143%	\$218.73	\$262.37	\$317.05	\$371.73	\$371.73	
Hangar 4		1,394	\$153.00	\$371.73	\$3.20	143%	\$218.73	\$262.37	\$317.05	\$371.73	\$371.73	
Hangar 5		1,836	\$201.00	\$489.60	\$3.20	144%	\$288.60	\$345.30	\$417.45	\$489.60	\$489.60	
Hangar 6		2,057	\$226.00	\$548.53	\$3.20	143%	\$322.53	\$387.27	\$467.90	\$548.53	\$548.53	
Hangar 7		1,638	\$181.00	\$436.80	\$3.20	141%	\$255.80	\$308.90	\$372.85	\$436.80	\$436.80	
Hangar 8		1,638	\$181.00	\$436.80	\$3.20	141%	\$255.80	\$308.90	\$372.85	\$436.80	\$436.80	
Hangar 9		1,804	\$198.00	\$481.07	\$3.20	143%	\$283.07	\$339.53	\$410.30	\$481.07	\$481.07	
Hangar 10		2,310	\$174.00	\$616.00	\$3.20	254%	\$442.00	\$505.50	\$616.00	\$616.00	\$616.00	
Hangar 11		2,783	\$305.00	\$742.13	\$3.20	143%	\$437.13	\$523.57	\$632.85	\$742.13	\$742.13	
Hangar 12a/12b		2,530	\$278.00	\$677.07	\$3.20	143%	\$399.07	\$476.33	\$575.50	\$674.67	\$674.67	
Hangar 13a/13b		2,530	\$278.00	\$674.67	\$3.20	143%	\$396.67	\$476.33	\$575.50	\$674.67	\$674.67	
Hangar 14a/14b		2,530	\$278.00	\$674.67	\$3.20	143%	\$396.67	\$476.33	\$575.50	\$674.67	\$674.67	
Hangar 15		2,530	\$278.00	\$674.67	\$3.20	143%	\$396.67	\$476.33	\$575.50	\$674.67	\$674.67	
Hangar 16a/16b	Executive Hangar	2,530	\$278.00	\$674.67	\$3.20	143%	\$396.67	\$476.33	\$575.50	\$674.67	\$674.67	
Hangar 17		2,475	\$272.00	\$660.00	\$3.20	143%	\$388.00	\$466.00	\$563.00	\$660.00	\$660.00	
Hangar 18		3,648	\$725.00	\$1,352.80	\$4.45	69%	\$552.80	\$1,076.40	\$1,214.60	\$1,352.80	\$1,352.80	
Hangar 19		3,648	\$725.00	\$1,428.80	\$4.70	97%	\$703.80	\$1,076.90	\$1,252.85	\$1,428.80	\$1,428.80	
Hangar 20		3,648	\$750.00	\$1,428.80	\$4.70	91%	\$678.80	\$1,089.40	\$1,259.10	\$1,428.80	\$1,428.80	
Hangar 21		1,280	\$142.00	\$362.67	\$3.40	155%	\$220.67	\$252.33	\$307.50	\$362.67	\$362.67	
Hangar 22		1,280	\$142.00	\$362.67	\$3.40	155%	\$220.67	\$252.33	\$307.50	\$362.67	\$362.67	
Hangar 23		1,280	\$142.00	\$362.67	\$3.40	155%	\$220.67	\$252.33	\$307.50	\$362.67	\$362.67	
Hangar 24		1,280	\$142.00	\$362.67	\$3.40	155%	\$220.67	\$252.33	\$307.50	\$362.67	\$362.67	
Hangar 25		1,280	\$142.00	\$362.67	\$3.40	155%	\$220.67	\$252.33	\$307.50	\$362.67	\$362.67	
Hangar 26		1,280	\$142.00	\$362.67	\$3.40	155%	\$220.67	\$252.33	\$307.50	\$362.67	\$362.67	
Hangar 27		6,800	\$142.00	\$362.67	\$6.10	155%	\$220.67	\$252.33	\$307.50	\$362.67	\$362.67	
Hangar 28 (Boss Aviation)	Community Hangar	Office	\$2,373.93	\$4,573.96	\$6.85	93%	\$2,200.03	\$2,373.93	\$2,373.93	\$4,573.96	\$4,573.96	
Hangar 29 (Food Lion)		Shop/Storage			\$4.60							
Hangar 29 (Food Lion)		Community Hangar		\$7,571.67	\$5.60							
Hangar 30	Community Hangar	Office	\$105.38	\$171.35	\$0.35	63%	\$65.97					
Hangar 30		Improved Land	\$150.82	\$245.23	\$0.35	63%	\$94.41					
Hangar 31		Community Hangar	\$1,751.00	\$8,525.00	\$4.30	387%	\$6,774.00	\$5,138.00	\$6,831.50	\$8,525.00	\$8,525.00	
Hangar 33 (Helix Corporation)	Community Hangar	Office	\$1,453.88	\$5,465.00	\$9.00	276%	\$4,011.12	\$3,459.44	\$4,462.22	\$5,465.00	\$5,465.00	
Hangar 34 (Retail)		Office			\$9.00							
Hangar 34 (Retail)		Community Hangar			\$6.30							
Hangar 35 (SouthTec)	Community Hangar	Office	\$333.11	\$7,708.33	\$8.30	N/A	N/A	\$333.11	\$333.11	\$333.11	\$333.11	
Hangar 35 (SouthTec)		Shop/Storage			\$4.60							
Hangar 35 (SouthTec)		Shop/Storage			\$4.85							



**AIRPORT RENT STUDY
IMPLEMENTATION PLAN**

Table 2: Hangar 40 – Hangar 69

Identification	Component	Size (sf)	Rent Implementation Plan									
			Current Rent		AMCG Opinion		Percent Change	Difference	Implementation Plan (pu/mo)			
			pu/mo	pu/mo	psf/yr				7/1/2023	7/1/2024	7/1/2025	7/1/2026
Hangar 40	Medium T-Hangar T-Hangar Storage	1,085	\$279.00	\$406.97	\$3.82		46%	\$127.97	\$342.98	\$374.98	\$406.97	\$406.97
Hangar 41	Medium T-Hangar	169	\$263.00	\$345.00	\$4.40		31%	\$82.00	\$304.00	\$324.50	\$345.00	\$345.00
Hangar 42	Medium T-Hangar	1,085	\$263.00	\$345.00	\$3.82		31%	\$82.00	\$304.00	\$324.50	\$345.00	\$345.00
Hangar 43	Medium T-Hangar	1,085	\$263.00	\$345.00	\$3.82		31%	\$82.00	\$304.00	\$324.50	\$345.00	\$345.00
Hangar 44	Medium T-Hangar T-Hangar Storage	1,085	\$289.00	\$488.37	\$3.82		69%	\$199.37	\$388.68	\$438.53	\$488.37	\$488.37
Hangar 45	Medium T-Hangar	391	\$279.00	\$406.97	\$3.82		46%	\$127.97	\$342.98	\$374.98	\$406.97	\$406.97
Hangar 46	Medium T-Hangar	169	\$263.00	\$345.00	\$4.40		31%	\$82.00	\$304.00	\$324.50	\$345.00	\$345.00
Hangar 47	Medium T-Hangar	1,085	\$263.00	\$345.00	\$3.82		31%	\$82.00	\$304.00	\$324.50	\$345.00	\$345.00
Hangar 48	Medium T-Hangar	1,085	\$263.00	\$345.00	\$3.82		31%	\$82.00	\$304.00	\$324.50	\$345.00	\$345.00
Hangar 49	Medium T-Hangar	1,085	\$302.50	\$488.37	\$3.82		61%	\$185.87	\$395.43	\$441.90	\$488.37	\$488.37
Hangar 50	Medium T-Hangar T-Hangar Storage	391	\$10.00	\$406.97	\$4.40							
Hangar 51	Medium T-Hangar	169	\$10.00	\$406.97	\$4.40							
Hangar 52	Medium T-Hangar	1,085	\$263.00	\$345.00	\$3.82		31%	\$82.00	\$304.00	\$324.50	\$345.00	\$345.00
Hangar 53	Medium T-Hangar	1,085	\$10.00	\$345.00	\$3.82		31%	\$62.00	\$304.00	\$324.50	\$345.00	\$345.00
Hangar 54	Medium T-Hangar	1,085	\$263.00	\$345.00	\$3.82		31%	\$62.00	\$304.00	\$324.50	\$345.00	\$345.00
Hangar 55	Medium T-Hangar T-Hangar Storage	391	\$289.00	\$488.37	\$4.40		69%	\$199.37	\$388.68	\$438.53	\$488.37	\$488.37
Hangar 56	Medium T-Hangar	1,085	\$279.00	\$406.97	\$3.82		46%	\$127.97	\$342.98	\$374.98	\$406.97	\$406.97
Hangar 57	Medium T-Hangar	169	\$263.00	\$345.00	\$4.40		31%	\$82.00	\$304.00	\$324.50	\$345.00	\$345.00
Hangar 58	Medium T-Hangar	1,085	\$263.00	\$345.00	\$3.82		31%	\$82.00	\$304.00	\$324.50	\$345.00	\$345.00
Hangar 59	Medium T-Hangar T-Hangar Storage	1,085	\$263.00	\$345.00	\$3.82		31%	\$82.00	\$304.00	\$324.50	\$345.00	\$345.00
Hangar 60	Medium T-Hangar	1,085	\$10.00	\$488.37	\$3.82							
Hangar 61	Medium T-Hangar	391	\$315.00	\$545.43	\$3.80		73%	\$230.43	\$430.22	\$487.83	\$545.43	\$545.43
Hangar 62	Medium T-Hangar	233	\$289.00	\$460.00	\$4.40		59%	\$171.00	\$374.50	\$417.25	\$460.00	\$460.00
Hangar 63	Medium T-Hangar	1,452	\$289.00	\$460.00	\$3.80		59%	\$171.00	\$374.50	\$417.25	\$460.00	\$460.00
Hangar 64	Medium T-Hangar	1,452	\$289.00	\$460.00	\$3.80		59%	\$171.00	\$374.50	\$417.25	\$460.00	\$460.00
Hangar 65	Medium T-Hangar T-Hangar Storage	523	\$342.00	\$651.77	\$4.40		91%	\$309.77	\$496.88	\$574.33	\$651.77	\$651.77
Hangar 66	Medium T-Hangar	1,452	\$315.00	\$545.43	\$3.80		73%	\$230.43	\$430.22	\$487.83	\$545.43	\$545.43
Hangar 67	Medium T-Hangar	233	\$289.00	\$460.00	\$4.40		59%	\$171.00	\$374.50	\$417.25	\$460.00	\$460.00
Hangar 68	Medium T-Hangar	1,452	\$289.00	\$460.00	\$3.80		59%	\$171.00	\$374.50	\$417.25	\$460.00	\$460.00
Hangar 69	Medium T-Hangar T-Hangar Storage	1,476	\$289.00	\$460.00	\$3.74		59%	\$171.00	\$374.50	\$417.25	\$460.00	\$460.00
		1,452	\$342.00	\$651.77	\$3.80		91%	\$309.77	\$496.88	\$574.33	\$651.77	\$651.77
		523	\$342.00	\$651.77	\$4.40							