



City of Pekin

**PROCEEDINGS OF THE SPECIAL MEETING
OF THE AIRPORT ADVISORY COMMISSION OF THE CITY OF PEKIN, ILLINOIS,
HELD AT PEKIN MUNICIPAL AIRPORT
13906 AIRPORT LN. PEKIN, IL 61554
ON FRIDAY, AUGUST 8, 2025 AT 3:00 PM**

Pledge of Allegiance

Call to Order

The Airport Advisory Commission meeting was officially called to order at **3:01 PM**.

Approve Agenda

A motion was made by **Todd Thompson** to change the agenda item regarding new hangar occupancy from “**New Business**” to “**Continued Discussion of Hangar Occupancy.**”

- The motion was seconded by **Mike Reed**.
- **Vote:** Passed unanimously.

Public Input

Two guests were present; no public input was provided.

New Business

5.1. Commission recommendation for T-Hangar Occupancy

5.1 T-Hangar Occupancy Discussion & Recommendation

Background and Review of Previous Discussions

- The Commission continued its April 22 and May 28 discussions regarding new hangar occupancy.
- Previous meetings had reviewed T-hangar construction (completed at \$0.18 per sq ft rental rate), revenue projections, and tenant prioritization systems.

- While rental rates were voted on in earlier meetings, no final vote on allocation criteria had been taken.

Debate on Occupancy Criteria

- Consideration centered on occupancy of the two large hangars: **Hangars 21 and 25**. Hangar 26 was excluded from current review.
- A scoring system was presented to ensure fairness and transparency, using nine quantifiable criteria:
 - Hours of operation
 - Full-time and part-time employees
 - Annual customers (local and out-of-town)
 - Inspections performed
 - Hotel stays generated
 - Estimated customer fuel purchases
 - Business fuel purchases
- **Amendments:**
 - Replace “city permit” with “**all requirements of law.**”
 - Add a **tie-breaker**: longest-tenured tenant with no issues.
- Annual sales were excluded due to privacy concerns.

Conflict of Interest

- **Mike Cruce** recused himself from deliberations due to being a part-owner of Tarragon Aircraft.
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Discussion of Business Qualifications

- **Aerofix**: Operates full-time aircraft maintenance business, servicing ~59 customers annually. Holds A&P license; expected to obtain IA within a year.

- **Tarragon Aircraft USA:** Aircraft sales and operations business; documented history of customers flying into Pekin for aircraft assembly and delivery.
- **Rick Waldo:** Proposed use for two personal aircraft; limited evidence of active business presence.

Commission Deliberation

Consensus is that large hangar space should prioritize active aviation businesses contributing jobs, inspections, and economic activity at the airport.

Murray Brian expressed concerns favoring Waldo Services' qualifications but acknowledged his position was in the minority.

Motions and Votes

1. Motion 1 – Adopt Occupancy Requirements & Scoring System

- **Motion:** To adopt the occupancy requirements and scoring system, with amendments regarding legal compliance and tie-breaking criteria.
- **Moved by:** Todd Thompson
- **Seconded by:** Mike Reed
- **Vote:** Passed unanimously

2. Motion 2 – Recommend Hangar Assignments

- 3. **Motion:** To recommend **Aerofix** and **Tarragon Aircraft USA** for Hangars 21 and 25, based on the scoring results.

Moved by: Todd Thompson.

Seconded by: Mike Reed.

Vote: Passed 3–1 (with Murray Brian dissenting).

Adjourn