

**GRAND COUNTY AIRPORT BOARD
REGULAR MEETING MINUTES**

**June 6th, 2016 5:00 P.M.
Grand County Council Chamber
125 E Center St Moab, UT 84532**

- A. Call to Order:
 - 1. By Bill Groff (Chair) at 17:01.
 - 2. Members Present: Bill Groff, Dave Sakrison, Bill Hawley, Jody Patterson
 - 3. Others: Judd Hill – Grand County, Justin Pietz – Armstrong Consultants
- B. Review and Approve Minutes of 5/2/16 Airport Board Meeting.
 - 1. Discussion of minutes for May meeting detailing lease components
 - 2. Sakrison moves to approve minutes, Patterson 2nd; pass unanimously
- C. Discussion of airport data.
 - 1. Fuel sales and skydiving are well above long-term averages. Lots of aircraft coming and going.
- D. Manager report and safety related issues discussion.
- E. Discussion and summary of progress of new ground leases.
 - 1. Combined discussion of items E and F, per Groff suggestion.
- F. Discussion and consideration of new fee for extended ground leases.
 - 1. Discussion of airport mission statement, specifically supporting GA, including hangars.
 - 2. Considering an email read out loud from Bob Greenberg about a new lease being issued, extending lease for three 5-year extensions, and allowing the lease for 20% above the base rate; note was read because he was not able to be at meeting
 - 3. Judd presented an alternative proposal that was derived from multiple conversations with airport stakeholders. The basis of the proposal was to support general aviation, and determine a course of action that benefits the county and the airport stakeholder. We need to determine if the county wants to become landlords in the future, and specifically take over the operational costs of owning older buildings. Therefore, the plan would be:
 - a. Sign new leases that have the original start rate.
 - b. Sign sub-lease agreements between hangar owners, sub-leasees, and Grand County.
 - c. Develop a new contract that a hangar owner has the option to sign stating that at the conclusion of their current contract, they could sign new 5-year extensions that are leased at whatever the base rate is at that time. A safety inspection would have to be completed saying the building is in good condition.
 - d. At the conclusion of the of the lease, or any extension, the hangar owner would either have to turn over the hangar to the county, renew the lease extension at the published base rate, or remove the structure at the owners expense.
 - e. Support for this concept was also made by Ben Black, a local business owner with a vested interest in the airport.
 - 4. Determined to table discussion until next meeting where more board members would be present. Motion by Sakrison, 2nd by Patterson.
- G. Discussion and consideration of airport entry sign.

1. Unofficial price quotes were determined for the construction of an entry sign for the airport.
 2. Approximately \$8,000 – \$9,500 to construct the entry sculpture.
 3. Potentially use either possible terminal expansion funds or go for funding with capital funds during 2017 budget hearing. Also consider travel council for funding.
- H. Discussion and consideration of Redtail Fuel Farm and agreement with Armstrong proceeding with County as intermediary.
1. Joined by Justin Pietz – Armstrong Consultants.
 2. Multiple components of building a fuel farm will need to be engineered. These tasks will be done by Armstrong. Examples: Power, SPCC,
 3. Grand County will be an intermediary between Armstrong and Redtail so that there will not be a conflict between Grand County and Armstrong because of being our engineer of record.
- I. Discussion and consideration of Redtail proposal for new hangar in location of existing Hangar ‘A’ (older quonset hut hangar).
1. Redtail would like to replace hangar, build a new hangar, but continue to rental square footage rate instead of ground lease rate.
 2. Could not just sell hangar, it would have to be government surplus sale/removal.
 3. Questions about who would remove hangar.
 4. Need to further study the costs and specifics for selling/removing property.
- J. Discussion and consideration of accepting new ground lease that reflects businesses and subleases operating out of hangars; as presented at May 2016 meeting.
1. Motion made by Sakrison, 2nd by Patterson to table items J, K, L, M. Unanimous vote.
- K. Discussion and consideration of accepting new sub-lease; as presented at May 2016 meeting.
1. Tabled.
- L. Discussion and consideration of new ground lease being accepted for:
1. Tabled.
 1. Chuck Henderson, Doug Carroll, and Lou Bartell
- M. Discussion and consideration of new sub-leases being accepted for:
1. Tabled.
 1. Black from Henderson, McBeth from Henderson, Gray from Carroll
- N. Future Considerations
1. Make sure Bob is at the meeting.
 2. Contract for fuel storage tanks.
- O. Closed Session (if necessary)
- P. Adjourned at 18:23.

Submitted by: Judd Hill, Airport Manager