

City of McCall — **Airport Advisory Committee**
Meeting Minutes
June 25, 2014, 12:00 PM
American Legion Hall, 216 E. Park St., McCall, ID 83638

Members Present: Dan Scott, Rick Fereday, Mark Thorien, Mike Weiss, Matt Shaddle
Staff: Nate Coyle, Ben Gau
Other: Mike Anderson

Dan Scott called the meeting called to order 12:05 PM

Open Discussion and Public Comment

There was no open discussion or public comment provided.

Approve Minutes from June 5, 2014

Motion made by Dan Scott to approve June 5, 2014 meeting minutes. Rick Fereday seconded this motion. Motion passed unanimously.

Lease Split – Hangar 208A and 208B (Marvin May and Hugh McNair)

Nate Coyle presented a proposal to split an existing lease held by Hugh McNair and Marvin May due to a pending sale of Hangar 208A, owned by Marvin May, to the buyer, Jackson Food Stores, Inc. This proposal included an amendment of the existing lease to remove Marvin May's interest from the lease thereby leaving Hugh McNair as the sole interest on the lease. Subsequently a new lease for Jackson Food Stores, Inc. was presented to establish a leasehold for Hangar 208A.

It was noted during presentation that new survey data suggests that the shared wall of the hangar may not sit on the leasehold parcel boundaries. A statement was included in the lease to identify that this may be the case and that the City has identified leased parcel through use of the standing record of survey for the airport. AAC members requested that this information be given to Council during presentation of leases

Rick Fereday made a motion to recommend approval for amendment of the existing lease and establishment of a separate lease as part of the sale of Hangar 208A from Marvin May to Jackson Food Stores, Inc. Matt Shaddle seconded the motion, motion passes. The committee recommends City Council approval for amendment of the existing lease and establishment of a separate lease as part of the sale of Hangar 208A from Marvin May to Jackson Food Stores, Inc.

Airport Hangar Lease Revision Discussion

Nate Coyle provided an update on the status of revision for the airport's lease template along with a potential proposal for offering the revised lease to hangar owners, pending concurrence of Council. This proposal included a recommendation for use of an appraisal which could evaluate land value, comparable airport rates, and ROI for recommendation of a lease rate. Nate Coyle requested a recommendation from the AAC for this proposal.

A motion was made by Rick Fereday to recommend that Council approve procurement and use of an appraisal that evaluates land value, comparable airport rates, and ROI to recommend a lease rate for the airport. Matt Shaddle seconded the motion, motion passes


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Subsequently, Nate Coyle discussed a potential proposal that he planned to provide Council to identify a method for seeking interest from hangar owners for entrance into new leases. It was mentioned that this proposal would not succeed if the outcome would result in a significant net loss of revenue for the airport through hangar leases, which will be budgeted at \$140K for FY15.

Adjourned at 12:55 PM

Date Signed:

5-7-14



Committee Chairperson, Dan Scott

Attest:



Airport Manager, Nate Coyle