

AIRPORT BOARD MINUTES - SEPTEMBER 22, 1969

3:42 P.M.

Those Present: County Commissioners Ed Lamm, Lawrence Aubert, Jack Wadlow, City Councilmen Stan Anderson and Richard Youngerman, Airport Manager Gus Byrom, Chairman of the Chamber Aviation Committee Tom Younge, Jim Brockman, Don Bougs, Charles Heffly, Tim Parish, Roy Workman, County Budget Officer Ted Ford.

Tom Younge urged the Board not to lose sight of the long range planning necessity, and urged the Board to hire an architect for the terminal, since it will take at least one year to plan. Younge said a new terminal is badly needed and ramp space also is needed.

Byrom said Chamber Committee wants informal study session with Airport Board, and a date was set for this meeting, on September 30, 1969 at 4:00 P.M.

Byrom brought up two zoning matters to the Board, both to be considered September 23, 1969 at 7:30 P.M. by the County Planning Commission. One is the request to change zoning on land surrounding Horizon Drive and the Canal. Byrom said the trade with carrier on this land has been worked out. He said part of the zoning would thus affect future Airport land, and asked if this could be re-zoned later.

Airport Attorney Gerald Ashby suggested the Commissioners could change the boundaries of the zoning before acting upon it.

Byrom also talked of the zoning change requested by W. R. Wall, and property the Airport intends to acquire. Byrom suggested the Board again recommend the zoning change request be held up.

Byrom asked for permission to buy some land needed for eventual runway extension. He was granted permission to buy 10 acres from Home Loan for \$175.00 per acre, with Anderson making the motion and Youngerman adding a second. The vote was unanimous. Byrom was also given unanimous approval to purchase 40 acres of land from Reuben Hurtt at \$100.00 per acre. Anderson made the motion to okay sale, it was seconded by Wadlow.

On the Carrier trade Byrom said it will be an equal exchange of land and member Anderson moved the trade be approved, Youngerman seconded, and the vote was unanimous.

Jim Brockman was introduced by Byrom, and Brockman outlined his plans to lease property for a Piper Agency and fixed base operator business at the Airport at \$25.00 per acre. Two locations were requested, one surrounding the present Game, Fish and Parks Department hanger, and the second location is on the east side of Horizon Drive on Airport property. Brockman said a service hanger would be built east of the Game and Fish hanger, and that the Airport would be re-imbursed for

ramp-parking space in the amount of \$3,500.00. He said a total of over 14 acres is involved, with 5 to 6 acres located along Horizon Drive where a permanent showroom would be erected. Brockman requested a 15 year unconditional lease on the showroom facility, 10 year on the flight line facility, with a five year review period on both leases.

Byrom said missing member Meachem requested he convey his desire that Meachem did not favor leasing more land than would be actually used.

Brockman said he would favor a clause in the lease that would forbid sub-leasing any of the land. Brockman also said they would eventually have jet and helicopter sales and service and other services such as leasing snow-mobiles.

Member Aubert expressed concern that land, leased so cheaply, for a business such as snow-mobiles that would be in competition with other downtown businesses.

Brockman said he would be glad to have lease restrict this, and he would come back later when and if ski-mobiles plan is accomplished for Board approval.

Byrom also said Meachem did not feel \$25.00 per acre price was enough. Byrom read lease arrangement earlier worked out that called for \$25.00 per acre, plus a front foot price along North Avenue of \$0.03, which would be \$112.50 for land Brockman wants along Horizon Drive.

Member Anderson made a motion that Byrom be authorized to begin negotiations using the rates just outlined, and that the Board be protected on needed roads, and that a time schedule for work be set out in the lease. Aubert seconded the motion, which passed unanimously.

Youngerman said he felt Brockman and his group should show financial responsibility, and Brockman agreed to this. Wadlow said he hated to see a lease longer than 10 years.

It was decided that Byrom would get together with Brockman soon to work out lease.

Board adjourned at 4:52 P.M.

---

T.M. Ford, Secretary