

Auburn Municipal Airport Planning –November 14 & 16, 2006

Auburn Aviation Association / City of Auburn Airport Development Plan Meeting November 14 & 16, 2006

TO:

Evan Wolfe, president, Auburn Aviation Association
Mike Holmes, Mayor, City of Auburn
Robert Snyder, Auburn City Council
Robert Richardson, Auburn City Manager
Jerry Martin, manager, Auburn Municipal Airport
Members of the Auburn Aviation Association and interested parties

Although our original agenda for the November meeting called for beginning discussions on and a crafting of a Marketing Plan, the team saw that Airport Leases should be discussed now, in order for the City to complete its general updating of all lease documents and to service at least one pending Airport land lease.

Our Marketing discussion is tentatively set for our January 2007 meeting (there will be no meeting of this team in December).

There are five different types of lease at the Airport:

- Land Lease
- Storage Hangar Lease
- Commercial Hangar Lease
- Commercial Office Lease (FBO)
- Commercial Office Lease (non FBO)

Of these, the Land Lease is the one of most vital interest to current and future airport users. The other Leases are concerned with City owned facilities (on and off airport) and are comparable to such leases industry-wide.

After considerable point-by-point discussion of the Land Lease elements, the team approved the following:

1. A small number of non-substantive additions/deletions/corrections were made. These concerned redundancy, section titles, and the like.
2. Two sections were earmarked for further discussion and resolution:
 - 5.D. (Fifth year fair market value adjustment)
 - 25.D. (Subletting provisions and rate adjustments)
3. The Land Lease document, after applying point #1 above, will be submitted to the Auburn City Council for consideration and approval of form. City Manager Bob Richardson agreed to stipulate in the Staff Report accompanying the Land Lease document that the items in point #2 above will come back to this group for further discussion and resolution of actual rate amounts and structures as part of our overall marketing strategy.

This item will appear on the City Council's agenda at its regular meeting on Monday, November 27, 2006.

Our next meeting will be held on Tuesday, January 23 at 6:30 p.m. at our regular meeting place in the Administration building. We will have brief updates of where we stand at that point regarding any works in progress and begin our discussion of an Airport Marketing Plan.

Respectfully submitted,

Wayne Manning, principal
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