

**KITTITAS COUNTY
AIRPORT STUDY SESSION MINUTES
BOCC CONFERENCE ROOM, WEBEX
Regular Meeting**

MONDAY	11:00 AM	June 14, 2021
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Board members present: Chair Brett Wachsmith and Commissioner Cory Wright

Others: Neil Caulkins, Alan Lindemoen, David Welz, David Ratcliff, Steve Moore and Terry LaRue

Meeting Call to Order: Chair Brett Wachsmith 11:00AM

HANGAR LEASES:

Director Grannan discussed the status of several leases and lease templates. Currently have two leases set to expire and an expired lease which will be renewed as 25-year leases. They will be renewed at \$.16 per square foot, with an 8% increase every five years, with the express intent to exercise the reversionary clause at the conclusion of the 25 years. Director Grannan expressed the desire to have a 5-year lease option for additional leases near the end of their life. The intent would be to sign the 5-year lease with the plan to enter a new 25-year (or longer) lease, once the useful life of the building has been determined and/if the Airport Master Plan allows for the building with future plans.

AG LEASES:

Currently there is a 12-month lease in place for all AG Leased land. Director Grannan explained there are essentially three options moving forward: 1. Lease all AG land as is, 2. Lease modified area, 3. Eliminate grazing. The Direct is in favor of option 2, as this allows the airport to lease lands as the Environmental Assessment and Flood Mitigation construction and planning takes place.

LANDSIDE STANDARDS:

Director Grannan expressed a need for a Landside Minimum Standard for the Business Park, outside of County Code. Minimum Standards will ensure the Airport is marketing to the right business(es), and Tenants are held to the same standard, and the general look and feel of the Business Park is what the Commissioners/Community desires.

MINIMUM STANDARDS:

Will formally present Airside Minimum standards at next BoCC meeting. These standards would exist outside of County Code. Currently working with the Deputy Prosecutor to ensure an arbitration process is incorporated into these standards.

APPROVED

8/3/21

OTHER BUSINESS

Director Grannan re-welcomed his new team and expressed his excitement that the airport is moving forward in a positive direction.

Meeting adjourned at 11:27AM

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**



Brett Wachsmith, Chairman

David Welz