

Park Township Airport Lease Sub-Committee Meeting
October 2, 2008
5:30 p.m.

Meeting called to order at 5:40 p.m. by Supervisor Stu Visser.

Members in Attendance: Stu Visser, Bret Docter, Amanda Price, Dave Siegers, Roger Rushmeyer, Gary Miedema and Rick Durden.

Visser called the meeting to order and explained the circumstances regarding the public nature of the meeting. He turned the meeting over to Ms. Price.

Price stated that at the September board meeting, the board identified two sections of the draft of the lease that needed further negotiations. The purpose of the meeting this evening is to specifically discuss Sections 2 and 20.

Price stated that as she was not in attendance at the previous board meeting she had no opportunity to offer comment on the draft of the lease presented to the board but did find a section of the lease that should be included which was inadvertently removed from the draft. The appointment of a township board representative as an ex officio member of the Ottawa Aviation board should be included in the lease language.

Motion made and carried unanimously to add board an ex-officio member to Ottawa Aviation Board in the lease.

Price stated that one further concern that was brought to her attention was the language concerning the storage of non-aviation related material in the hangars at the Airport. There was discussion on this item.

Price asked if there is consensus to use language from the June 6, 2008 draft.

Motion made and carried unanimously to use language from the June 6, 2008 draft of the lease concerning storage items in the hangars.

Price opened discussion among committee members regarding the proposed five (5) year plan.

Docter asked if the committee would move the plan years up by one year and stated his reasons for the request.

The committee agreed to move the plan years up by one year due to reasons stated by Mr. Docter.

Price submitted a spreadsheet regarding the five (5) year development plan. She explained the plan and the options. She suggested the committee approve option four (4).

Ottawa Aviation committee members met privately to discuss the item with their attorney.

Meeting reconvened.

The committee agreed to approve the Five Year Development Plan, option #4.

Rick Durden, Attorney for Ottawa Aviation and committee member, stated money that Ottawa Aviation spends on improvements would be included in the grant for the possibility of matching funds would be added only if the improvements qualify.

Price moved to language on section 2, pages 2 and 3.

Martin clarified the wording in this section.

Price stated the language should also state Ottawa Aviation should apply for and receive grants or other monies over and above the \$52,080.

Roger Rushmeyer asked for clarification of what is included in additional monies raised.

Ottawa Aviation committee members met privately to discuss the proposal.

Meeting reconvened.

Durden stated the compromise is appropriate and the amount needed is \$50,000 over and above the \$52,080. He also stated Ottawa Aviation would like a dollar amount for the trigger which allows for flexibility by Ottawa Aviation. He gave reasons for the decision and added money raised must be used for items in the 5-year plan.

Martin stated the township board decides on the provisions in the 5-year plan.

Docter stated his concerns with this type of provision.

Price restated the provision is not an automatic extension of the lease.

Visser stated the monies raised could only be used to fulfill the items stated on page 3.

Martin clarified the provisions possible for the extension. He stated he will make the paragraph clearer.

Price restated the terms that were agreed upon.

Martin will move the last part of paragraph 1 to section 4.

Price moved to section 20 section c "failure to procure funding".

Docter stated the date was tied to the end of the existing lease. It should go back to the July 1, 2012 date. This will give the community the assurance that the Park Township is doing what they said they would do.

Ottawa Aviation committee members met privately to discuss the item with their attorney.

Meeting reconvened.

Durden stated they would agree to \$50,000 over and above the \$52,080 and Dec.31, 2012.

Visser stated Martin would clarify the section to match the previous section.

Docter stated the spreadsheet on page three (3) should be restated to "as reflected in the five-year plan".

Durden stated they will set up a separate account for the \$52,080 as requested.

Martin asked when the term begins and ends.

The committee stated the term will begin Nov.1, 2008 if passed by the Township Board on Oct. 12.

Steggerda mentioned that Ottawa Aviation has paid their rental amount through the end of 2008. After further discussion, it was agreed upon that the date of the lease will begin January 1, 2009.

Price recapped the agreed upon terms regarding the lease language changes: the lease will reflect having an ex officio member on the Ottawa Aviation Board; the June 6 language with regard to airport storage will be used; the Option 4 will be utilized in the lease document; Ottawa Aviation agrees to raise \$50,000 by July 31, 2012, in addition to the \$52,080 identified in Option 4 before the Lease is extended 5 additional years; the Lease will be dated January 1, 2009

Docter asked about the possibility of timely reporting Ottawa Aviation financial reports to the township.

Price stated under FOIA laws, confidential financial information can be divulged to the board and a summary given to the public.

Martin explained the FOIA laws.

Motion made and carried unanimously that the Airport Lease Sub-Committee agreed upon all stated items for recommendation to the township board.

Public Comments

Price opened the meeting up for public comment

Joe Imrick-1637 South Shore Dr. – asked if there is a 25 year plan that reflects how Park Township hopes to look and possible land use needs. He is concerned that we may need this land for another purpose.

John VanIwaarden stated the Parks and Recreation Committee is currently in year of their 5-year plan. They will begin another 5-year plan in 2009. He stated need is related to growth and we do not know our growth. However, renewal of lease reduces the flexibility of the Parks and Recreation Department.

VanIwaarden asked if the parks and recreation committee is able to use the land inside the chain link fence.

Siegers stated Ms. Burmeister is not interested in using the land for recreational purposes.

VanIwaarden asked how he could find an airport master plan.

Price stated the language should read as the Airport Layout Plan (ALP).

VanIwaarden asked about required runway ends and a timeline for improvements.

Price stated the process and provisions are included in the ALP.

Bruce Blakeman – 283 Portchester Rd. – asked if the Township board could appoint a committee at large to inspect the hangars. He questioned the results of the Frost Center Survey and stated concerns regarding the lack of township representation on the Ottawa Aviation Board to protect township interests.

Joel Welch – 679 Bosma – is concerned about the terms of the lease and the people impact of the lease.

Mike Toscano – 1228 Oak Hampton – asked if the land the hangars sit on part of a different lease.

Price explained.

Jerry Hunsburger – 2221 Ottawa Beach Rd. – asked who has leverage over brown hangars.

Martin stated the township has leverage over the property owners.

Toscano stated if Ottawa Aviation is getting the fee, what leverage do they have over the hangar owners.

Docter stated in the new lease Ottawa Aviation will have control and lease the hangars.

Sally Pollock - 2285 Ottawa Beach Road – thinks it is neat to have airport and its advantages, however, she feels the land is being leased for less than what it is worth. She would like to see more transparency from Ottawa Aviation and suggested a report from them regarding activities from each year.

Visser closed the public meeting.

Docter moved to adjourn, Price supported.

Meeting adjourned at 7:57 p.m.

Respectfully submitted,

Danielle Dykens
Deputy Clerk