



ITEM 2
GARDEN CITY REGIONAL AIRPORT
ADVISORY BOARD MINUTES
MARCH 13, 2014

5:30 P.M. MEETING CALLED TO ORDER

MEMBERS PRESENT

Charlie Robinson, Ed Fischer, Max Meschberger, Darin Germann, Ken Frey

MEMBERS ABSENT

Marlo Miller and Bill Jones

STAFF PRESENT

Derek Barr and Miranda Benedict

ITEM 1 PUBLIC COMMENT

No public comment.

ITEM 2 APPROVAL OF FEBRUARY 13, 2014 MINUTES

Ed Fischer made a motion to approve the February 13, 2014 Airport Advisory Board minutes. Max Meschberger seconded the motion. The motion passed unanimously.

ITEM 3 LEASE REVIEW

EagleMed LLC rents office space at the airport. The lease began on August 1, 2010 and renews automatically on an annual basis. The original rent was \$845.75 per month but was amended on July 1, 2011 to include additional space with a rent increase of \$890.75 per month. Staff recommended the Airport Advisory Board's consideration and approval of the automatic renewal of the lease agreement between EagleMed LLC and the City of Garden City. After lengthy discussion, Max Meschberger made a motion to approve the renewal. Ed Fischer seconded the motion. The motion passed unanimously.

Mike Scheiman rents the Airport House. The lease began on July 15, 2005 and renews automatically on an annual basis. The original rent was \$550.00 per month but was amended on July 15, 2012 to \$600 per month. Staff recommended the Airport Advisory Board's consideration and approval of the automatic renewal of the lease agreement between Mike Scheiman and the City of Garden City. After lengthy discussion, Ed Fischer made a motion to approve the renewal. Darin Germann seconded the motion. The motion passed unanimously.

EAN Holdings rents the office/counter space and parking spots at the airport. The lease began on July 1, 2013 and expires on June 30, 2018. EAN Holdings pays \$120.00 per month for office/counter space, \$42.50 a month for 12 parking spots and a fee of \$2.50 per vehicle rented. Staff recommended the Airport Advisory Board's consideration and approval of the automatic renewal of the lease agreement between EAN Holdings LLC and the City of Garden City. After lengthy discussion, Max Meschberger made a motion to approve the automatic renewal. Ken Frey seconded the motion. The motion passed unanimously.

Wheat Lands rents the office/counter space and parking spots at the airport. The lease began on July 1, 2013 and expires on June 30, 2018. Wheat Lands pay \$120.00 per month for office/counter space, \$42.50 a month for 12 parking spots and a fee of \$2.50 per vehicle rented. Staff recommended the Airport Advisory Board's consideration and approval of the automatic renewal of the lease agreement between Wheat Lands INC (d/a/b/ Hertz) and the City of Garden City. After lengthy discussion, Ed Fischer made a motion to approve the automatic renewal. Max Meschberger seconded the motion. The motion passed unanimously.

Sherif (Mario) Dullovi entered into the lease agreement on January 2, 2009. The rent was 5% of monthly gross sales receipts. The lease was amended on February 17, 2009 to reflect a reduction in rent for a fixed amount of \$1,000.00 per month. A second lease amendment occurred on May 21, 2013 with Giovanni Dullovi named as an additional tenant. The lease automatically renews on an annual basis. The City of Garden City provides all utilities, kitchen/restaurant equipment and repairs of City owned equipment/facilities. Mr. Dullovi verbally requested a rent reduction from \$1,000.00 per month to \$500.00 per month. Mr. Dullovi cited reduced revenues and previous tenant rental amounts as the reason for the request. The Airport Advisory Board reviewed and discussed the request during the February 13, 2014 meeting. The Airport Advisory Board voted unanimously to deny the reduction.

Following the February 13, 2014 meeting Mr. Dullovi provided the Airport Advisory Board with gross sales revenues for 2012 and 2013 per City Commissions request. However, after minimal change in the gross sales revenues over the two years provided the Airport Advisory Board voted unanimously to deny the decrease in rent to \$500.00 per month. Darin Germann made a motion to deny the decrease in rent. Charlie Robinson seconded the motion. The motion carried unanimously.

ITEM 4 DIRECTOR'S REPORT

Staff reviewed the Director's Report with the Airport Advisory Board.

ITEM 5 MONTHLY REPORTS

Staff reviewed the monthly reports with the Airport Advisory Board.

ITEM 6 BOARD MEMBER COMMENTS

- A. Ed Fischer – Requested that airport staff be more vigilant with security after the recent events with the Malaysian airlines flight.
- B. Charlie Robinson – Complimented staff on different projects that have been completed around the airport.
- C. Ken Fry – No comment.
- D. Marlo Miller –Absent.
- E. William (Bill) Jones – Absent.
- F. Darin Germann – No comment.
- G. Max Meschberger - No comment.

ITEM 9 ADJOURNMENT

Ken Frey made a motion to adjourn. Ed Fischer seconded the motion. The motion passed unanimously.