



SPOKANE AIRPORT BOARD	
Chair:	David Clack
Vice Chair:	John Wagner
Secretary:	Todd Mielke
Board Members:	David Brukardt David Holmes Irving Reed Joe Shogan
Airport Director:	Neal Sealock
Board Counsel:	Michael Ormsby

Agenda for the February 18, 2009 Board Meeting

Board meeting held at the Airport Boardroom at 9:00 a.m.

1. **Roll call of the Airport Board**
2. **Financial Report**
3. **Human Resources Report**
4. **Approval of Minutes (01/21/09)**

***Consent Agenda**
(Items #5 - #17)

5. ***Approval of Vouchers**
 Construction Warrant Numbers 003062 – 003077 \$1,404,631.64
 Operational Warrant Numbers 105869 – 106188 \$2,430,062.25
6. ***First Amendment to Lease Agreement for Building 1525 – Cobra Roofing Services, Inc.** – This agreement allows for an annual rental adjustment. Effective January 1, 2009, the rental rate for approximately 7,500 square feet and outside storage space is \$3.46 per square foot per annum or \$25,950 annually, which excludes Washington state leasehold tax. Staff recommends approval. ABP
7. ***First Amendment to Lease Agreement for Building 1378, Suite 104 - S.E.R.E. Solutions, Inc.** – The term of this lease expires on February 28, 2009 and lessee wishes to continue leasing the premises for an additional year. Effective March 1, 2009, the rent for 792 square feet of office space shall be \$14.21 per square foot per annum or \$11,254.32 annually, which excludes Washington state leasehold tax. Staff recommends approval. ABP
8. ***Third Amendment to Lease Agreement – Waterglider, LLC** – The term of this ABP

agreement expired on January 31, 2009 and lessee wishes to continue leasing the premises. Effective February 1, 2009, the rental rate for 1,590 square feet of office and warehouse space is \$5.64 per square foot per annum or \$8,967.60 annually, which excludes Washington state leasehold tax. Staff recommends approval.

9. ***Ninth Amendment to Lease Agreement for Building 1378, Suite 118 – Wade Perrow Construction, L.L.C.** – The term of this agreement is month to month and the rental rate is subject to an annual adjustment. Effective February 1, 2009, the rent for approximately 400 square feet of office space is \$15.27 per square foot per annum or \$509 per month, which excludes Washington state leasehold tax. Staff recommends approval. ABP
10. ***Sixth Amendment to Lease Agreement for Building 1378, Suite 107 – Matheson Flight Extenders, Inc.** – The term of this agreement shall be for one (1) year commencing February 1, 2009. The rent for approximately 282 square feet of office space is approximately \$14.24 per square foot per annum or \$4,015.68 annually, which excludes Washington state leasehold tax. Staff recommends approval. ABP
11. ***Consent to Assignment, Assignable Ground Lease Agreement – Finlay Properties, Inc. to RMMC Spokane, LLC** – Finlay Properties has entered into an agreement with RMMC Spokane, LLC, to assume the assignable ground lease. This consent to assignment formalizes the agreement. All other terms and conditions of the agreement remain the same. Staff recommends approval. ABP
12. ***Landing Use Agreement – Ameriflight, LLC** – Ameriflight has had a use agreement to operate at Spokane International Airport since 1996. Due to the age of the agreement, it was determined that a new agreement be provided to incorporate current legal language. The agreement is effective March 1, 2009 and is on a month-to-month basis. Staff recommends approval. SIA
13. ***Consent to Assignment, Lease Agreement – Keith Antcliff and Mike Scalera to Keith W. Antcliff** – Mr. Scalera and Mr. Antcliff have been a joint tenant on a land lease at Felts Field since January 1998. They have requested that the agreement be assigned to the sole lessee, Mr. Keith W. Antcliff, and he has agreed to the terms and conditions of the agreement. The effective date of the consent to assignment was February 1, 2009. Staff recommends approval. FF
14. ***Landing Use Agreement at Felts Field – Ameriflight, LLC** – The previous landing use agreement at Felts Field with Ameriflight was initiated in 1985. Due to the age of the agreement, it was determined that a new agreement be provided to incorporate current legal language. This agreement is effective March 1, 2009 and is on a month-to-month basis. Staff recommends approval. FF
15. ***Fourth Amendment to Lease Agreement – Delta Tango Corporation** – The lease agreement for Delta Tango allows for the adjustment of rental rates every five years. Effective January 1, 2009, the rental rate for 29,802 square feet of unimproved land is \$0.18 per square foot per annum. Total annual revenue shall be \$5,377.30 plus Washington state leasehold tax. Staff recommends approval. FF
16. ***Fourth Amendment to Lease Agreement – Pemberton and Sons Aviation, L.L.C.** – This agreement allows for the adjustment of rental rates every five years. Effective FF

January 1, 2009, the rental rate for 31,818 square feet of unimproved land is \$0.18 per square foot per annum. Total annual revenue shall be \$5,848.96 plus Washington state leasehold tax. Staff recommends approval.

17. ***Consent to Assignment Lease Agreement** – *Thomas M. Higgins and Glenda A. Higgins to Robert W. Hander* – Due to a job relocation, Mr. Higgins has requested assignment of the lease agreement to Mr. Robert W. Hander who has agreed to the terms and conditions of the agreement. The effective date of the assignment of the lease is March 1, 2009 and all required documentation is in order. Staff recommends approval. FF

Regular Agenda

18. **Award Final Change Order for Additional Construction Services, Storage Shelter** – *Graham Construction* – In August 2008, the Airport Board awarded a contract to Graham Construction in the amount of \$194,121 to construct an airfield maintenance storage shelter. Additional costs were incurred due to owner betterment changes, building department requirements and an increase in sales tax. Staff recommends award of the final change order to Graham Construction in the amount of \$44,855.43 for a total contract amount of \$238,976.43. SIA
19. **Award Professional Services Agreement for Line of Sight and Runway Gradient Correction** - *URS Corporation* – This project will correct non-standard line of sight and gradient conditions on runway 3/21 and will require substantial modifications to the existing airfield infrastructure. Staff recommends award of a professional services agreement to URS Corporation in the amount of \$229,605. Staff further requests authorization of contingency funds in the amount of \$10,000 for advertising, printing and other miscellaneous costs associated with this project. SIA

Staff Reports

- **Ted Danek, City of Spokane, Regarding Annexation**
- **Airport Director's Report**

The Airport Board may take action on other routine business issues as they may arise while the Board is in session.

Executive session to follow for discussion of legal, personnel and real estate matters.

Note: The consent agenda () may be considered in a single action. Any Board member or anyone in the gallery may ask for the separation of any item from the consent agenda for individual consideration. Please notify the Board Clerk if you wish to make such a request.*

The next scheduled Board meeting will be March 18, 2009 in the Airport Boardroom.