

MINUTES OF THE MEETING
OF
KINGMAN AIRPORT AUTHORITY, INC.
INDUSTRIAL PARK COMMITTEE
July 14, 2010

A regular meeting of the Kingman Airport Authority, Inc. Industrial Park Committee was held on July 14, 2010 commencing at 4:00 P.M. in the Kingman Airport Authority Conference Room, 7000 Flightline Drive, Kingman, Arizona, pursuant to duly mailed and posted notice.

MEMBERS PRESENT WERE: Mike Blair; Mike Dom; Jean Liss; Mike Taylor

MEMBERS ABSENT WERE: Ron Bitney; Tom Bridges; Mike Schoeff; Bruce Mitchell; Tom Peacock;

STAFF PRESENT WERE: Dave French; Bob Riley

The Vice-Chair, Jean Liss called the meeting to order.

On **motion** by Mike Blair, **seconded** by Mike Taylor; the Industrial Park Committee approved the minutes of the May 12, 2010 as presented.

DISCUSSION AND RECOMMENDATION: Request to Lease Approximately 8 Acres of Land along Industrial Boulevard

Bob Riley stated that Laron Engineering is working with Bigge Power Constructors to fabricate a new crane that will be used during the construction of a power plant in the eastern US. He added that part of the process will be to construct segments of the crane to assure fit and that a 600' X 600' site is required for a four month period, commencing on September 1st, to facilitate the assembly. He further stated that the site being considered is along Industrial Boulevard between Muskett Oil and Guardian Fiberglass.

There was a discussion pertaining to the proposed tenant grubbing and preparing the site at their expense, the pro-rata value of the site based upon current appraisals, a four to six month term limit for the lease and no anticipated infrastructure costs.

On **motion** by Mike Blair, **seconded** by Jean Liss, the Industrial Park Committee recommended the Board of Directors approve a short term lease of land along Industrial Boulevard to Bigge Power Constructors for the construction of crane segments.

DISCUSSION AND RECOMMENDATION: Request to Extend the License Agreement with Plastics Express

Bob Riley stated that Plastics Express has been transloading plastic pellets within the park under a license agreement approved last year, which expired in June, and that they would like to extend the term one year rather than operate month to month. He added that the proposed extension allows the

operations in the “down economy” without requiring Plastics Express to make capital improvements on leased land.

There was a discussion on adjusting the agreement to make it clear that all rail cars entering the Industrial Park past the rail wye will be charged a fee rather than only those parked on the storage track.

On **motion** by Mike Blair, **seconded** by Mike Dom, the Industrial Park Committee recommended the Board of Directors extend the License Agreement with Plastics Express for a one year period with the provision that payment be made on each and every rail car that enters the park, rather than those that are being stored on Airport Authority tracks.

DISCUSSION AND RECOMMENDATION: Request from Pioneer Title Agency for Release of Deed Restrictions for property at 9750 Shipping Lane

Bob Riley stated that NUCO Plastering and Stucco bought approximately 2.5 acres of land in 2006 for the construction of an office and construction yard and in 2007 bought an additional 0.5 acres of land for the expansion of the yard. He added that a 22,000 sq. ft. structure and fenced yard had been built before the owner passed away. He further stated that the property is being sold and the title company is requesting the release prior to issuing title insurance for the transaction.

There was a discussion pertaining to the sale and the new owner meeting the employment criteria within the deed restrictions, and a the ability of the new owner leasing half the building to a second business that will also create employment.

On **motion** by Mike Blair, **seconded** by Mike Taylor, the Industrial Park Committee recommended the Board of Directors approve the Release of Deed Restrictions for the two parcels of property at 9750 Shipping Lane.

Bob Riley stated that the consultant hired by the EPA has finished the Phase II Environmental Analysis of the burn pit that remains from when the planes were dismantled after the war. He added the findings are positive in that it appears that the cleanup required can be achieved through voluntary action and it will not be as extensive as anticipated. He further stated that staff will pursue federal and state funding to accomplish the cleanup activities.

There being no further business or discussion, the meeting was adjourned at 4:25 PM.

Signed: /s/ Jean Liss, Vice-Chair

Attest: /s/ Mike Dom

“To promote the Airfield and Industrial Park with fiscally responsible management and to provide a diverse economic base for the Greater Kingman Area”