



"Inspiring a Vibrant Community"

AGENDA

AIRPORT COMMISSION MEETING

MEETING LOCATION:

City Council Chambers
826 North Main Street
Cottonwood, AZ 86326

Wednesday, November 3, 2021 6:00 PM cottonwoodaz.gov

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. CALL TO THE PUBLIC--This portion of the agenda is set aside for the public to address the Commission regarding an item that is not listed on the agenda for discussion. However, the Commission cannot engage in discussion regarding any item that is not officially listed on the agenda for discussion and/or action (A.R.S. §38-431.02(H).) Comments are limited to a 3 minute time period.

Comments regarding items listed on the agenda are limited to a 3 minute time period per speaker.

- V. ITEMS FOR DISCUSSION - The following items are for Commission discussion, consideration, and possible direction to staff.
 - 1. DAKOTA TERRITORY TOURS LEASE EXTENSION
 - 2. UPDATE ON AWOS BUILD OUT
 - 3. AIRPORT OPERATIONS DURING TRANSITION TO NEW AIRPORT MANAGER
 - 4. AIRPORT MANAGER SELECTION
 - 5. TERMINAL ACCESS
 - 6. AIRPORT MASTER PLAN UPDATE
 - 7. HANGGLIDER LANDING ZONE
 - 8. TEMPORARY REPAIR OF TAXIWAY
 - 9. GATE REPAIR UPDATE
- VI. NEW BUSINESS—NONE.
- VII. FUTURE AGENDA ITEMS
- VIII. ADJOURNMENT

Pursuant to A.R.S. §38-431.03.(A) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. §38-431.03.(A)(3) and/or A.R.S. §38-431.03(A)(4) Discussion or consultation for legal advice with the attorney or attorneys of the public body.

The Cottonwood Council Chambers is accessible to the disabled in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the City Clerk (TDD 634-5526.) All requests must be made 24 hours prior to the meeting.

Members of the Airport Commission will attend either in person or by telephone conference call or other telephonic means.

CITY OF COTTONWOOD, ARIZONA
COTTONWOOD MUNICIPAL AIRPORT – P52

EXTENSION TO GROUND LEASE DATED NOVEMBER 30, 1995, BETWEEN
THE CITY OF COTTONWOOD (“LANDLORD”)
AND
DAKOTA TERRITORY TOURS A.C.C. (“TENANT”)

RECITALS

1. On November 30, 1995, the City of Cottonwood, as Landlord, entered into a ground lease (the “Lease” or “Initial Lease”) with Larry Green Chevrolet, Oldsmobile, Geo, Inc. (“Green”), as the Initial Tenant, for an airplane hangar site at the Cottonwood Airport, located on a portion of Yavapai County Assessor’s Parcel Number 406-08-002P (the “Premises”).
2. The initial term of the Lease (the “Initial Lease Term”) was 25 years, at a fixed rental rate of two hundred and fifty dollars (\$250.00) per month, payable quarterly, in advance.
3. The Initial Lease also provided for a 15-year renewal option at a lease rate to be negotiated.
4. On July 1, 2013, Green assigned its rights in the Lease to Dakota Territory Tours A.C.C. (“Tenant”), which assignment was approved and accepted by Landlord on or about July 18, 2013.
5. The Initial Lease Term expired on November 30, 2020, and the parties have successfully conferred for the purpose of exercising Tenant’s right to extend the Lease for the extension-term of 15 years from the expiration of the Initial Lease Term (the “Extension Term”).

NOW, THEREFORE, in light of the foregoing recitals, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City of Cottonwood, as Landlord, and Dakota Territory Tours A.C.C., as Tenant, hereby agree as follows:

AGREEMENT

1. The Lease Term is hereby extended until November 30, 2035 (the “Final Lease Termination Date”). On or before the Final Lease Termination Date, Tenant shall vacate the Premises, including any improvements thereto, in accordance with the provisions of the Lease, unless the parties have negotiated and executed a new lease for the Premises (including the improvements) before that date. In any event, title to the improvements,

and/or the value thereof, shall pass to the Landlord on the Final Lease Termination Date.

2. The initial rent for the Extension Term shall be seven-hundred and fifty dollars (\$750.00) per month, plus applicable taxes, payable quarterly in advance, effective November 30, 2020. This new rent amount shall be subject to automatic annual increases, not to exceed 5 percent in any single year, which shall be tied directly to increases in the U.S. Consumer Price Index, or a comparable successor index, rounded to the nearest whole number. The first automatic annual increase shall take effect on November 30, 2021.
3. This Lease Extension shall take effect on approval of the United States Bankruptcy Court for the District of Arizona, and shall be contingent on Tenant's full and faithful compliance with all of the terms and conditions of the Initial Lease and this Lease Extension, including but not limited to the timely payment of all rents and other amounts due thereunder, and its compliance with all applicable rules, regulations and requirements governing its conduct and operations at the Cottonwood Municipal Airport.

Effective as of this 19th day of October, 2021.

[SIGNATURES]