

LAKE CHELAN AIRPORT BOARD
AGENDA
July 10, 2014

1. Call to Order
2. Approve Minutes of the June 26, 2014 Airport Board Meeting
3. Consent Agenda
 - A. Approve Claim & Payroll Warrants (Reviewed by Isenhart)
4. Action Items
 - A. RMK Holdings, LLC & Russ Keyes Lease Termination 2014A-07
 - B. Peterson Hildahl, LLC & Bates Lease Agreement 2014A-08
5. Airport Manager Comments
6. Adjournment

MINUTES OF THE JUNE 26, 2014
AIRPORT BOARD MEETING
Chelan City Hall, 135 East Johnson Street, Chelan, Washington

1. CALL TO ORDER:

The meeting was called to order at 8:22 p.m.

PRESENT:

Airport Board President Goedde, Members Cooney, Harper, Higgins, Isenhart, McCardle, Morehouse, Steele, Manager Schmidt, Secretary Gallucci, and Treasurer Grant.

2. MINUTES:

Ms. McCardle moved to approve the Minutes from the June 12, 2014 Airport Board Meeting. Second by Mr. Steele. Motion passed unanimously.

3. CONSENT AGENDA:

Ms. McCardle moved to approve the consent agenda as follows. Second by Ms. Isenhart. Motion passed unanimously.

A. June 26, 2014 Claim Warrants No. 5880 - 5887 totaling \$1,896.66 and Payroll Warrants No. 2921 - 2925 totaling \$888.13.

4. ACTION ITEMS:

A. LOCAL GOVERNMENT INVESTMENT POOL RESOLUTION: Mr. Schmidt informed the Board this is required by the LGIP division of State Treasurer's office. The Lake Chelan Airport has been a member since July 8, 1993. The pool takes resources from all kinds of entities and invests in a wider variety of instruments to get a better interest rate. The State Treasurer's office requested an updated Resolution.

Mr. Morehouse moved to approve Resolution No. 2014A-01. Second by Ms. McCardle. Motion passed unanimously.

5. AIRPORT MANAGER COMMENTS:

A. Mr. Schmidt said the airport is getting busy.

6. ADJOURNMENT:

There being no further business, the meeting adjourned at 8:24 p.m.

Prepared by:

Attested to:

Date approved by Airport Board:

Peri Gallucci
Airport Board Secretary

Robert R. Goedde
Airport Board President

AGENDA BILL NO. 2014A-07

BUSINESS OF THE LAKE CHELAN AIRPORT BOARD
CHELAN, WASHINGTON

SUBJECT: Lease Termination – RMK Holdings, LLC & Russell Keyes Lot 319

EXHIBITS
1. Lease Termination and Surrender of Tenancy Agreement

FOR AGENDA OF: July 10, 2014
Revised:

ORIGINATOR: Paul Schmidt
Airport Board Manager

APPROVED:
Airport Board Manager:



EXPENDITURE REQUIRED: Budget Line No.	AMOUNT BUDGETED:	APPROPRIATION REQUIRED:
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AUTHORITY: RCW 14.08.120. Specific powers of municipalities operating airports. "...a municipality that has established or may hereafter establish airports...may hereafter acquire or set apart real property for that purpose... (5) Acting through its governing body...the municipal airport commission may lease any airport property for aircraft landings, takeoffs, or related aeronautic purposes..."

***** SUMMARY STATEMENT/ISSUES *****

RMK Holdings, LLC and Russell Keyes are requesting to terminate the lease for Lot 319 at the Lake Chelan Airport.

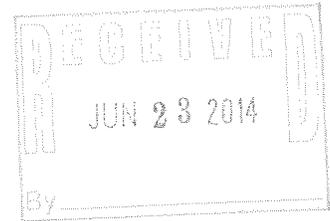
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- Public Hearing
- Closed Record Appeal/Decision
- Recommendation from Staff
- Quasi-Judicial Matter
- Legislative Matter
- Other: _____

Suggested Motion:

I move to authorize the Airport Board President to sign the Lease Termination and Surrender of Tenancy Agreement with RMK Holdings, LLC & Russell Keyes for Airport Lot 319.

RETURN ADDRESS:
Lake Chelan Airport
PO Box 1407
Chelan WA 98816



The information contained in this boxed section is for recording purposes only pursuant to RCW 36.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Grantor(s): Lake Chelan Airport Board
Grantee(s): RMK Holdings, LLC and Russell Keyes
Reference Number(s) of Documents Assigned or Released: Chelan County Auditor's No. 2239125
Abbreviated Legal Description: Lake Chelan Airport Lot 319, Chelan County, Washington
Complete or Additional Legal Description on Page 1 of Document.
Assessor's Parcel Number(s): 272304410100

LEASE TERMINATION AND SURRENDER OF TENANCY AGREEMENT

THIS LEASE TERMINATION AND SURRENDER OF TENANCY AGREEMENT ("Agreement") made and entered into this date by and between Lake Chelan Airport Board ("Lessor") and RMK Holdings, LLC and Russell Keyes ("Lessee"), sometimes collectively referred to as the "Parties".

WHEREAS the Parties entered into a Lease Agreement ("Lease") on January 24, 2008 wherein Lessee rented Lot 319 at the Lake Chelan Airport for a term commencing on the 24th day of January, 2008 through December 31, 2027; and

WHEREAS Lessee now desires to terminate said lease and has requested that Lessor approve a lease termination and surrender of tenancy;

NOW, THEREFORE, the parties agree as follows:

- 1. Incorporation by Reference.** The Recitals set forth above are hereby incorporated in this Agreement by this reference and are hereby binding commitments and representations.
- 2. Termination and Cancellation.** The Lease identified above is hereby cancelled and such termination shall be effective on June 26, 2014.
- 3. Property Description.** The Lease identified above is for the following described real property located at the Lake Chelan Airport in Chelan County, Washington:

Lot 319 as shown in that certain Binding Site Plan BSP-1997-01 CH and recorded under Auditor's No. 2323396, Chelan County, Washington.
- 4. Surrender.** Lessee agrees to vacate and surrender the Premises to Lessor on or before the effective date hereof.
- 5. Reimbursement.** Lessee is not entitled to any reimbursement of rent or other fees under the terms of the Lease.

6. **Attorney's Fees.** In the event it is necessary for either party to retain the services of an attorney to enforce the provisions of this Agreement, to pursue an unlawful detainer action, or in the event of litigation regarding the terms of this Agreement, the substantially prevailing party shall be entitled to recover from the other its costs and reasonable attorney's fees in addition to other relief.

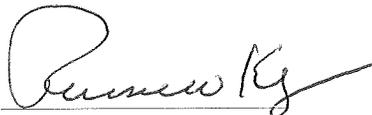
DATED this _____ day of _____, _____.

LESSOR:

LESSEE(S):

LAKE CHELAN AIRPORT BOARD

By: _____
Robert R. Goedde
Airport Board President



Russell Keyes

STATE OF WASHINGTON)

)ss.

County of Chelan)

I certify that I know or have satisfactory evidence that Robert R. Goedde is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of the Lake Chelan Airport Board to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this ____ day of _____, _____.

NOTARY PUBLIC, State of Washington

My appointment expires _____

STATE OF WASHINGTON)

)ss.

County of ~~Chelan~~ King)

I certify that I know or have satisfactory evidence that Russell Keyes is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it as his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 17th day of June, 2014.

Tracy Craig

NOTARY

PUBLIC,

State

of

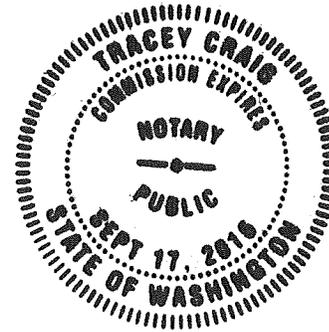
Washington

My appointment expires 9-17-2016

STATE OF WASHINGTON)

County of King)

)ss.



AGENDA BILL NO. 2014A-08

BUSINESS OF THE LAKE CHELAN AIRPORT BOARD
CHELAN, WASHINGTON

SUBJECT: Lease Agreement for Lot 319

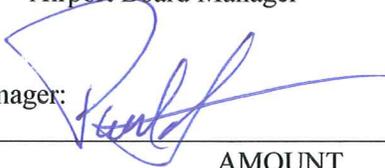
EXHIBITS

1. To Be Distributed

FOR AGENDA OF: July 10, 2014
Revised:

ORIGINATOR: Paul Schmidt
Airport Board Manager

APPROVED:
Airport Board Manager:



EXPENDITURE
REQUIRED:
Budget Line No.

AMOUNT
BUDGETED:

APPROPRIATION
REQUIRED:

AUTHORITY: RCW 14.08.120. Specific powers of municipalities operating airports. "...a municipality that has established or may hereafter establish airports...may hereafter acquire or set apart real property for that purpose... (5) Acting through its governing body...the municipal airport commission may lease any airport property for aircraft landings, takeoffs, or related aeronautic purposes..."

***** SUMMARY STATEMENT/ISSUES *****

RMK Holdings, LLC and Russell Keyes have terminated their lease agreement for Lot 319. Petersen Hildahl, LLC (Greg and Teresa Peterson) and Steve and Tracy Bates are requesting to lease the lot. A standard lease agreement with will be distributed prior to the Board meeting for the Board's consideration.

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- Public Hearing
- Closed Record Appeal/Decision
- Recommendation from Staff
- Quasi-Judicial Matter
- Legislative Matter
- Other: _____

Suggested Motion:

I move to authorize the Airport Board President to sign the Lease Agreement with Petersen Hildahl, LLC and Steven and Tracy Bates.