

“Unapproved”
Buildings and Grounds Committee Minutes
November 1, 2011 – 3:00 pm.

Present: Chairman Rowland; Supervisors Hargrave, Jenkins, Thompson, Wright and Southworth; Ryan Moore, Mgmt. Analyst; Joe Ritchey, DPW; Tim Hanke, John Mahoney, Adirondack Soaring; Press.

Chairman Rowland called the meeting to order and welcomed all in attendance.

On a motion made by Mr. Hargrave, seconded by Mr. Thompson the minutes of the October 14, 2011 meeting were approved unanimously.

Mr. Rowland requested a resolution authorizing the County acceptance of a State Airport Grant in the amount of \$6,037.50. This grant is for the design of: Airport Taxiway Lighting, Precision Approach Path Indicator Lights, and Reconstruction of the Aircraft Apron. The total project cost is \$209,993 with the Federal share of \$199,493 (accepted by resolution 152-11) and the local share of \$5,250. The funds are available in the 2011 budget.

Mr. Ritchey said two months ago the committee accepted a Federal grant. The resolution today is to accept a State grant in the amount of \$6,037.50.

Mr. Thompson asked Mr. Ritchey about the idea of going with reflectors on the taxiways instead of lights. Mr. Ritchey said the configuration at the county airport is not setup to allow reflectors. Mr. Ritchey said he would email the response from the FAA to all committee members.

A motion was made by Mr. Hargrave, seconded by Mr. Jenkins to approve a resolution authorizing the County acceptance of a State Airport grant in the amount of \$6,037.50. Unanimous.

Mr. Rowland introduced a request by Adirondack Soaring for a proposed lease term of 25 years.

Mr. Jenkins said his experience over the last three years with what has happened at the airport and with any property, he would have a problem approving any lease for that long.

Mr. Mahoney said the reason for the 25-year lease was because Adirondack Soaring thought that they would be matching the Saratoga Soaring footprint and payments. There has been some discussion that the lease is based on the square footage of the hanger and if that is the case, the money figure for Adirondack Soaring will be difficult to carry. In lieu of that, it appears that the monthly figure is higher based on the square footage of the hanger and they are asking to extend out the lease. If the lease could be structured as the Saratoga Soaring lease is, and the monthly figure is based on the footprint of the land and not the footprint of the building, Adirondack Soaring would be comfortable in a 20 year lease that has already been offered and is in effect with Saratoga Soaring.

Mr. Rowland said he has had discussions with the county Attorney to try and get the lease for Adirondack Soaring to be concurrent with the lease with Saratoga Soaring so they would terminate at the same time. Saratoga Soaring is currently leasing at \$2,913.64 per year.

Mr. Rowland said Saratoga Soaring has a building size of 64 ft x 67-½ ft. for a total of \$4,320 sq. ft. Adirondack Soaring is proposing a 100 ft. x 80 ft. hanger for a total of 8,000 sq. ft. at a cost of \$5,396/yr. with the same land mass.

Mr. Thompson asked what the charge per square foot was? Mr. Rowland said .6745 a sq. ft. Mr. Rowland said if you take the 8,000 sq. ft. at .6745 per sq. ft. the cost will be \$5,396 per year. Mr. Dorsey said that price would be adjusted annually according to the consumer price index.

Mr. Wright said if we are going to standardize than the lease with Adirondack Soaring should run out concurrent with Saratoga Soaring.

Mr. Rowland asked Adirondack Soaring if it was feasible to structure their building smaller and similar in order to accomplish the same goal? Mr. Mahoney said the structure would be a complete modern hanger, so if Saratoga County approves it, it will be a substantially greater asset.

Mr. Rowland said the committee has agreed that 25 years is not the direction that they want to go in. A couple of other options were given to Saratoga Soaring. The committee agreed to a concurrent lease with the same landmass, and an 80' x 100' hanger or smaller.

Mr. Mahoney asked if the committee would need the footprint of the hanger to move forward or would anything less than the 80' x 100' be acceptable? Mr. Wright said anything 80' x 100' or less would be acceptable, but the price would be .6745 per sq. ft. He said he would like to see the lease with Saratoga Soaring to run out concurrent with the lease with Adirondack Soaring in December 31, 2027, which would be at most a 16 year lease.

Mr. Rowland suggested that Saratoga Soaring meet with the County Attorney in order to move forward.

On a motion made by Mr. Wright, seconded by Mr. Jenkins the meeting was adjourned.

Respectfully submitted,
Chris Sansom