

**COMMISSIONERS' MINUTES
KITITAS COUNTY, WASHINGTON
COMMISSIONERS CONFERENCE ROOM
SPECIAL MEETING**

WEDNESDAY

9:00 A.M.

JUNE 8, 2011

Board members present: Chairman Paul Jewell and Commissioner O'Brien. Vice-Chairman Alan Crankovich was absent.

Others: Catherine Dunn, Deputy Clerk of the Board, Suzanne Becker, Deputy Prosecutor; Kelly Carlson, Airport Manager and Chris Pratz.

SPECIAL MEETING

AIRPORT LEASE OPTIONS

COMMISSIONERS

At 9:00 a.m. **Chairman Jewell** opened a special meeting to consider a discussion on airport lease options with Chris Pratz, a potential leaseholder.

Chris Pratz said that Jerry McCullough has offered to sell him the hangar on Lot H-37 and he wished to assume the lease. He said he would like to enter into a similar lease as Jim Groseclose on Lot H-32. He said he needs to finance the hangar and his bank will not accept the draft lease offered to him. He presented release and consent language that the bank wished to include in the lease.

Kelly Carlson said the difference between the leases is that the draft lease offered to Chris Pratz, is a lessee leasing land and the lease for Mr. Groseclose is the lease for someone to build on the lot. She said the lease for Jerry McCullough was done in 1993 and the leases done now are more inclusive.

Chris Pratz said he was uneasy about signing a lease stating that the County could change it at any time or rescind the lease without notice. He said the lease he would like would be for 45 years and it will increase the revenue for the County by 30%. **Commissioner O'Brien** said that some of the things **Mr. Pratz** was objecting to in the lease are standard items in leases. **Mr. Pratz** said the CPI Index for lease payments are not in the draft lease.

Kelly Carlson said the building will be 70 years old after the end of a 45 year lease and they wouldn't be able to re-lease it. **Suzanne Becker** said the County code and RCW's limit leases to 35 years.

Chairman Jewell told **Chris Pratz** that the Board would get back to him. **Mr. Pratz** said the crucial items were in the first two pages.

At 9:15 a.m. **Chairman Jewell** announced the Board would retire into Executive Session with Deputy Prosecutor **Suzanne Becker** and **Kelly**

Carlson, Airport Manager for 15 minutes to consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public. Action was anticipated.

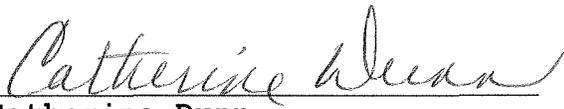
At 9:30 a.m. the Board reconvened from Executive Session and **Chairman Jewell** announced the Board would retire into Executive Session for 5 minutes to consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public. Action was anticipated.

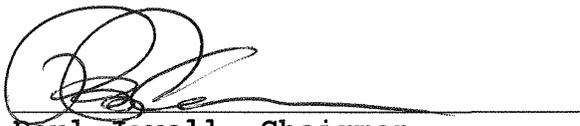
At 9:35 a.m. the Board reconvened from Executive Session and **Chairman Jewell** said the Board believed there should be more discussion on this subject and moved to continue the Executive Session to Monday, June 13, 2011 at 1:30 p.m. in the Commissioners Auditorium as part of the Department of Public Works Study Session. **Commissioner Crankovich** seconded the motion. Motion carried, 3-0.

The meeting was adjourned at 9:35 a.m.

DEPUTY CLERK OF THE BOARD

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON


Catherine Dunn


Paul Jewell, Chairman