

**ACTION MINUTES OF REGULAR MEETING
AVIATION COMMITTEE
CITY OF TULARE
Monday, February 26, 2018 at 6:00 p.m.
CITY HALL COMMUNITY ROOM
411 East Kern Avenue**

Mission Statement

To promote a quality of life making Tulare the most desirable community
in which to live, learn, play, work, worship and prosper.

February 26, 2018

COMMITTEE MEMBERS PRESENT: Michael Groah, Robert Smith, Casey Jenkins

COMMITTEE MEMBERS ABSENT: Gene Roberts

STUDENT MEMBERS PRESENT: No students present at this meeting.

I. CALL TO ORDER

Chairman Groah called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Chairman Groah led the Pledge of Allegiance

III. CITIZEN COMMENTS

This is the time for citizens to comment on items within the jurisdiction of the Committee. The Committee cannot legally discuss or take official action on citizen comments that are introduced today. Each speaker will be allowed 3 minutes, with a maximum of 10 minutes per item, unless otherwise extended by the Committee.

There were no citizen comments presented.

IV. COMMUNICATIONS

Communications are to be submitted 10 days prior to a meeting to be considered for this section of the Agenda. No action will be taken on matters listed under Communications; however, the Committee may direct staff to schedule issues raised during Communications for a future agenda. Citizen comments will be limited to 3 minutes per topic, unless otherwise extended by Committee.

There were no items for this section of the agenda.

V. STUDENT REPORTS

There were no students present for this meeting.

VI. CONSENT CALENDAR

All Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made, in which event the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

There were no items on the Consent Calendar for this meeting.

VII. GENERAL BUSINESS

(1) Moving to Quarterly Committee Meetings

It was discussed that since there isn't an abundance of business typically discussed at the Aviation Committee meetings, that it might be in the best interest to move the meetings from monthly to quarterly. This could potentially provide better attendance to the meetings. If there is business that comes up that needs to be discussed promptly and needs the committee's immediate attention, a "special meeting" would be scheduled outside of the quarterly schedule.

Chairman Casey Jenkins motioned to move the Aviation Committee meetings from monthly to quarterly meetings beginning on January 1, 2018. The meetings would be held the fourth Monday in the months of January, April, July and October. The next scheduled meeting will be held on Monday, April 23, 2018.

Chairman Robert Smith second the motion.

It was a unanimous vote from the committee to move the Aviation Committee meetings from monthly to quarterly.

(2) Prospective Lease of Mefford Hanger

Airport Manager Steve Bonville discussed the interest of a collector car company in rehabilitating and leasing out the Mefford Hanger. This company specializes in high end classic cars and would use the Mefford Hanger as a showroom for his classic cars. The owner of the company is looking to clean up, reroof and spend some capital investment on the Mefford Hanger to make it suitable for occupancy. He would also like to put in restrooms which is a big need for the airport. Essentially what he would be looking for is to rehab the building and have the lease payments deferred in order to recoup the capital investment.

Airport Manager Bonville's thought is to put development conditions in the agreement where he would have 2 years to rehab the building and get it operational and we would defer the rent for the 2 years and then as the business gets going, the rent would be increased to recover the income that the Airport wasn't receiving on this building for the 2 years rent was deferred.

The cars would be kept inside the hanger and on occasion, he would like to be able to park a couple of the cars outside for a few hours at a time to draw some attention to the location.

Being that it is a historic building, we control the modifications. The potential renter likes the building in its general sense and he doesn't want to make any major changes. He would like to capitalize on the art deco of the building. He would even like to in the future put in a small café in the building.

The discussion of this potential contract is still in the works and there would be guidelines put in place to protect the building in case he decides to back out mid rehabilitation.

It was also discussed to potentially put a taxi way to this hanger, in which there could potentially be Federal funds for.

The next step would be to put a program together and talk to him, bring it before the Aviation Committee and then take it before City Council for approval.

Chairman Robert Smith said that we need to continue exploring the possibility of this deal. It was agreed that this deal has the potential to bring long term revenue to the airport.

VIII. ITEMS OF COMMITTEE INTEREST

There were no items of Committee interest discussed at this meeting.

IX. ADJOURNMENT

Chairman Groah adjourned the meeting at 6:25 p.m.