

JOHNSON COUNTY AIRPORT COMMISSION
SPECIAL MEETING MINUTES

December 8, 2021 – 8:00 A.M.

Airport Commission Board Room & Zoom Teleconference
1 New Century Parkway
New Century, KS

Airport Commission

Present: Weisenburger, Lehman, Wittenborn
Via Zoom: Kissinger, Moore
Absent: Harris, Spence
Staff: Dunham, Hails, Otto, Peet, Schoenhofer
Others: Shirley Allenbrand, 6th District County Commissioner
Scott Neufeld, Bureau Chief

Chairman Weisenburger called the meeting to order at 8:00 a.m.

I. DISCUSSION ITEMS

a. Consider a Consent to Assignment of Lease for 100 Mission Woods Drive

Mr. Otto stated that this assignment was from Howell Real Estate LLC to Trifecta Contracting Inc. The assignment would turn over a lease to run through 2090. The terms all carry over and the consent language used is all standard language. Ms. Dunham agreed that this was all standard.

Mr. Otto introduced the new tenants, Randall and Julie Ard, and handed over the floor to them to describe their company. Mr. Ard stated that their company is a glazing company for commercial windows and provided some details on how the process is done. Commissioner Wittenborn inquired about the tenant's potential use of the space in the building. Mr. Ard responded that they intend to use about 8,000 square feet for door fabrication with the remaining for fabricating frames.

A MOTION WAS MADE BY MS. LEHMAN AND SECONDED BY MR. WITTENBORN TO APPROVE THE CONSENT TO ASSIGNMENT OF LEASE AND ASSIGNMENT & ASSUMPTION OF LEASE FOR 100 MISSION WOODS DRIVE AS PRESENTED. APPROVED (5-0)

b. Consider a Lease Amendment for 100 Mission Woods Drive

Mr. Otto outlined deferred maintenance activities that need to be corrected for this 1943 era building. As part of the lease assignment discussions, it was agreed the new tenant will invest over \$600,000 in internal and some external improvements to the building. The Airport Commission will correct deferred maintenance on the external of the building and surrounding areas to include the asphalt parking lot to the north of the building, driveway asphalt on the east side of the building as well as repairs to the concrete loading docks and concrete overheads. Mr. Otto and Ms. Dunham asked if there were any further questions regarding the improvements presented and no response was heard.

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MS. LEHMAN TO APPROVE THE AMENDMENT TO LEASE AGREEMENT FOR 100 MISSION WOODS DRIVE AS PRESENTED. APPROVED (5-0)

c. Consider approval of the October 2021 expenses for 600 New Century Parkway Office Building

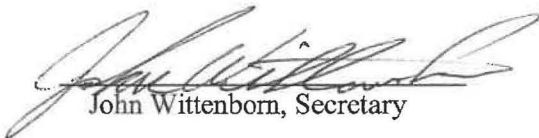
Mr. Otto explained that a formal approval of the October 2021 expenses for 600 New Century Parkway was not completed at the Dec 1, 2021 meeting. This approval would take care of general financials such as elevators and staff costs.

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MS. LEHMAN TO APPROVE THE OCTOBER 2021 EXPENSES FOR THE 600 NEW CENTURY PARKWAY OFFICE BUILDING. APPROVED (5-0)

II. ADJOURNMENT

There being no further business, at 8:09 am the meeting was adjourned.

CHAIRMAN WEISENBURGER ADJOURNED.


John Wittenborn, Secretary


Aaron Otto, Executive Director