

**JUNE 13, 2024
AIRPORT COMMISSION MEETING
ADDITIONAL MATERIAL/REVISIONS**

REQUESTED ADDITIONS TO THE PACKET:

<u>ACTION</u>	<u>ITEM</u>	<u>REQUESTED BY</u>
Add Item F.7	Discussion/Recommendation – Recommending Council Approve a 1-Year Extension to Joel Caldwell for Lease Improvements. <ul style="list-style-type: none">• Memo• Request Letter	Airport Manager
Add Item L.2	Informational Items <ul style="list-style-type: none">• Airport Landscaping	Airport Manager



"Serving the Greater Kenai Peninsula"

305 N. WILLOW ST. SUITE 200 KENAI, ALASKA 99611

TELEPHONE 907-283-7951

FAX 907-283-3737

Memo

To: Airport Commission

Thru: Derek Ables – Airport Manager

Thru: Linda Mitchell, Planning Director

From: Brandon McElrea, Planning Technician

Date: June 12, 2024

Subject: Joel Caldwell one-year extension to complete lease lot improvements.

Joel Caldwell is requesting a one-year extension to the deadline for completion of improvements for lease Lot 3, Block 4, General Aviation Apron Subdivision No. 1, Plat 73-68. This would allow them until June 30, 2025 to make improvements. The current lease requires the lessee to construct additional storage space, restroom facilities, and paving by June 30, 2024 with an aggregate cost of at least \$100,000.

With the departure of Ravn Air, Kenai Aviation had to scramble to fill the demand of flight services and redirect project funding in order to sustain and expand Kenai Aviation Flight services. As a result, the construction of the required improvements has been delayed. Their plan is to complete the work by May 2025 and they have been working with contractors to schedule the work.

Does Commission Recommend council approve a resolution for a 1-year extension?

Attachments

Extension Request Letter

From: [Terry Eubank](#)
To: [Linda Mitchell](#)
Cc: [Brandon McElrea](#)
Subject: FW: Applying for a one (1) year extension for Kenai Aviation/ Lot 3, Block 4, GAA No. 1 to complete improvements
Date: Wednesday, May 15, 2024 2:35:32 PM

From: Peter Heinrichsohn <peter@kenaiaviation.com>
Sent: Wednesday, May 15, 2024 12:08 PM
To: Terry Eubank <TEubank@kenai.city>
Cc: Joel Caldwell <joel@kenaiaviation.com>; Craig Walls <craig@kenaiaviation.com>
Subject: Applying for a one (1) year extension for Kenai Aviation/ Lot 3, Block 4, GAA No. 1 to complete improvements

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14 May 2024

Mr. Terry Eubank

City Manager
City of Kenai
210 Fidalgo Avenue
Kenai, AK 99611-7794

Dear Mr. Eubank,

I recently met with Brandon McElrea, who provided me with an update on the status of the above-referenced lease and informed me of Joel Caldwell's requirements for compliance with Article XIV. I am writing to formally request a one-time extension of 12 months to complete the necessary improvements. Mr. McElrea is currently assisting me with answering some questions I had during our last meeting, which will help me develop a comprehensive plan moving forward. The reasons for my request to extend this agreement/lease are as follows:

1. We have been diligently working to sustain and grow Kenai Aviation, which has required all available funds. As a result, we have not had the financial capacity to fund the required improvements.

Moving forward, our plan includes the following steps:

- I will personally manage the project to ensure all deliverables are completed by the end of May 2025 or earlier if possible.
- I have already contacted paving contractors to discuss timelines and costs.

Thank you very much for your time and consideration of this matter.

Respectfully,

Peter Heinrichsohn | 907 230 3060

CEO

Kenai Aviation



Sent via [Superhuman](#)

The Airport Landscaping project is moving through the necessary steps to be completed this summer. The bids for this project closed on May 21st. Moore's Landscaping LLC was the successful bidder for the project and City Council approved the contract on June 5th. The cost of the landscaping work will be \$94,733. Earthscape LLC is now finished with their part as they did the design. The contract documents are now out for signatures. Once that is complete the next step will be to set the dates for the work. The landscaping will take place separately from the bronze bear statues. Fundraising efforts will continue to take place.

