



SEDONA-OAK CREEK
AIRPORT AUTHORITY

**Airport Terminal Conference Room
Minutes of the Special Meeting – February 1, 2023
Pursuant to A.R.S. §38-431.01(B)**

Directors Present: President Pam Fazzini, Vice-President David Cooper, Treasurer Jerry Barber, Secretary Betty Uhrig, Director Scott Schroeder, Director Timothy Miller, and Director Mike Schroeder.

Directors Absent: None.

Staff Present: General Manager Ed Rose, Business Manager Haruko Terada.

Agenda Item I. Call to Order. The meeting was called to order by President Fazzini at 10:00 a.m. immediately followed by the Pledge of Allegiance.

Agenda Item II. Roll Call. Roll was called and it was determined a quorum was present.

Agenda Item III. Consent Agenda. None.

Agenda Item IV. Reports. None.

Agenda Item V. Unfinished Business: None.

Agenda Item VI. New Business: Consideration by SOCAA to purchase a privately-owned hangar.

This was discussed in-depth by all members after a briefing of why the General Manager wanted to move forward with this purchase that had not been budgeted. He reasoned over the life of the lease (27 years - when SOCAA's lease of the airport from Yavapai County expires), SOCAA could generate income over what it currently makes off the ground lease. The financial projections provided showed a return rate of less than 2%, and the cost of future maintenance was not included. Board members asked where he got his comps showing proper research was not done to determine a realistic value. It was suggested to the General Manager that further research be done, and a comprehensive plan be brought forward. If approved, these types of acquisitions should be included in future budgets. No further action was taken.

Agenda Item VII: Call to the Public: There was no call to the public at this Special Meeting.

Agenda Item VIII: Call for Vote to Convene into Executive Session: 10:44 a.m. Director Scott Schroeder moved to convene into Executive Session; director Jerry Barber seconded. There was unanimous consensus.

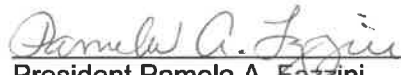
The meeting was reconvened back to public session at 11:44 a.m.

Agenda Item IX: Vice-President Cooper moved the Board authorize Addendum No. 3 to the Airport Manager's Employment Agreement, incorporating the terms discussed in Executive Session, be prepared and presented to the Airport Manager for review and approval. Director Scott Schroeder seconded the motion. The motion passed unanimously.

Agenda Item X: At 11:45 a.m., Director Mike Schroeder moved to adjourn the open meeting; Director Jerry Barber seconded. Consensus was unanimous.

Certified as Accurate and Correct:

Dated this 21st day of February 2023
Sedona-Oak Creek Airport Authority

BY: 
President Pamela A. Fazzini

BY: 
Vice-President David M. Cooper