



Spokane Airports  
9000 W. Airport Dr. #204 ● Spokane, WA 99224 ● (509) 455-6455  
[www.spokaneairports.net](http://www.spokaneairports.net)



### SPOKANE AIRPORT BOARD

**Chair:** Ezra Eckhardt  
**Vice Chair:** Collins Sprague  
**Secretary:** Al French

**Board Members:** Breean Beggs      Max Kuney  
                         Nancy Vorhees      Jennifer West

**Chief Executive Officer:** Lawrence J. Krauter, A.A.E., AICP

In accordance with Ch. 42.30 RCW, the Spokane Airport Board announces its intent to hold a Special Airport Board meeting on **Friday, March 19, 2021 at 7:30 a.m.**

**Pursuant to the Executive Order 20-28 issued by Governor Inslee, public attendance at this meeting shall be limited to audio and/or video attendance. In-person attendance is prohibited pursuant to Executive Order 20-28. Attendance at this meeting is available using the following conference call information: 1-253-215-8782, Meeting ID 958 4967 5819 or by clicking on this link:**  
<https://zoom.us/j/95849675819?pwd=OHdobGlqR1F2TUVkaFh5Qm1KVSt2UT09>

**In accordance with the Open Public Meetings Act and guidance issued by the Washington Attorney General, no public comment will be permitted at this meeting. If you have public comment that you would like to present to the Airport Board, please submit that public comment in writing to [lkrauter@spokaneairports.net](mailto:lkrauter@spokaneairports.net)**

#### A. Call to Order

#### B. Roll Call of the Airport Board

#### C. Executive Session

**D. \*Approval of the Ground Lease Agreement** with *West Plains Airport Area Public Development Authority d/b/a S3R3 Solutions*, (PDA). The PDA has requested a ground lease to finance and build a warehouse, office and parking area to be used for the handling and storage of freight. The PDA will lease 163,350 square feet (approximately 3.75 acres) for construction and operation of the improvements. With the written consent of the Airport, the PDA will lease the improvements to a third party. The term of the ground lease is ten (10) years with four (4) five (5) year options and one (1) four (4) year option. Initial rent under the ground lease will be \$0.25/sq.ft., with annual rent of \$40,837.50; provided, rent will be 50% of such amount during the period to construct the improvements or eighteen (18) months, whichever is earlier. Rent will be adjusted by CPI on the 5<sup>th</sup> year and every other 5 years with rent adjusted by appraisal every 10 years. Use of the leased premises by the PDA and/or its sublessee will be subject to the Airport's standard contractual provisions for use of aeronautical property and conditions, covenants and restrictions.

#### E. Adjourn