

By: Public Works Department
Adopted: March 23, 2020
Yes: Burney, Dryden, Graham, Harvey, Ledford, Velock
No: None
Absent: None

**City of Wasilla
Resolution Serial No. 20-10**

A Resolution Of The Wasilla City Council Authorizing A 20-Year Lease Extension To Lee Budde For Lease Lot 20 At The Wasilla Municipal Airport.

WHEREAS, Lee Budde operates Airforms, Inc. at the Wasilla Airport under an initial 10-year term on Lease Lot 20; and

WHEREAS, Lee Budde is seeking to refinance his business through First National Bank of Alaska and the bank is requiring a 20-year lease extension to secure the financing; and

WHEREAS, Wasilla Municipal Code 5.32.120(C)(3), provides for airport lease extensions subject to recommendation of approval by the Planning Commission and approval of the City Council; and

WHEREAS, the Wasilla Planning Commission provided a recommendation of approval on March 10, 2020, through Planning Commission Resolution Serial No. 20-09, for a 20-year lease extension to Lee Budde for Wasilla Airport Lease Lot 20.


NOW, THEREFORE, BE IT RESOLVED, that the Wasilla City Council authorizes a 20-year lease extension to Lee Budde for Wasilla Airport Lease Lot 20.

Effective Date. This resolution takes effect upon adoption.

ADOPTED by the Wasilla City Council on March 23, 2020.


Bert L. Cottle, Mayor

ATTEST:


Jamie Newman, MMC, City Clerk

[SEAL]

**City of Wasilla
Legislative Staff Report
Resolution Serial No. 20-10**

Authorizing A 20-Year Lease Extension To Lee Budde For Lease Lot 20 At The Wasilla Municipal Airport.

Originator: Archie Giddings, Public Works Director
Date: 3/11/2020

Agenda of: 3/23/2020

Route to:	Department Head	Signature	Date
X	Public Works Director		3/11/20
X	Finance Director		3-11-20
X	Deputy Administrator		3/11/2020
X	City Clerk		3/12/2020
X	Mayor		3/16/2020

Fiscal Impact: yes or no

Funds Available: yes or no

Account name/number:

Attachments: Resolution Serial No. 20-10 (1 page)
Supporting documentation (6 pages)

Summary Statement: This resolution authorizes a 20-year lease extension to Lee Budde for Lease Lot 20 at the Wasilla Municipal Airport. Mr. Budde currently operates Airforms, Inc. from his hangar on Lease Lot 20. Mr. Budde is seeking to refinance his business through First National Bank of Alaska, and the bank is requiring a 20-year lease extension to secure the financing.

The original lease was established on May 1, 2016 with an initial term of 10 years at a rate of \$2,003 annually (\$0.06 per square foot annually standard airport rate). Subsequently, Mr. Budde constructed his hangar and relocated his business to the Wasilla Airport on Lease Lot 20. The lease is subject to renew by the tenant at their option every 10 years under the Mayor's authority. Leases over 10 years and up to 30 years are subject to approval of the City Council in accordance with Wasilla Municipal Code 5.32.120.C.3.

Proposed Action: Adopt the Resolution.

By: Public Works
Public Hearing: 03/10/20
Adopted: 03/10/20

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 20-09**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING
APPROVAL OF A 20-YEAR LEASE EXTENSION TO LEE BUDE FOR WASILLA
AIRPORT LEASE LOT 20; LOCATED AT 3650 W. AVIATION AVENUE.**

WHEREAS, Lee Budde operates Airforms, Inc. at the Wasilla Airport under an initial 10-year term on Lease Lot 20; and

WHEREAS, Lee Budde is seeking to refinance his business and First National Bank of Alaska is requiring a 20-year lease extension to secure the financing; and

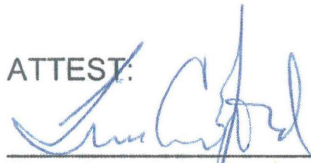
WHEREAS, Lee Budde is in good standing with the current city lease at the Wasilla Airport; and

WHEREAS, Wasilla Municipal Code 5.32.120.C.3 provides for airport lease extensions subject to recommendation of approval by the Planning Commission and approval of the City Council.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission recommends approval to the City Council of a 20-year lease extension to Lee Budde for Wasilla Airport Lease Lot 20 in accordance with Wasilla Municipal Code 5.32.120.C.3.


ADOPTED by the Wasilla Planning Commission on March 10, 2020.

ATTEST:



Tina Crawford, City Planner

APPROVED:

 3-16-20
Chairman Date

VOTE: Passed Unanimously

Archie Giddings

From: Lee Budde <leeofthenorth@gmail.com>
Sent: Tuesday, February 04, 2020 2:01 PM
To: Archie Giddings
Subject: Fwd: FNBA

Dr Mr Giddings.

I am requesting a 20 year lease extension for lot 20 on the Wasilla airport. The current term is until april 2026. I need this to obtain financing. Attached is a letter from Craig Thorne, sr VP FNBA Wasilla showing the need for this. Thank you for your consideration and assistance in this matter.

Sincerely,

Lee Budde
President
Airforms, Inc
3650 West Aviation Ave
Wasilla, AK 99654
(907)357-8244 Office
(907)232-4879 Cell

----- Forwarded message -----

From: Lee Budde <leeofthenorth@gmail.com>
Date: Tue, Feb 4, 2020 at 1:53 PM
Subject: Re: FNBA
To: Craig Thorn <cthorn@fnbalaska.com>

On Tue, Feb 4, 2020 at 1:51 PM Craig Thorn <cthorn@fnbalaska.com> wrote:

Lee,

As part of our consideration to loan you funds against your hangar building located at 3650 Aviation Avenue at the Wasilla Airport leased lot 20, we'll need to have you extend your ground lease with the City of Wasilla for a term of not less than five years beyond our proposed loan term of 15 years.

If you have any questions, please feel free to give me a call.

Craig



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0 item(s) - \$0.00

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Thanks and video credit to Lycoming Engines, Williamsport, PA.



We are working hard to help with replacement parts for your **Cessna 208/208B aircraft**. See our products pages and visit often for new additions to our PMA approvals.

halves for Cessna 208 & 208B aircraft. The ... [Continue reading →](#)

[Airforms, Inc. Awarded FAA PMA Approval for Cessna 206/207/210 Engine Mount Heat Shields](#)

Friday May 04, 2018

WASILLA, ALASKA, 3-May-18- Airforms, Inc. announced today they have been awarded FAA PMA approval for engine mount isolator heat shields for the Cessna C206/207/210 family of aircraft (Continental powered). The aluminum construction of the heat shields absorbs less heat than ... [Continue reading →](#)

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MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 5912000L020

Site Information

Account Number	5912000L020	Subdivision	NEW WASILLA ARPRT ADD 2
Parcel ID	528369	City	Wasilla
TRS	S17N02W13	Map HO09	Tax Map
Abbreviated Description (Not for Conveyance)	NEW WASILLA ARPRT ADD 2 LOT 20		

Site Address	3650 W AVIATION AVE		
Ownership	WASILLA CITY OF AIRPORT/WASILLA-LEASED		
Buyers	BUdde LEE & JENNIFER		
Primary Owner's Address	290 E HERNING AVE WASILLA AK 99654	Primary Buyer's Address	PO BOX 521795 BIG LAKE AK 99652-1795

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2020	\$15,500.00	\$438,100.00	\$453,600.00	2020	\$15,500.00	\$438,100.00	\$453,600.00
2019	\$17,400.00	\$489,200.00	\$506,600.00	2019	\$17,400.00	\$489,200.00	\$506,600.00
2018	\$19,100.00	\$466,700.00	\$485,800.00	2018	\$19,100.00	\$466,700.00	\$485,800.00

Building Information

Structure 0 of 1						
Residential Units	0	Use	Aircraft Transportation			
Condition	Standard	Design	Commercial			
Basement	None	Construction Type	Metal			
Year Built		2016 Grade	None			
Foundation	Poured Concrete	Building Appraisal	\$438100			
Well		Septic				

Building Item Details

Building Number	Description	Recorded Documents	Area	Percent Complete
Tax/Billing Information				
Year Certified	Zone	Mill	Tax Billed	Recording Info (offsite link to DNR)
2020 No	0035	::	::	Palmer 2016-014259-0
2019 Yes	0035	12.536	\$6350.74	
2018 Yes	0035	12.481	\$6063.27	

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	(\$899.70)		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.08	0.08	Assembly District 004	07-125	130 Central Mat-Su	No Borough Road Service see the City of Wasilla Website

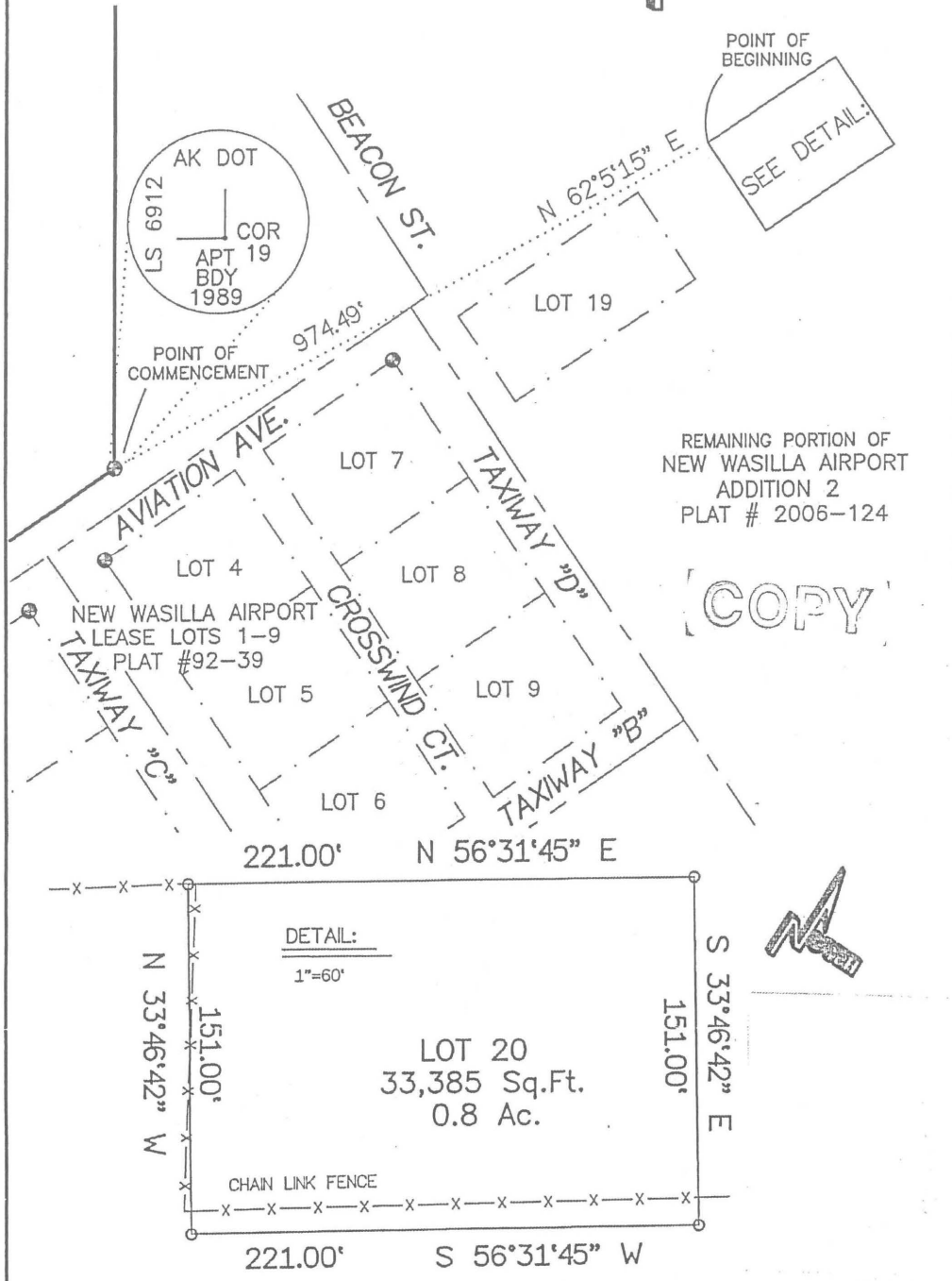
¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

Last Updated: 2/18/2020 12:00:27 AM

LEGEND:

MEASURED DATA 12.5'
 RECORD DATA N 90°00'00" W
 RECOVERED MONUMENT
 SET 5/8"x30" REBAR



REMAINING PORTION OF
 NEW WASILLA AIRPORT
 ADDITION 2
 PLAT # 2006-124

COPY

DETAIL:

1"=60'

LOT 20
 33,385 Sq.Ft.
 0.8 Ac.

CHAIN LINK FENCE



PREPARED BY: 5099 E. BLUE LUPINE DR. #104 WASILLA, ALASKA 99654 (907) 375-8800 FAX (907) 375-9629 E-MAIL: admin@acuteksurvey.com	PREPARED FOR: CITY OF WASILLA, ALASKA 290 E. HERNING AVE. WASILLA, ALASKA 99654 907-373-9050	DATE: 2/26/16	JOB NUMBER: 16-05.03	F.B. NUMBER: 16-01 21
		SCALE: 1" = 200'	DRAWN: TENDRA	CHECKED: TLN