

**CITY OF WASILLA  
RESOLUTION SERIAL NO. 11-31**

**A RESOLUTION OF THE WASILLA CITY COUNCIL AUTHORIZING A 30-YEAR LEASE AT THE WASILLA AIRPORT, LEASE LOT 7, TO AIRFORMS AIRCRAFT PARTS MANUFACTURER.**

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WHEREAS, on July 19, 2011, the applicant provided a completed lease application for a 30-year lease of Lot 7, New Wasilla Airport along with a site plan showing a proposed 4,000 square foot building for the manufacture and sale of aircraft parts; and

WHEREAS, this business has been operating successfully out of the Big Lake area for 13 years and it is proposing to be relocated to the Wasilla Airport where it will provide full time employment for 10 to 15 employees; and

WHEREAS, the Airport Master Plan supports this type of development on the lease lots to promote the aviation industry; and

WHEREAS, WMC 5.32.120 requires review and recommendation from the Wasilla Planning Commission and approval from the Wasilla City Council of the airport leases when requesting the lease term longer than a ten-year period; and

WHEREAS, the Wasilla Planning Commission provided a recommendation of approval on July 26, 2011, through Planning Commission Resolution Serial No. 11-12 for the 30 year lease term.

NOW, THEREFORE, BE IT RESOLVED, the Wasilla City Council authorizes the lease of Lot 7, New Wasilla Airport, to Airforms Aircraft Parts for a term of 30 years.

ADOPTED by the Wasilla City Council on August 8, 2011.

  
VERNE E. RUPRIGHT, Mayor

ATTEST:

  
KRISTIE L. SMITHERS, MMC, City Clerk

[SEAL]

VOTE: Harris, Holler, Katkus, Menard, Sullivan-Leonard and Woodruff in favor.


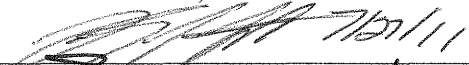




**CITY OF WASILLA  
LEGISLATION STAFF REPORT**

**RESOLUTION SERIAL No. 11-31: AUTHORIZING A 30-YEAR LEASE AT THE WASILLA AIRPORT, LEASE LOT 7 TO AIRFORMS AIRCRAFT PARTS MANUFACTURER.**

**Agenda of:** August 8, 2011  
**Originator:** Public Works Director

**Date:** July 27, 2011

Route to:	Department	Signature/Date
X	Finance Director	 7/27/11
X	Interim Deputy Administrator	 7/27/11
X	Public Works Director	 7/27/11
X	City Clerk	 7/27/11

**REVIEWED BY MAYOR VERNE E. RUPRIGHT:** 

**FISCAL IMPACT:**  yes \$2,700 annual revenue

**Account name/number:**

**Attachments:** Lease Application (8 pages)

**SUMMARY STATEMENT:** Mr. Lee Budde submitted an application for Lease Lot 7 at the Wasilla Airport on July 19, 2011. In accordance with the Wasilla Municipal Code 5.32.120, the Planning Commission subsequently recommended approval of a 30 year lease term on July 26, 2011 through the adoption of Planning Commission Resolution Serial No. 11-12.

Mr. Budde is planning on constructing a 4,000 square foot building on the lease lot and relocate his business from Big Lake to the Wasilla Airport. Mr. Budde has been in business for 13 years manufacturing aircraft parts for shipment around the world. This business employs between 10 and 15 people. The Airport Master Plan identifies lease lots for this type of development to promote the aviation industry.

**STAFF RECOMMENDATION:** Approve the adoption of Resolution Serial Number 11-31 that authorizes a 30-year lease of Lot 7, New Wasilla Airport to Airforms aircraft parts manufacturer.

APPLICATION

AIRPORT PROPERTY LEASE

(1) Name of Applicant LEE BUDDÉ  
Name of Business AIRFORMS INC  
Mailing Address PO BOX 521795  
BIG LAKE MI 49652  
Phone and Fax #s 907 - 892 8244 F - 7244

(2) Application is for Lease Lot Number 7. If you will accept another lot, please list that number \_\_\_\_\_.

(3) If applicant is a Corporation or Partnership, list the Principals.

Name <sup>PRETIDENT -</sup> <u>LEE BUDDÉ</u>	Name _____
Address <u>Box 521795</u> <sup>MI</sup>	Address _____
<u>BIG LAKE, 49652</u>	_____
Phone <u>232-4879</u> fax <u>892-7244</u>	Phone _____ fax _____
Name _____	Name _____
Address _____	Address _____
_____	_____
Phone _____ fax _____	Phone _____ fax _____

(4) Describe the specific type of business activities to be conducted on the lease property: AIRCRAFT PART MANUFACTURING & REPAIR

\_\_\_\_\_  
\_\_\_\_\_

(4) Describe the specific type of business activities to be conducted on the lease property: \_\_\_\_\_

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APPLICATION AIRPORT  
PROPERTY LEASE  
Page 2

(5) Attach a scale drawing of the requested lot and depict the location and size, including heights of any buildings proposed to be constructed or placed on the leased lot.

NOTE: Some lots have a B.R.L. (building restriction line) beyond which no portion of a building may extend.

Depict the proposed location of sewer and water facilities, if any.

(6) Describe the type of structure, the dollar value and type of materials proposed for the structure.

HEATED CONCRETE SLABS, WOOD FRAME CONSTRUCTION  
WITH 2X8 WALL STUDS AND WOOD TRUSS ROOF  
R38 WALL INSULATION, R60 ROOF INSULATION.  
PROVISION WILL BE MADE FOR ADDITION OF  
HANGAR DOOR FOR AIRCRAFT IN FUTURE.

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- (7) Date construction is estimated to commence is: 8/11 OR 5/12  
Date construction is estimated to be complete: 10/11 7/12
- (8) Provide a written business plan including capital investments, services to be provided and number of employees.

THIS IS A NEW FACILITY FOR AN EXISTING BUSINESS CURRENTLY LOCATED AT BIG LAKE. FINANCE FOR THIS PROJECT IS 100% INTACT. ESTIMATED COST OF NEW BUILDING AND SITE DEVELOPMENT IS \$170,000.

NATURE OF BUSINESS IS AIRCRAFT PART MANUFACTURE AND REPAIR. AIRFORMS, INC. HOLDS FAA/PMA (PART MANUFACTURING AUTHORITY) AND IS REGULATED AND REGULARLY INSPECTED BY FAA PERSONNEL.

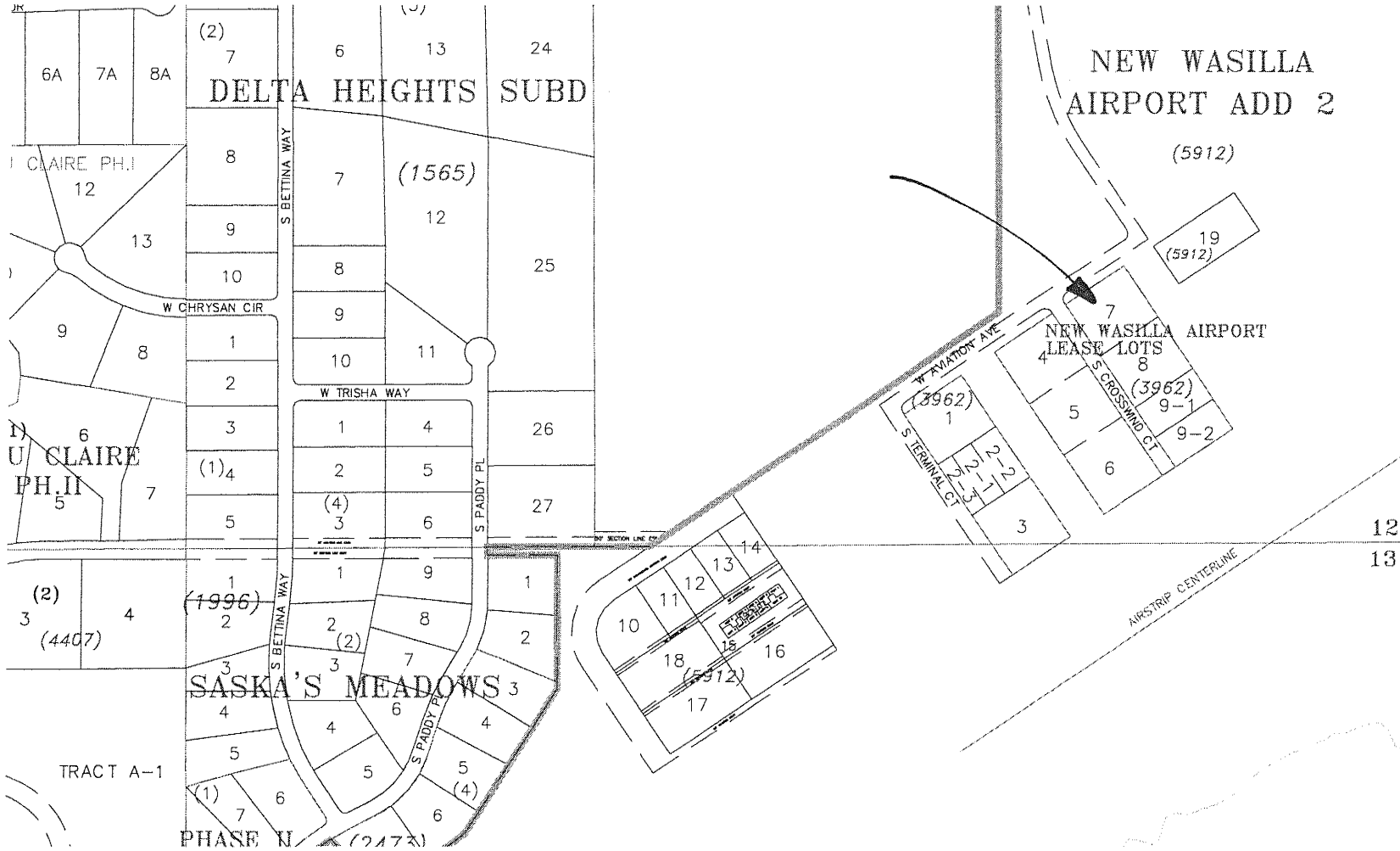
CURRENT NUMBER OF EMPLOYEES IS 9 AND WILL LIKELY STAY AROUND THAT LEVEL FOR THE NEXT FEW YEARS.

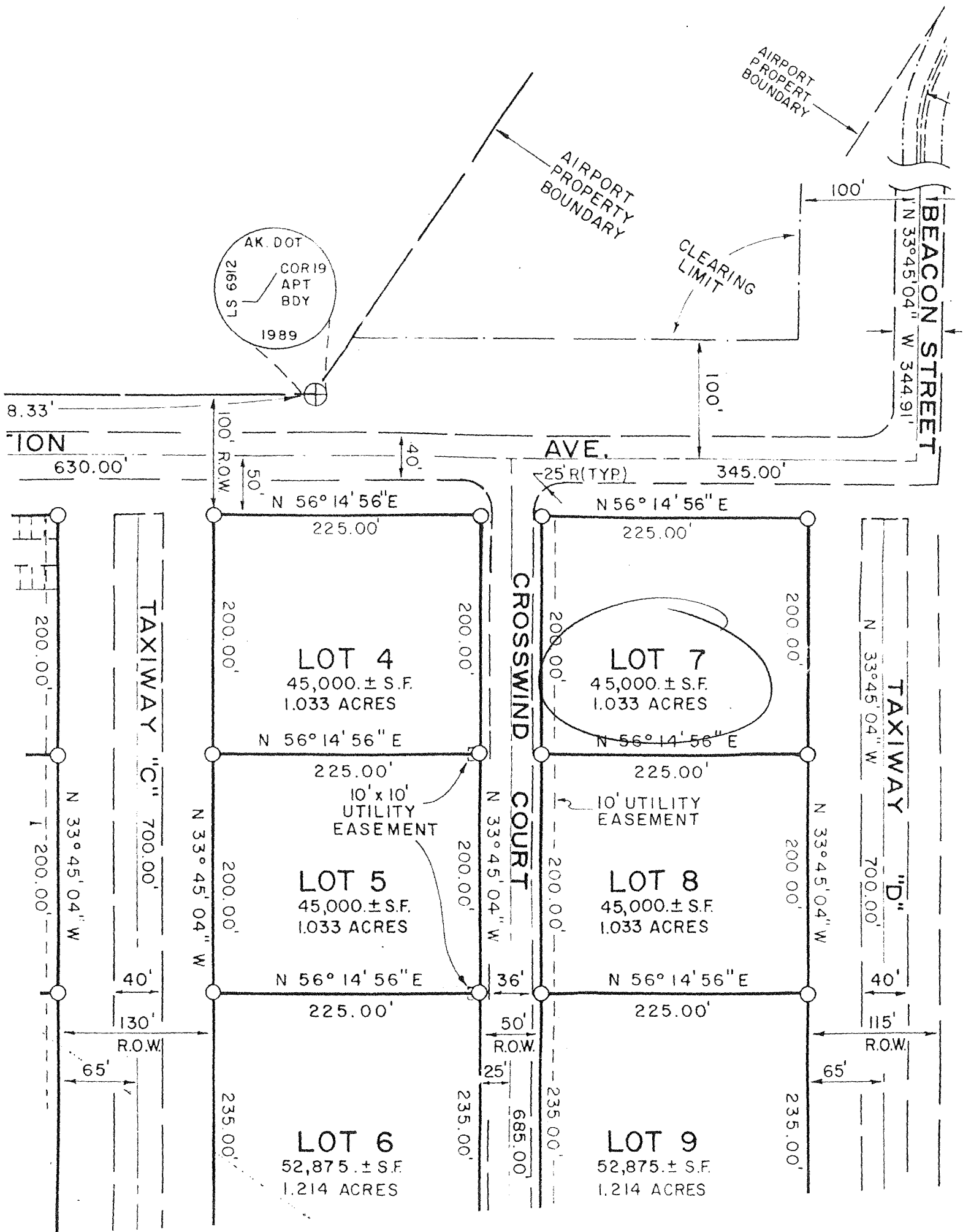
IN ADDITION THERE WILL BE APPROXIMATELY 12 AIRCRAFT TIE DOWNS FOR AIRCRAFT, BOTH PERSONAL AND FOR PERFORMING MAINTENANCE.

Lee Ann

7-19-11

# VICINITY MAP









**CITY OF WASILLA  
PUBLIC WORKS DEPARTMENT**

290 E. Herring Ave.  
Wasilla, Alaska 99654-7091  
Phone: (907) 373-9010 Fax: (907) 373-9011

JOB Airforms Building Site Plan

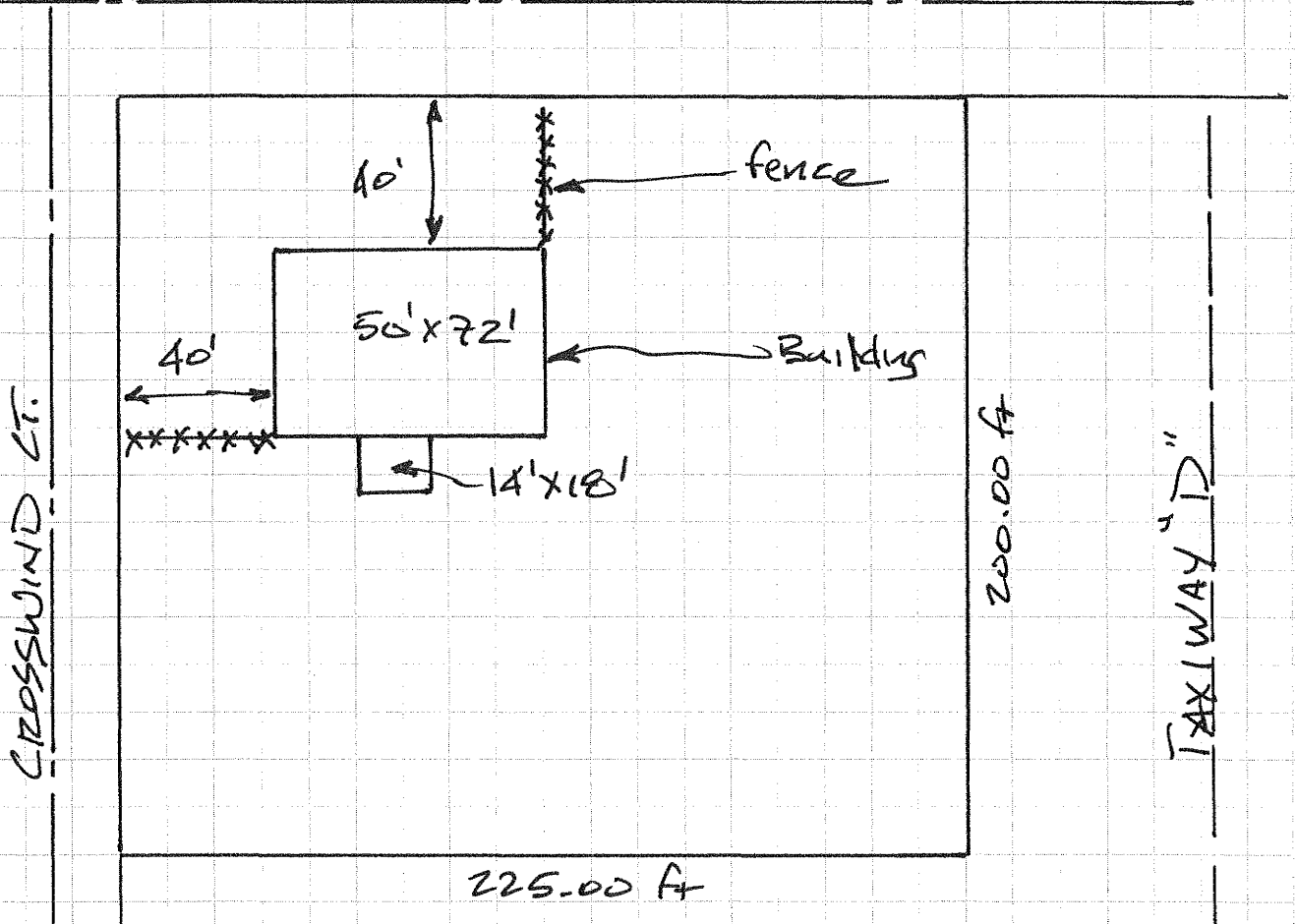
SHEET NO 1 OF 1

CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_

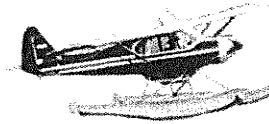
CHECKED BY AG DATE 7/19/11

SCALE 50

AVIATION AVE.



LOT 7 SITE PLAN  
1.033 ACRES  
Building Height 35 ft



Top » Catalog

My Account | Cart Contents | Checkout

- WELCOME TO OUR ONLINE STORE
- HOME >
- CONTACT US >
- ABOUT AIRFORMS INC. >
- USED PARTS AND TREASURE >
- FAB & MANUFACTURING >
- PROTOTYPING >

### Welcome To Our Website!



After 10 great years, we have changed our name from Airframes, Inc. to Airforms, as we recently sold the supercub fuselage portion of our business. Please visit <http://www.airframesalaska.com/> if you would like to contact the new company, Airframes Alaska. We are continuing on at the same facility and with the same highly skilled personell and our commitment to excellence in quality and customer satisfaction. We are constantly developing new FAA/PMA approved parts, engine baffles along with other components.

Click on the icons below for engine baffles and other parts.

#### Product Search

Use keywords to find the product you are looking for.  
[Advanced Search](#)

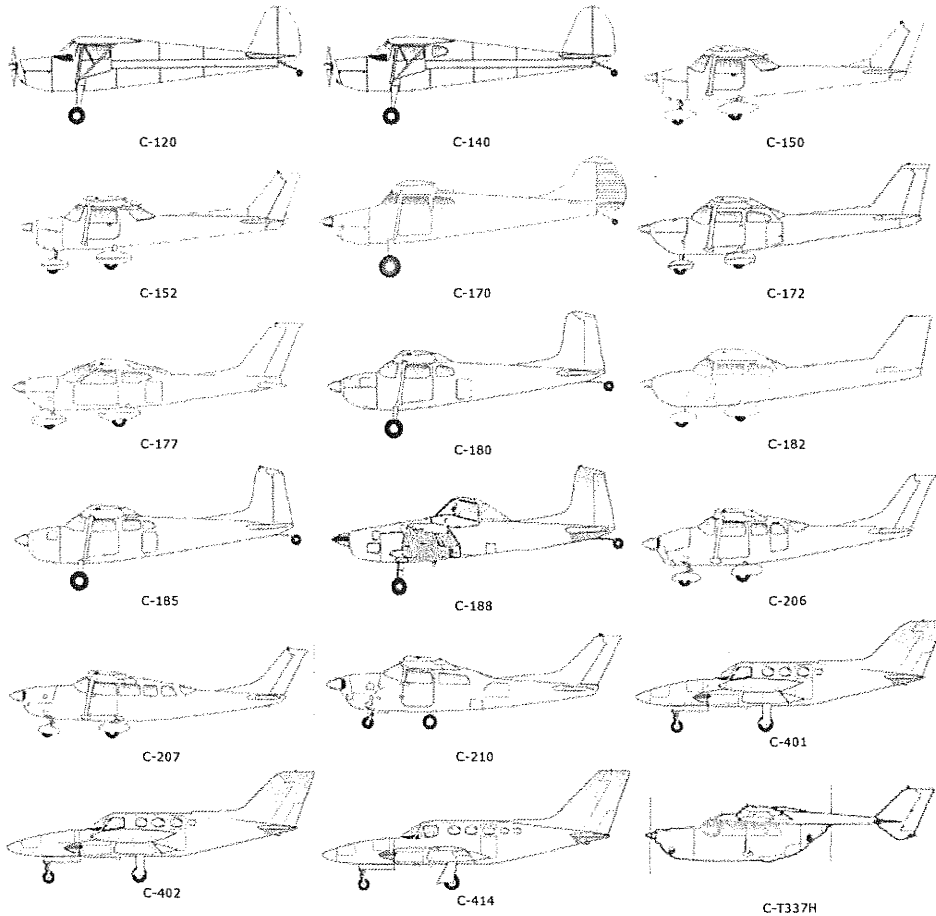
#### Shopping Cart

0 Items

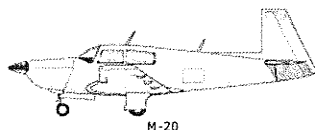
Website Design & Hosting by  
  
 Cybernautical Services for Aeronautical Businesses



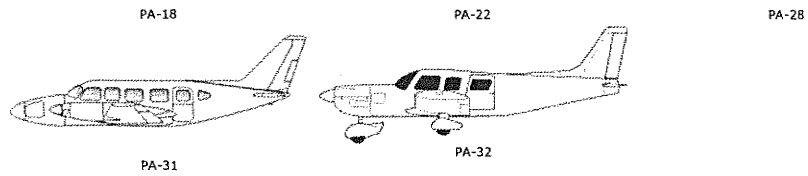
### Cessna Aircraft Engine Baffles



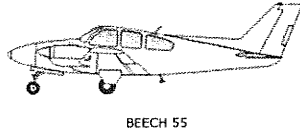
### Mooney Aircraft Engine Baffles



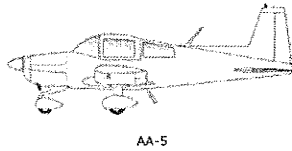
### Piper Aircraft Engine Baffles



**Beechcraft Aircraft Engine Baffles**



**Grumman Aircraft Engine Baffles**



Wednesday 27 July, 2011

1001716 requests since Sunday 16 December, 2007

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