



**CITY OF CORNING
AIRPORT COMMISSION MEETING**

**MONDAY, APRIL 2, 2012
CITY COUNCIL CHAMBERS
794 THIRD STREET**

A. CALL TO ORDER: 6:30 p.m.

B. ROLL CALL:

Commissioners:	Danny Salado Tony Miller Louis Davies Vacant
Chairperson	Barbara Boot

C. BUSINESS FROM THE FLOOR: If there is anyone in the audience wishing to speak on items not already set on the Agenda, please come to the podium, give your name and address, and briefly identify the matter you wish to have placed on the Agenda. The Commission will then determine if such matter will be placed on the Agenda for this meeting, scheduled for a subsequent meeting, or recommend other appropriate action. If the matter is placed on tonight's Agenda, you will have the opportunity later in the meeting to return to the podium to discuss the issue. The law prohibits the Commission from taking formal action on the issue, however, unless it is placed on the Agenda for a later meeting so that interested members of the public will have a chance to appear and speak on the subject.

D. REGULAR AGENDA: All items listed below are in the order, which we believe, are of most interest to the public at this meeting. However, if anyone in the audience wishes to have the order of the Agenda changed, please come to the podium, state your name and address, and explain the reason you are asking for the order of the Agenda to be changed.

- 1. Waive the Reading and Approve the Minutes of the October 3, 2011 meeting with any necessary corrections.**
- 2. Announcement of Vacancy on the Airport Commission resulting from the February 3, 2012 resignation of Commissioner Ed Pitman.**
- 3. Aviator's Memorial Park – discussion and possible action (carried over from last meeting).**
- 4. Report on City's meeting with Crop Dusters and their discussion of Airport use procedures**
- 5. Discussion of possible Solar Land Lease for property at the Airport.**
- 6. Update on status of fencing project at the Airport.**
- 7. Review "Request for Qualifications" (RFQ's) received for the Airport Consultant Contract.**
- 8. Discuss needed repairs to City Hangar currently leased to Rainbow Aviation at Airport**
- 9. Discuss request for City support via use of City barriers for crowd control and presence of the Fire Department Truck and Flag at the May 19th EAA Young Eagles Event at Airport and a possible subsequent recommendation to the City Council.**

E. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:

F. ADJOURNMENT:

The Corning Airport Commission serves as an advisory body to the Corning City Council on Municipal Airport and Aviation issues including: Use, Master Planning, Land Acquisition and Development, Beautification, and Improvement and Maintenance of the Corning Municipal Airport. The Commission provides a public forum for the proposal and discussion of airport services and amenities that benefit the Community. Ideally the Commission would encourage Pilots, Airport Businesses, Airport Land Leaseholders, Hangar Owners and Tenants to work together in the planning for current and future facility and Airport needs.

POSTED: WEDNESDAY, MARCH 28, 2012



**CITY OF CORNING
AIRPORT COMMISSION MEETING MINUTES**

**MONDAY, OCTOBER 3, 2011
CITY COUNCIL CHAMBERS
794 THIRD STREET**

A. CALL TO ORDER: 6:30 p.m.

B. ROLL CALL:

**Commissioners: Danny Salado
Tony Miller
Louis Davies
Ed Pitman**
Chairperson: Barbara Boot

All members of the Commission were present except Commissioner Salado.

C. BUSINESS FROM THE FLOOR: None.

D. REGULAR AGENDA:

1. Waive the Reading and Approve the Minutes of the June 6, 2011 meeting with any necessary corrections.

Commissioner Miller moved to approve the Minutes as written. Commissioner Davies seconded the motion. **Ayes: Boot, Miller, Pitman and Davies. Absent: Salado. Opposed/Abstain: None. Motion was approved by a 4-0 vote with Salado absent.**

2. Aviator's Memorial Park – discussion and possible action.

Commissioner Pitman said that he would like to start a Memorial for past donors to the park and place the names on a plaque in the center of the park. After some discussion, this was tabled to the next meeting.

3. Discussion of Procedures for Crop Dusters with possible action.

Commissioner Pitman said that he would like to finish the compaction and add the road base and do the final grading. Public Works Director John Brewer said that he would contact the Crop Dusters and arrange a meeting to discuss their needs. **No action taken.**

4. Update on Compass Rose by Chairperson Boot.

Chairperson Boot stated that the Compass Rose was completed and the extra paint was returned to the Public Works Department.

E. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:

Public Works Director John Brewer gave a brief report on the runway lighting. **Discussion item only, no action taken.**

F. ADJOURNMENT: 7:00 p.m.

**Carl Crain
Assistant Public Works Director**

ITEM NO.:
ACCEPT RESIGNATION FROM
AIRPORT COMMISSIONER
ED PITMAN
February 14, 2012

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: STEPHEN J. KIMBROUGH, CITY MANAGER
LISA M. LINNET, CITY CLERK

SUMMARY:

Airport Commissioner Ed Pitman submitted his resignation from the Airport Commission effective immediately.

BACKGROUND:

Commissioner Ed Pitman was appointed to the Airport Commission on August 25, 2009.

RECOMMENDATION:

MAYOR AND COUNCIL ACCEPT THE RESIGNATION OF AIRPORT COMMISSIONER ED PITMAN EFFECTIVE AS OF FEBRUARY 14, 2012.

February 3, 2012

Mr. Ed Pitman
P.O. Box 499
Corning, CA 96021

City of Corning
Attn: Honorable Mayor and Council Members
794 Third Street
Corning, CA 96021

Subject: Resignation as member of the City of Corning Airport Commission

Honorable Mayor and Members of the City Council:

I am regrettfully tendering my resignation as a member of the City of Corning Airport Commission effective immediately.

Sincerely,

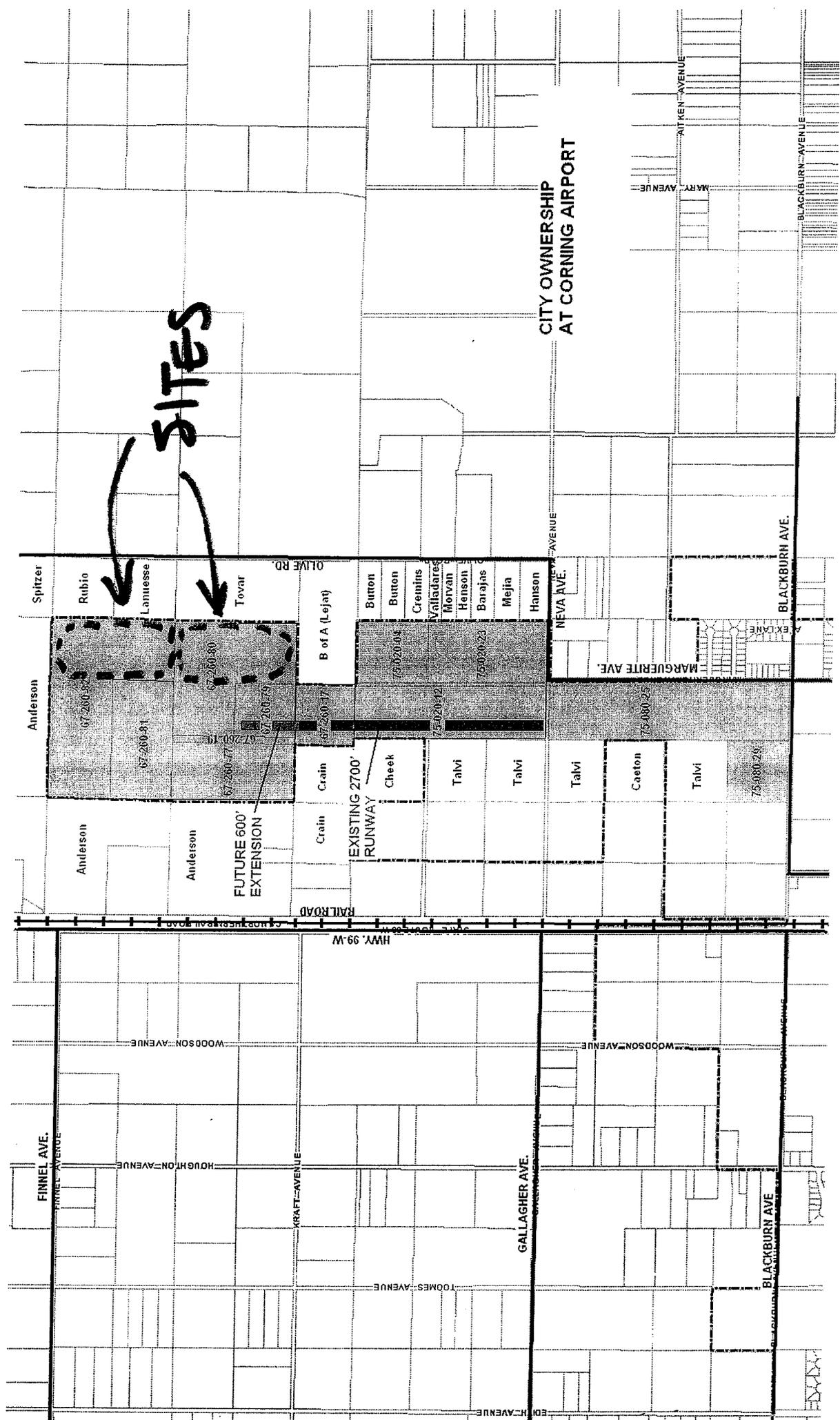
A handwritten signature in black ink, appearing to read 'Ed Pitman', with a large, stylized flourish at the end.

Ed Pitman

Corning Municipal Airport - Site Lease Summary

Date	March 12, 2012
Lessee	Ecoplexus, Inc.
Lessor	City of Corning
Property Description	Approximately 15 acres of undeveloped land at the municipal airport ("Property").
Project Summary	Lessee desires to construct and operate a Solar PV Generating Facility on the Property for the purpose of producing and selling electricity to PG&E under a 20-year Power Purchase Agreement (PPA) ("Solar Facility").
Lease Term	20 years from Lease Commencement.
Lease Commencement	Lease payments will begin on the Commercial Operation Date (COD) of the Solar Facility.
Fixed Lease Rate	\$1,200 per acre per year
Annual Lease Revenue to Lessor	\$18,000
Cumulative Lease Revenue to Lessor	Approximately \$360,000
Lease Option Agreement Execution Date	Anticipated Tuesday, March 27, 2012
Lease Option Agreement Consideration Fee	\$900.00, or 5% of estimated annual lease revenue
Contingencies	<ul style="list-style-type: none">• Acceptance and execution of an interconnection agreement and power purchase agreement with PG&E and Solar Facility• Approval and permitting from the City of Corning and other governing and regulatory bodies• Approval by the Federal Aviation Administration

Condition of Property	Lessee assumes Property has no development or government assessments, including future obligations, and there are no environmental or other restrictions which will impede the development of the Solar Facility.
Warranty	No tenant or other parties have any options to lease, rights of first refusal or rights to purchase the Property.
Lessee Obligations	<ul style="list-style-type: none">• Secure compliance, approval and permitting, as necessary, with City of Corning, FAA and other governing and regulating body requirements for construction and operation of the Solar Facility.• Removal of the Solar Facility and the end of the Lease Term and return the Property to its original condition.• Execute interconnection agreement and power purchase agreement with PG&E
Non-Binding Term Sheet	This Term Sheet is a high-level summary of the proposed transaction only and it does not constitute a legally binding agreement. The transaction contemplated between Lessor and Lessee is subject to the terms and mutual execution and delivery of a land lease and other documentation.
Exclusivity	Lessor understands that this is a limited time program that is anticipated to end quickly, and that if it wishes to enter into a land lease for the purpose stated herein it will do so only with Lessee.
Confidentiality	This term sheet contains information that is confidential, private and privileged. It has been prepared for the exclusive use of the City of Corning for the sole purpose of considering the transaction outlined herein. Please do not discuss or copy or distribute to any outside parties without the consent of Lessee.



CITY OWNERSHIP
AT CORNING AIRPORT

SITES

FUTURE 600'
EXTENSION

EXISTING 2700'
RUNWAY

Spitzer

Rubio

Lantesse

Tovar

Anderson

Anderson

Anderson

Crain

Cheek

Talvi

Talvi

Talvi

Caeton

Talvi

75-080-29

B of A (Lejat)

Button

Button

Cremins

Valladares

Morvan

Herison

Barajas

Mejia

Hanson

MARGUERITE AVE.

ALEX LANE

BLACKBURN AVE.

MARY AVENUE

BLACKBURN AVENUE

FINNELL AVE.

HOUGHTON AVENUE

WOODSON AVENUE

KRAFT AVENUE

GALLAGHER AVE.

BLACKBURN AVE

TOMES AVENUE

EDM AVENUE

RAILROAD

HWY. 99 W

8

FINNELL RD.

HWY 99-W

City Limits

Portion of APN 67-260-82 suitable for solar arrays.

Portion of APN 67-260-80 suitable for solar arrays.

Future RPZ (with next runway extension)

RPZ with current runway end

OLIVE ROAD

Potential Solar Array Lease Areas at Corning Municipal Airport

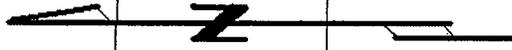
March, 2012

City Limits

FBRL

FBRL

M-1



Ecoplexus is a leader in the development, design, engineering, construction, financing and operation of distributed generation solar PV systems for the commercial, municipal and utility sectors. The Company's strong engineering capabilities and project finance expertise have led to the successful completion of over thirty Power Purchase Agreements (PPA's) for municipal and commercial-scale solar projects. Our project teams have completed over 20 MW's of solar PV installations in California, with a focus on projects in the 500 KW to 3 MW range which serve onsite load and export energy via utility procurement programs.

The Company's client base includes more than ten city and municipal agencies and some of the largest multi-family affordable housing developers in California. Offering an in-depth understanding of the financial structures and incentives available for solar development, Ecoplexus delivers customized PPA financing programs which meet the unique needs of its clients, which include:

- Santa Clara County
- Eden Housing Corp.
- City of Watsonville
- South Bay Waste Management Administration (SBWMA)
- City of Milpitas
- Housing Authority of Sutter County
- Heartland Realty Investors, Inc.

As a turn-key developer, Ecoplexus provides comprehensive expertise across the solar implementation value chain:

- Energy demand assessment, financial analysis and tariff optimization
- System design, engineering, integration and construction (EPC)
- Site selection and land acquisition
- Project finance and incentive optimization
- Lifecycle project management and general contracting
- Interconnection, certification, permitting and regulatory compliance
- System monitoring, maintenance, servicing and reporting

Leveraging its successful project completion track record and development expertise, Ecoplexus maintains active investment partnerships with two Fortune 500 energy companies and an \$800 million renewable energy investment firm.

To learn more, please visit our website at www.ecoplexus.com or call us at (415) 626-1802.

