

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS  
OF THE INDIAN WELLS VALLEY AIRPORT DISTRICT  
OCTOBER 9th, 2020 @ 10:00 AM**

**1. CALL TO ORDER AND ROLL CALL**

Paul Valovich called the meeting to order at 10 AM. Present were: Directors Paul Valovich, Russ Bates, Steve Morgan, Jim Paris, General Manager Scott Seymour, Office Administrator Demi Mace, and District Counsel Scott Nave all via teleconference

**2. PLEDGE OF ALLEGIANCE TO THE FLAG WAS LED BY DIRECTOR VALOVICH**

**3. CONSENT CALENDAR:**

**4. COMMITTEE REPORT:**

**5. BUSINESS ITEMS:**

**A: DISCUSSION/APPROVAL: APPROVAL FOR AHERN RENTALS, INC. LEASE OF  
7100 MONACHE MOUNTIAN AVE**

-Director Valovich explains that the reason for this separate meeting from the regular board meeting the day before is to make sure the district is transparent and that the Ahern Rental Lease is shown to the public before board approval. Scott Nave explains the update made to the contract in section 4.1.2 has been revised to say "the rent shall be abated in an amount not to exceed \$35,000". Scott Seymour says he will deal with Exhibit B as explained at the meeting the night before. Scott Seymour explains that attachment B will be an R&R of the ducting and electrical of the garage portion of the building and show the removal of the second floor to make the area into a working garage again. Outside of that the only other work is to bring bathrooms up to ADA compliance. Director Valovich says he believes this lease agreement is in the best interest of the airport and he has no problem with the terms.

Motion is made by Director Morgan, Seconded by Director Bates  
**TO APPROVE THE COMPENSATORY TIME AGREEMENT AS AMENDED**  
Motion was passed by roll call vote: 4 ayes

**7. PUBLIC COMMENT:**

**8. BOARD COMMENT:** Director Paris thanks Scott Seymour and Nave for their work on the lease agreement. Director Valovich says he will be heading to Pennsylvania again in a few days but will be able to be reached by phone.

**9. CLOSED SESSION:** None

**10. DISTRICT COUNSEL:** None

**11. ADJOURNMENT:**

Motion was made by Director Morgan

**TO ADJOURN THE MEETING AT 10:08 AM**

Motion was passed by roll call vote: 4 ayes

Approved at the  
Airport District

Regular meeting of the board of directors of the Indian Wells Valley

Board Clerk: \_\_\_\_\_