

**HELENA REGIONAL AIRPORT AUTHORITY  
SPECIAL MEETING MINUTES  
DECEMBER 17, 2020 11:30 A.M.**

**MEETING**

In Attendance (In Person):

Mike Murray, Vice Chair  
Tom McGree, Secretary  
Debbie Havens, Airport Commissioner  
Jeff Wadekamper, Airport Director

Others in Attendance (In Person):

Greg Gould, Luxan & Murfitt, PLLP  
Ross Marty, Assistant Airport Director  
Connie Lundin, Financial Manager

In Attendance via phone conference:

Dave Simkins, Chair  
Liz Bangerter, Immediate Past Chair  
Mike Muscarelli, Airport Commissioner

Excused:

Rick Hays, Airport Commissioner

Public:

Jerry and Lisa Gresens, Helena Aircraft  
Dan Norhton, Exec Air Montana, Last Chance Rental and Leasing

**PUBLIC COMMENT PERIOD**

No public comments were given by any members of the public when asked by Chair Dave Simkins.

**AIRPORT AUTHORITY ISSUES**

Consider Consent to Change of Ownership and/or Assignment of Exec Air Montana and Last Chance Rental and Leasing Leases – Director Jeff Wadekamper identified Dan Norton in the audience as representing Exec Air Montana and Last Chance Rental and Leasing. The owners of these 2 lease holders are John Maxness and Dan Norton. They have an agreement to sell their FBO, air ambulance, and associated businesses to a new owner, Leading Edge Jet Midcourt, LLC. The new owners also have FBO's and MRO's in Oregon and several locations in Canada. The arrangement is to acquire the operations in Helena and retain the names and operations of the business.

Director Jeff Wadekamper told the Board that Greg Gould, Airport Legal Counsel has done the due diligence to spend considerable time reviewing the leases and discussing

the process with the attorneys representing the buyer and sellers. As with all airport leases, the Airport Authority has to consent to transferring or assigning leases to new owners in these types of transactions. The assignment cannot be unreasonably withheld, and is really to ensure the new owners are cognizant that they are to continue to fulfill all of the obligations already in force in the leases. The new owners have confirmed they are aware of the obligations and have no interest in altering any of the operations. This is only a change in ownership. The new owners would assume all of the leased areas under the existing leases which includes facilities they own and also some they lease from the Airport Authority such as a few of the old hangars. Greg Gould, Airport Legal Counsel stated that he had thoroughly reviewed the transactions to ensure they meet the legal requirements and has suggested the Board authorize the Airport Director to sign the consent to reassignment as part of their approval. Mr. Gould also suggested that since there were members of the public present that the Chair provide an additional call for public comment before taking action to ensure there was adequate chances to receive comment on this important item. Chair Dave Simkins asked if there was any additional public comment on this agenda item. There was none. Chair Simkins asked if there was a motion.


**MOTION** was made by Vice Chair Mike Murray, seconded by Secretary Tom McGree to Consent to the assignment of the Exec Air Montana and Last Chance Rental and Leasing Leases to Leading Edge Jet Midcort, LLC. Chair Dave Simkins asked if there was any additional discussion. Hearing none, the vote was 6-0 to unanimously pass the motion as presented.

**DIRECTOR'S COMMENTS.**

None

  
\_\_\_\_\_  
/s/ Dave Simkins, Chair

ATTEST:

  
\_\_\_\_\_  
/s/ Tom McGree, Secretary

(SEAL)