

Solberg Negotiations

6 Formal Meetings

09/08/05

09/22/05

10/14/05

12/04/05

12/17/05

01/02/06

Plus 1 informal meeting in early October

Objective of Township Committee

- Preserve open space.
- Preserve critical and sensitive environmental areas of the tract.
- Promote sound planning.
- Preserve airport character and surrounding area.

Means of achieving township objectives

- Township to acquire entire 726 acre property.
 - *Purchase to include airport approximately 75 acres and 650 acres of open space.*
 - *Township prepared to raise sufficient funds for the acquisition of this property at market value.*
 - *Most of funds were to be refunded with State preservation grants.*

- Township to permanently preserve the airport and all the Open Space surrounding the Airport.
 - *Airport would stay in its current configuration.*
 - *Licensed runways would be kept at existing lengths.*
 - *Township would contract out management and operation of airport.*
 - *Safety improvements made only to benefit current aircraft types.*

Where did negotiations begin?

Solbergs initial position:

- Airport and Open Space are not for sale.
 - Solberg Aviation wants to retain ownership unrestricted.
 - Solberg acknowledges that unspecified development plan exists for safety improvements.
 - Open Space surrounding airport exists today at no cost to the Township, but Solberg Aviation wants it to remain unrestricted.

Early negotiations with Solberg

➤ *Goals of Township and Solberg Aviation 9/8/05:*

- Find the common ground and move forward.

(Township to buy Open Space in fee or development rights.)

- Minimize impact to the surrounding community. *(Limit activity, apply curfews, noise limits [develop standards for noise], create buffers.)*

Solberg proposal 9/22/05

Allow Airport expansion:

- *Runway expanded to handle jet traffic, up to 5,600 feet. →*
 - ✓ *Minimize impact to surrounding community max 65 db DNL.*
 - ✓ *Establish noise restrictions and curfews for operations.*
 - ✓ *No Stage 1 or 2 jets.*
 - *1,000,000 square feet of hangar/office space on 100 acres.*
 - *Township to preserve half of the open space.*
 - ✓ *350 Acres*
 - ✓ *Price not disclosed.*
 - ✓ *Fee or development rights not disclosed.*
 - ✓ *Deed restrict open space (restrictions TBD).*
- *Note: Runway length proposed was greater than the 1999 conditional approval given by the FAA.*

10/14/05 General Discussion

1. How do we limit noise impact to the community?
2. How do we place noise restrictions on the airport owner?
3. How do we monitor the restrictions?
4. Who enforces the restrictions?
5. What is the best way to convey the open space?
 - a) easement
 - b) fee Simple

Township expressed that it was easier to get funding for open space from the state if it was a fee simple purchase.

Township Counter 12/4/05

➤ Maintain airport for general aviation use:

- ✓ Retain existing runway length.
- ✓ Allow building of “T” hangars.
- ✓ Township to help upgrade entrance.
- ✓ Allow a restaurant on site.
- ✓ The Township would put a museum on site honoring Thor Solberg Sr. for his accomplishments.
- ✓ Preserve all of the open space (approx. 650 acres).

Township consultants advised that an airport of this size can function, however upgrades and repairs must be made.

Solberg Response 12/04/05

❖ Less than 5600 feet “is a non-starter”

➤ All parties agreed to think about the following:

- ✓ *Amount of open space.*
- ✓ *Price of open space.*
- ✓ *Ownership of open space (fee or easement).*
- ✓ *Noise restriction limitations.*
- ✓ *Reconsideration of runway length.*
- ✓ *Reconsideration of hangar space.*

Township requested that Solberg come back with a more reasonable offer on runway length.

Solberg Counter 12/17/05

Airport expansion:

- *Runway expanded to 5,000 feet.*
 - ✓ *No restrictions.*
 - ✓ *No curfew for operations.*
 - ✓ *No Stage 1 or 2 jets.*

- *500,000 square feet of hangar space.*
 - ✓ *Estimated to accommodate 250 aircraft not including tie downs.*
(Currently approximately 80-100 aircraft are based at Solberg Airport)

- *\$36,000,000 for development rights on open space not needed for airport.*

- *Stage Airport development over a period of time.*

Township Counter 1/2/06

Township's position: Offering \$22 million and...

➤ *Solbergs retain the airport as it exists today.*

- ✓ *Allow the main runway to be paved to the licensed length of 3,735 feet.*
- ✓ *Safety improvements made only to benefit current aircraft types.*
- ✓ *Hangar space increased from 30,000 sq. ft. to 150,000 sq. ft.*
- ✓ *Airport is preserved with a permanent deed restriction.*
- ✓ *Balloon festival and other local events continue at the airport*

Township Counter 1/2/06

- *Township acquires approximately 650 acres of Open Space, with restrictions on future development or future expansion of the airport.*
 - ✓ *Open space around airport is preserved in perpetuity.*
 - ✓ *Offer of \$22,000,000 made for land and deed restrictions, to be reimbursed largely by State grants.*
 - ✓ *Existing environmentally sensitive land of the tract is protected.*
 - ✓ *Character of the community and existing airport is preserved.*

Township Counter 1/2/06 (Continued)

Or Option 2:

- Purchase entire tract for \$27,000,000.

Summary of final proposal

Township's position:

- Solbergs retain the airport as it exists today.
- ✓ *Pave main runway to 3,735 feet*
- **150,000 sq. ft. of hangar space.**
- **Safety improvements made only to benefit current aircraft types.**

Solberg's position:

- **Airport would be allowed to develop as regional business airport handling jets**
- ✓ *Fully improved 5,000 feet main runway*
- ✓ *Fully improved Crosswinds Runway with taxiway*
- ✓ *Limited restrictions on operations*
- **500,000 sq. ft. of hangar space**

Summary of final proposal (continued)

Township's position:

- Airport is preserved with a permanent deed restriction.
- ✓ *Township acquires approximately 650 acres of Open Space.*
- ✓ *Open space around airport is preserved in perpetuity.*
- ✓ *Existing environmentally sensitive land of the airport is protected.*
- Offer of \$22,000,000 for land, largely to be reimbursed by State grants.

Solbergs' position:

- Remaining Open Space Preserved :
- ✓ *Solberg offers sale of development rights on open space not developed by expansion.*
- Solberg asks for \$36,000,000 for development rights and restrictions