

Mason's Lodge Viewing 10MAY21

Attendees:

Jeff Frink

Michael O'Sedona

Airport Staff: Ed Rose (Airport General Manager) Michael Dearden (Operations-Maintenance Manager) Cheyenne Henderson

Former Mason's Lodge Property Information Meeting

Building: 6400 Sq. Ft.

Water source: Oak Creek Water Co. 2 inch main from water tank $\frac{3}{4}$ inch neck down to the building, can with water company if need be

Property area: 3.85 acres

Electricity: 2 phases 400-amp 2/200

The fence line around the property can be taken down

Rules and regulations- Know the FAA rules and regulations, for example- No structures over 50ft tall. As well as city and county laws.

Master plan- The proposals must support the airport's master plan which can be found on the airport's website or <https://www.yavapai.us/Portals/30/Sedona-Airport-Master.pdf>.

Policies and Procedures- Know the policies and procedures of the airport as well as city and county laws

There is a new Transit administration for the city of Sedona, the airport will be the number one destination for the shuttle, the overlook, in particular, the main goal to cut down the traffic going up and down the mesa for less traffic.

Questions:

Q1: Is the foundation a concrete slab?

A1. Yes.

Q2: Are there any leaking pipes?

A2. The water was on for 6-7 days and no leaks were found in pipes, some sinks may have some cracked seals, but the main building plumbing is in good standing.

Q3: When was the last time the heat pumps were tested?

A3. Unknown

Q4: Is the city attached to the building? Do I have to keep the building?

A4. Most of the public does not know it is here. It is not a historic building; it can be taken down or partially reconstructed as desired.

Q5: Is the property on a septic tank or sewer?

A5. Septic tank

Q6: When was the last time the building's septic tank was serviced?

A6. Unknown

Q7: Is the property with the RV hook-ups also on the table?

A7. Not currently, in this proposal but may be discussed at a later time

Q8: Parking lot usage possibilities, is it possible to utilize the back 1/3 of the overlook parking lot as needed? Would there be a fee? Or just a price built-in? Would like to utilize the parking lot to its full potential, as it is empty mostly during the day as well as at night. Or is it possible to get spots marked just for their property only in that parking lot? There is a concern that there isn't a lot of parking available if there is an event at the property, they would need an overflow parking option.

A8. The overlook parking brings in a considerable profit, especially around sunset, always full as it is one of the prime sunsets viewing spots in town. There could be a partnership between the airport and the private developer who purchases the land, could get spots marked as needed to be designated for the developer.

Q9: Does the electrical have to stay above ground or can I run it underground?

A9. The electrical can be run underground.

Q10: How do flights benefit the airport?

A10. \$76 million per year in revenue for the city of Sedona, which is accumulative in revenue for the airport, the mesa grill, jobs at the airport, and other tourist activities around the city, etc.

Q11: What type of electricity is in the kitchen?

A11.110 and 220

Q12: The stage, is it stable?

A12. Would need an inspector to determine

Q13: Are there any protected plants on the property? Is there anything that cannot come out?

A13: Our only concern is the 10ft clearing around the building for the fire hazard.

Q14: Who owns the Mesa Grill?

A14. Chef Mercer Mohr

Q15: HVAC: When was the last time the A/C units were checked? Do they work?

A15. The blowers do turn on, the heat was on today, as far as the A/C would need to be checked, more likely would need new units, the last time they were serviced is unknown.

