

EXTRACT OF DRAFT MINUTES 20  
FINANCE AND ECONOMIC  
DEVELOPMENT COMMITTEE  
2 FEBRUARY 2021

EXTRAIT DE L'ÉBAUCHE DU  
PROCÈS-VERBAL 20  
COMITÉ DES FINANCES ET DU  
DÉVELOPPEMENT ÉCONOMIQUE  
LE 1 FÉVRIER 2021

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CARP AIRPORT – AMENDMENTS TO THE TERMS AND CONDITIONS OF  
THE 2011 AGREEMENTS

ACS2021-PIE-CRO-0001

WEST CARLETON-MARCH (5)

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## **REPORT RECOMMENDATIONS**

**That the Finance and Economic Development Committee recommend  
that City Council:**

- 1. Approve an extension to April 12, 2021 of the deadline of the City's remaining three repurchase options with the Carp Airport Option to Purchase Agreement;**
- 2. Agree to release the remaining three repurchase options with the Carp Airport Option to Purchase Agreement being:**
  - The Option described in Clause 1.3 of the agreement is related to the Core Airport Lands;**
  - The Option described in Clause 1.4 of the agreement is related to Block 293; and**
  - The Option described in Clause 1.5 of the agreement is related to Blocks 297, 302, 305 and 319**
- 3. Approve the proposed changes to the existing Municipal Capital Facility Agreement for the Carp Airport as described in this report; and**
- 4. Delegate authority to the General Manager of Planning, Infrastructure and Economic Development to negotiate, conclude, execute and amend on behalf of the City, the final documents**

**including the Municipal Capital Facility Agreement and Mortgage for the Carp Airport in accordance with the contractual and financial parameters outlined in this report.**

Peter Radke, Manager, Realty Initiatives & Development, Planning, Infrastructure and Economic Development (PIED) spoke to a PowerPoint Presentation, a copy of which is held on file with the Office of the City Clerk. Derrick Moodie, Director of Corporate Real Estate Office, PIED was also in attendance to respond to questions.

The Committee heard the following public delegations. Those marked with an asterisk (\*) below denote that a written submission is held on file with the Office of the City Clerk.

Andrew Wildeboer, Owner, Carp Airport and president of West Capital Developments noted that the staff report accurately reflects the terms that he and his partners agreed to. He provided background of his involvement with the Carp Airport management and walked through the maintenance and costs of the airport.

In response to questions by Councillor El-Chantiry, Mr. Wildeboer had no objections to offering more than one option in terms of the length of the lease. He also welcomed the idea of including a Council representative on the advisory committee. At the request of Committee, Mr. Wildeboer remained in the meeting in order to respond to questions follows the submissions by public delegations.

\*Dave Mclver, owner of Hangar 28 voiced his concerns with the proposal and requested that Option 1.3 be considered.

John Nicol, CEO, Corona Aerospace Inc. advised that there are inaccuracies in the staff report. He followed up on previous comments regarding the advisory committee and noted that people are not part of the decision-making process. Mr. Nichol also outlined various issues and advised that communication needs to be improved between the tenants and West Capital Development.

\*Peter Jegachandran echoed the previous delegations' concerns. He noted there have been no improvements made to the airport in the last few years.

Pat Fagnano, Manager, Carp Airport described the surface of the airport runways, the maintenance and how often certain runways were used.

E. Mark Briggs, owner of Carp Airport Eastern Long Hangar Bay 3 & 1/2 Bay 5 advised that the airport needs long term viability and suggested that Committee consider 40-year leases. He pointed out inaccuracies in the report and outlined several incidents that occurred at the airport.

Perry Kelly spoke in support of Mr. McIver and Mr. Briggs' comments adding that West Capital Management (WCM) should live up to the agreement. He noted the lack of transparency from WCM and advised that the staff report is inaccurate.

The following correspondence is held on file with the Office of the City Clerk.

- Email dated January 28, 2021 from Peter Zutrauen, CYRP hangar owner and lessee
- Email dated January 28, 2021 from Reid Jones, Hangar owner – Carp Airport
- Email dated February 1, 2021 from Mark Veaudry, owner – Long Hangar #6

Questions and responses related to, but not limited to, the advisory committee members, the length of the lease and augmenting the operating costs.

After discussion, the Committee CARRIED the report recommendations as presented.