Mohave County Airport Authority
2550 Laughlin View Dr., Suite 117 • Bullhead City, AZ 86429 • Phone: (928) 754-2134

Special Session Meeting
Friday March 13, 2026at 3:30 PM
Laughlin/Bullhead International Airport Conference Room
2550 Laughlin View Drive, Ste. 117
Bullhead City, AZ 86429

Minutes

1. Call to Order

   Mohave County Airport Authority special session was call to order at 3:30 PM Friday March 13, 2026, by board president Travis Pruitt

2. Roll Call

   Directors Present- Travis Pruitt, President, Dean Martinez, Vice President, Frank Sapp, Denise Berry

   General Members Present: Lance Ross, Ray Winslow, Mary Schramm, Alan Haley

3. Action Items

   A. The board may consider and potentially take action regarding business matters concerning the Auto zone Letter of Intent for entering into a ground lease

   - Travis Pruitt, board president directed attention to James Scheller, Airport Director for information regarding the ground lease. James informed the board that he has received a letter of intent from Auto Zone to move forward with a ground lease on parcel shown in exhibit A dedicated to the business development center of the airport. Mr. Scheller informed the board this development generates non-aeronautical revenue to support the operation of the airport and would generate revenue to support the upcoming operations of larger aircraft entering the airport within the next year. James Scheller then introduced John Railing of Park West to discuss with the board the business development center, the parcel for Auto Zone and the revenue guarantee for accepting the letter of intent.
   - Upon completion of John Railing's speech, board president Travis Pruitt requesting feedback from the board of directors. Ray Winslow, general member requested to speak regarding this matter to which he stated as a former director of

the board for MCAA this letter of intent was one of very few he had seen in his many years as a director and the economic help the Auto Zone would provide in the area was promising and urged the board to accept the letter of intent. Steven Latoski, Eugene O'Neill, and Luke Mornian all expressed concern with the monthly rent with the square footage requested from Auto Zone. After some discussion board president Travis Pruitt stated he would like for the board to look at options for choosing a new parcel or potentially selling the property and discussing what was more financially feasible. Dean Martinez, Vice president stated the selling of the property should not be considered as a ground lease would provide a guaranteed monthly revenue to assist the airport with long term nonaeronautical revenue and support the growth of airport operations.

- Steven Latoski made a motion to not accept the letter of intent, Eugene O'Neill seconded the motion. No vote made as Denise Berry made a motion to table the vote of approving the letter of intent until the April Board meeting to allow for new members of the board to review the documents in a timely manner. Dean Martinez Seconded the motion. Motion carried unanimously by all board members.

B. Fuel Storage Facility: The Airport Director has identified the need, and justification, to replace the fuel storage facility.

- James Scheller, Airport Director informed the board that he has paused the project, except for the replacement of the facility's computer, to allow the incoming directors to decide on the funding source for the facility and continuing the project.
- Discussion was made between all board members expressing the options for funding and the immediate need for replacement. Steven Latoski gave the pros and cons regarding the different funding options. Luke Mornian stated he would like to review further options before moving forward.
- Dean Martinez, Vice President motioned to approve for James Scheller, Airport director to move forward with the project as stated written. Eugene O'Neill seconded the motion. Directors Steven Latoski and Luke Mornian voted not to move forward. Majority vote of 5-2 approved the project to continue and move forward.

4. Dean Martinez, Vice President motioned to adjourn the meeting. Eugene O'Neill seconded the motion, motion carried unanimously and meeting was adjourned at 4:56 PM.