



County of El Dorado

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Legislation Details (With Text)

File #: 16-0900 **Version:** 1
Type: Agenda Item **Status:** Approved
File created: 8/23/2016 **In control:** Board of Supervisors
On agenda: 11/15/2016 **Final action:** 11/15/2016
Title: Community Development Agency, Administration and Finance Division, recommending the Board approve and authorize the Chair to sign the County of El Dorado Airport Ground Lease for Portable Hangars 254-L1711 for Hangar Space TP-18, a Twin "T" Hangar at the Placerville Airport, with Harold and Nancy Stephens as trustees of the Mark E. Stephens Trust, in an amount of \$1,068 per year as established by Resolution 079-2016, for ten years with two additional ten-year lease options. (4/5 vote required)

FUNDING: Placerville Airport Enterprise Fund - Fee Revenue.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Blue Route Sheet 11-15-16, 2. B - Airport Ground Lease 11-15-16, 3. Executed Agreement 254-L1711 11-15-16

Date	Ver.	Action By	Action	Result
11/15/2016	1	Board of Supervisors	Approved	Pass

Community Development Agency, Administration and Finance Division, recommending the Board approve and authorize the Chair to sign the County of El Dorado Airport Ground Lease for Portable Hangars 254-L1711 for Hangar Space TP-18, a Twin "T" Hangar at the Placerville Airport, with Harold and Nancy Stephens as trustees of the Mark E. Stephens Trust, in an amount of \$1,068 per year as established by Resolution 079-2016, for ten years with two additional ten-year lease options. (4/5 vote required)

FUNDING: Placerville Airport Enterprise Fund - Fee Revenue.

DEPARTMENT RECOMMENDATION

Community Development Agency (CDA), Administration and Finance Division, recommending the Board approve and authorize the Chair to sign the County of El Dorado Airport Ground Lease for Portable Hangars 254-L1711 (Ground Lease) for Hangar Space TP-18, a Twin "T" Hangar at the Placerville Airport, with Harold and Nancy Stephens as trustees of the Mark E. Stephens Trust, in an amount of \$1,068 per year as established by Resolution 079-2016, for ten years with two additional ten-year lease options.

DISCUSSION / BACKGROUND

Airport users with portable hangars must enter into a lease agreement with the County for the use of Airport property in accordance with County Ordinance Code § 3.08.021. The lease agreement includes language required by the Federal Aviation Administration and the County.

The proposed Agreement is a new Ground Lease with Harold and Nancy Stephens, as trustees of the Mark E. Stephens Trust, upon which a 1,086 square foot privately-owned portable aircraft storage hangar will be utilized. The initial term of the lease is ten years; the Lessee has the right to extend

the term for two additional ten-year lease options under such terms and conditions as may be agreed upon at such time.

In accordance with the County's Ordinance Code § 18.04.100, Fees and Charges, fees for airport ground leases are set by a Board-adopted Resolution; therefore, lease fees are not negotiated. Current Airport fees were approved by the Board on May 3, 2016 (Item 31) under Resolution 079-2016. The current rate for ground leases of this type is set at \$1,068 per year. The proposed Ground Lease provides for annual adjustment of this amount if the Board adopts different rates in the future.

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel and Risk Management

CAO RECOMMENDATION

Approve the Department's recommendation.

FINANCIAL IMPACT

The Placerville Airport Enterprise Fund will receive revenue of \$1,068 per year for the subject Ground Lease at the Placerville Airport. The lease rate per unit is set by Resolution 079-2016, approved by the Board on May 3, 2016 (Item 31). Should the Board adjust rates in the future, annual lease payments will also adjust, commensurate with Board direction.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Chair will sign two (2) originals of the County of El Dorado Airport Ground Lease for Portable Hangars 254-L1711.
- 2) The Clerk of the Board will return one (1) fully executed original to CDA, Administration and Finance Division, for transmittal to the Lessee.

STRATEGIC PLAN COMPONENT

Economic Development, Effective Services, Financial Stability

CONTACT

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Administration and Finance Division
Community Development Agency