



Legislation Text

File #: 13-0811, **Version:** 1

Community Development Agency, Administration and Finance Division, recommending the Board authorize the Chair to execute Airport Ground Lease Agreement 119-L1411 with Richard Terkeurst for Hangar Space H-08 at Georgetown Airport including construction of improvements, for a 10 year initial term, with additional two 10 year lease options, subject to review and minor modification by County Counsel and Risk Management.

FUNDING: Airport Enterprise Funds.

Fiscal Impact/Change to Net County Cost

The County will receive \$1,584 annually (current rate) for a period of ten (10) years, with option for two (2) term extensions of ten (10) years each.

Background

Mr. Richard Terkeurst desires to construct a fifty feet (50') by sixty feet (60') permanent aircraft hangar at the Georgetown Airport in coordination with a similar hangar proposed by Mr. Scott Herring at Hangar Space H-07. The locations of both hangars are consistent with the airport layout plan approved by the Federal airport Administration (FAA). Upon completion of the construction the hangars will be privately owned, but will be placed on County owned land.

Reason for Recommendation

In accordance with County Ordinance Code §3.08.021, airport users with hangars must enter into a lease with the County for the use of Airport property. The County has entered into Land Use Agreements for the construction and use of portable hangars. This agreement is similar to those previously approved for placement of portable hangars, but includes provisions to address construction of a permanent hangar.

Board of Supervisors Policy F-5 Airports - Hangar Site Allocation requires an application for the lease of the site prior to construction of a hangar. Mr. Terkeurst submitted such a request. Agreement 119-L1411 provides the ground lease for Hangar Space H-08 including the improvement, with construction of the hangar subject to approval by the County of El Dorado, Community Development Agency, Development Services Division. The initial term of the Agreement is ten (10) years, with an option for two (2) term extensions of ten (10) years each. Should the lease terminate for any reason, the Agreement provides that the County will assume ownership of the improvement.

Action(s) to be taken following Board approval

- 1.) The Chair will sign two originals of the agreement.
- 2.) The Clerk of the Board will return one fully executed original to the Community Development Agency for transmittal to the Lessee.

Contact

Kim Kerr, Acting Director
Community Development Agency

Concurrences

County Counsel & Risk Management (pending)