

AGENDA ITEM REPORT

DATE: OCTOBER 18, 2022

TO: WINNEBAGO COUNTY BOARD OF SUPERVISORS

FROM: CAMERON HALLOCK, DEPUTY AIRPORT DIRECTOR

RE: NEWVIEW TECHNOLOGIES, INC. AIRPORT HANGAR LEASE AMENDMENT I

Background:

NewView Technologies has been a tenant on the airport for over 20 years. They currently lease three county-owned hangars for the purpose of conducting avionics and airframe & powerplant repairs. Their current lease for Hangar K-819 was due for a rent adjustment only, but adjustments to their leasehold space have necessitated a lease amendment.

In addition to leasing the 2,500 sq. ft. county-owned hangar K-819, NewView Technologies has historically ground leased 4,500 sq. ft. of green space on the north side of the K-819 hangar for potential future expansion of the facility. After discussion, NewView is looking into other options for expansion and no longer desires to lease the 4,500 sq. ft. A 9,500 sq. ft. first right of refusal is also being vacated by NewView as a part of this amendment. Only 5,750 sq. ft. of ground lease remains on this amendment and is being converted to "paved apron" (\$.25/sq. ft./year) to accurately reflect its actual use.

Policy Discussion:

The hangar rate for 2022-2023 will be increased by 3% from the previous year per the current lease and subsequent years the rate will increase by 3% annually. The rate for November 1, 2022 through June 30, 2023 will be as follows:

Hangar Building K-819.

Hangar Rental: \$830.77/month

Land Rental: \$119.79/month

\$950.56/month

5,750 square feet of unimproved land at \$.25 per square foot per year. $5,750 \times \$0.25 = \$1,437.50$ per year, \$119.79/mo. plus sales tax, if applicable. The lease remains set to expire June 30, 2023 with one additional three-year option period remaining. All options will be exhausted in June 30, 2026.

Requested Action:

Approve the Airport Hangar Lease Amendment I between NewView Technologies, Inc. and Winnebago County

Committee Action:

The Aviation Committee will review this item at the September 7, 2022 meeting.

Attachments:

NewView K-819 Airport Hangar Lease Amendment I

Exhibit "A"