

1 230-102019

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3 **RESOLUTION: Approve Amendment #2 to the Ground Lease and Use Agreement Between**
4 **Winnebago County and the Experimental Aircraft Association Inc**

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6 **TO THE WINNEBAGO COUNTY BOARD OF SUPERVISORS:**

7 **WHEREAS**, since April 2018, Wittman Regional Airport staff have worked through a Lease Amendment
8 process with the Experimental Aircraft Association (EAA) which has culminated in submitting for County Board
9 approval Amendment #2 to the Ground Lease & Use Agreement between Winnebago County and EAA; and

10 **WHEREAS**, per the terms of Amendment #2 to the Ground Lease & Use Agreement, certain concessions
11 have been made by both parties; and

12 **WHEREAS**, the terms of Amendment #2 provide mutual benefit to both parties; and

13 **WHEREAS**, in aggregate, EAA will be assessed the applicable land rental rates on approximately 220
14 additional acres than previously assessed; the vast majority of this increased acreage is within two week seasonal
15 use areas; and

16 **WHEREAS**, in aggregate, EAA's rent due to Winnebago County under the amended lease agreement will
17 increase from \$113,500 to \$230,103 per year and be subject to periodic rate increases as stipulated in the lease
18 agreement; and

19 **WHEREAS**, Amendment #2 also includes many updates to Exhibit A, the parcel map depicting the various
20 land areas under lease to EAA; and

21 **WHEREAS**, Amendment #2 will make further incidental changes to the existing Ground Lease & Use
22 Agreement, as previously amended on July 29, 1995, by Amendment #1 to said agreement; and

23 **WHEREAS**, the effective date of Amendment #2 is January 1, 2019.

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25 **NOW, THEREFORE, BE IT RESOLVED** by the Winnebago County Board of Supervisors that it hereby
26 approves Amendment #2 to the Ground Lease & Use Agreement between Winnebago County and the Experimental
27 Aircraft Association, Inc.

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29 **Fiscal Impact:** This amendment provides for an additional \$116,603.34 in annual lease revenue to Winnebago
30 County. Periodic increases to the land rental rates incorporated in the existing lease agreement will
31 be carried out at those prescribed intervals. Additional revenue derived from non-aeronautical events
32 held by EAA on County owned property is also an ancillary financial benefit of this Amendment.

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34 Respectfully submitted by:

35 **AVIATION COMMITTEE**

36 Committee Vote: **4-0**

37 Respectfully submitted by:

38 **PERSONNEL AND FINANCE COMMITTEE**

39 Committee Vote: **3-0**

40 Respectfully submitted by:

41 **FACILITIES AND PROPERTY MANAGEMENT COMMITTEE**

42 Committee Vote: **3-0**

43 Vote Required for Passage: **Majority of Those Present**

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Approved by the Winnebago County Executive this ____ day of _____, 2019.

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Mark L Harris
Winnebago County Executive