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3 **RESOLUTION: Approve a Building Transfer Agreement Between Winnebago County and**
4 **the Experimental Aircraft Association Inc**

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

7 **WHEREAS**, Wittman Regional Airport staff have worked through a Lease Amendment process with the
8 Experimental Aircraft Association (EAA) which has culminated in submitting for Board approval, Amendment #2 to
9 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**, EAA desires to acquire from the county, a fee simple ownership of two buildings currently
13 owned by the county; and

14 **WHEREAS**, the aforementioned buildings are presently known as EAA's Press Headquarters Building,
15 located at 946 Waukau Avenue, and EAA's Blue Barn, located at 3089 Knapp Street; the Press Headquarters
16 Building has been under lease to EAA from Winnebago County since April 1, 1994, and the Blue Barn since July 1,
17 1996; and

18 **WHEREAS**, in consideration of this proposed Building Transfer Agreement, EAA is willing, through
19 Amendment #2 to the Ground Lease & Use Agreement, to remove a rent reduction clause which ultimately provides
20 a financial incentive to Winnebago County of \$39,524 on an annual basis as a result of said removal; and

21 **WHEREAS**, the land parcels beneath and surrounding both buildings will remain in the ownership of
22 Winnebago County and the Wittman Regional Airport; and

23 **WHEREAS**, upon execution of this agreement, the lease agreements for each building will terminate as of
24 the effective date of the Building Transfer Agreement; and

25 **WHEREAS**, the consideration for transferring fee simple ownership of both buildings is \$1 per building, along
26 with other good and valuable consideration aforementioned.

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28 **NOW, THEREFORE, BE IT RESOLVED** by the Winnebago County Board of Supervisors that it hereby
29 approves the Building Transfer Agreement between Winnebago County and the Experimental Aircraft Association
30 Inc, incorporated herein by reference.

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32 **Fiscal Impact:** Removal of the rent reduction clause in the Ground Lease & Use Agreement provides a \$39,524
33 annual financial rent benefit to Winnebago County.

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35 Respectfully submitted by:

36 **AVIATION COMMITTEE**

37 Committee Vote: **4-0**

38 Respectfully submitted by:

39 **PERSONNEL AND FINANCE COMMITTEE**

40 Committee Vote: **3-0**

41 Respectfully submitted by:

42 **FACILITIES AND PROPERTY MANAGEMENT COMMITTEE**

43 Committee Vote: **2-1**

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

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

Mark L Harris
Winnebago County Executive