

AGENDA ITEM REPORT

DATE: JUNE 7, 2023

TO: WINNEBAGO COUNTY AVIATION COMMITTEE

FROM: CAMERON HALLOCK, DEPUTY AIRPORT DIRECTOR

RE: BADGER WORKS, LLC GROUND LEASE RENEWAL

Background:

Badger Works, LLC has been a lessee in a privately built and owned hangar for 20 years and is due for a renewal of their ground lease.

The Badger Works, LLC hangar is 60'X60' and the leased area contains a 5' buffer around the perimeter of the hangar. In the original lease, the exclusive-use apron was not included in the total square footage. In line with all new and recently renewed ground leases, the privately built apron is included in the new leased space calculation. The Badger Works apron is 30'X60' plus a 5' buffer on either side. Therefore, the total area with a 5' perimeter on three sides of all privately-built improvements is 6,650 square feet (See Exhibit "A").

This hangar is located along Taxiway K near Sonex Aircraft.

Policy Discussion:

The ground lease rent will begin at the current ordinance rate of \$.19/sq. ft./year and be adjusted on every third anniversary of this agreement equal to the increase in CPI-U over the previous three years. The term of the agreement will be twenty (20) years – July 1, 2023 through June 30, 2043.

Ground Lease: **\$1,263.50 per year; increased each 3 year interval thereafter.**

Requested Action:

Approve the Airport Ground Lease between Winnebago County and Badger Works, LLC.

Committee Action:

Presented to the Aviation Committee on June 7, 2023

Attachments:

Ground Lease

Lease Exhibit "A"