

M E M O R A N D U M

TO: Honorable Chair and Members of the Board of County Commissioners

FROM: Joe Kerby, County Manager

RE: New Commercial Hangar Ground Lease – Cutter Aviation Colorado Springs, LLC - Airport

Date: 7/22/2025

Staff Recommendation: Resolved, that the Board of County Commissioners approve the request for a new Commercial Hangar Ground Lease between Jefferson County and Cutter Aviation Colorado Springs, LLC and authorize the Chair to sign the Lease once approved as to form by the County Attorney's Office.

Resolution No: CC25-192

Background: Cutter Aviation Colorado Springs, LLC (Cutter), purchased a hangar from Level 3 Communications, LLC (Level 3), located at 9666 Metro Airport Ave. The Level 3 lease was established in the year 1999 and was assigned to Cutter effective March 31, 2025. The County and Cutter desire to enter into a new Commercial Hangar Ground Lease. The Lease will have a thirty-year term, and the lessee may extend the lease for one additional ten-year period.

Fiscal Impact: The new lease will result in an annual rent revenue of \$83,888.34 collected in the Airport Fund.

BCC Briefing Presented on: 5/20/2025

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