BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

Topic: New Hangar Ground Lease for One Hangar, LLC

Presented by: Erick Dahl, Airport Director

Date: 10/22/2024

☐ For Information   ☐ For Discussion/Board Direction   ☒ Consent to Place on Business/ Hearing Agenda

Issue: Consider a new Commercial Hangar Ground Lease for One Hangar, LLC

Background: William Meine has a hangar ground lease that expires on October 31, 2024. This lease was originally established on November 1, 1994. William is looking to establish a new commercial hangar ground lease with an effective date of November 1, 2024, under a new business name of One Hangar, LLC.

Discussion: The County and One Hangar, LLC, desire to enter into a new Commercial Hangar Ground Lease. The lease will have a twenty-year term, and the lessee may extend the lease for one additional ten-year period. The Airport staff supports a new Commercial Hangar Ground Lease.

Fiscal Impact: ☒ **yes** ☐**no**
The new Commercial Hangar Ground Lease will result in an annual rent revenue of approximately $6,249 collected in the Airport Fund.

- Year of impact: 2024
- TABOR impact: No, the Airport is an Enterprise Fund and revenue to the Airport does not impact the County's TABOR revenue.
- Existing grant or project: No
- New grant or project: No
- Requested in adopted budget: N/A
- Ongoing or one-time: Ongoing
- General Fund impact: No
- Staffing impact: No
- ARPA impact: No
- Match requirements: No
- Mandate/Contractual obligation: Lease

Revenue Limits Impact: ☐ **yes** ☒**no**

SPA Review: Support with no concerns

County Attorney Review: Anthony Chambers, 10/15/24

Facilities Review: N/A

BIT Review: N/A

Fleet Review: N/A

Human Resources Review (new FTE only): N/A

Recommendations: Staff recommends that the Board of County Commissioners support the new Commercial Hangar Ground Lease between Jefferson County and One Hangar, LLC and place the lease on the agenda at a future hearing.

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