

DATE: June 21, 2022

TO: WINNEBAGO COUNTY BOARD OF SUPERVISORS

FROM: JIM SCHELL, AIRPORT DIRECTOR

RE: FELIX AUTO & TIRE, LLC GROUND LEASE AGREEMENT

**Background:**

Felix Auto & Tire LLC of Oshkosh, WI is a current tenant in a county-owned hangar at Wittman Regional Airport and wishes to construct a 65'x64' private hangar to store multiple small aircraft. The proposed location on the north side of the airfield is well suited for this size development and will be of similar size and look to the neighboring hangars.

This lease agreement is for a term of twenty (20) years, commencing on July 1, 2022 and ending on June 30, 2042, with two (2) ten-year options for a total of 40 years. The land rental fee is \$1,787.04 per year, based on a total of 11,169 sq ft. Fees are adjusted every three years by the percentage change of the Consumer Price Index – Urban Consumers. These terms are the same as other recent developments of the same size and scope.

**Policy Discussion:**

This ground lease permits Felix Auto & Tire to construct a private-use hangar and associated apron.

**Requested Action:**

Approve the Ground Lease Agreement between Felix Auto & Tire, LLC and Winnebago County

**Committee Action:**

This item was approved 5/0 at the April 6<sup>th</sup>, 2022 Aviation Committee Meeting

**Attachments:**

Felix Auto & Tire, LLC Ground Lease Agreement  
Exhibit "A"  
Location Map