

DATE: June 21, 2022

TO: WINNEBAGO COUNTY BOARD OF SUPERVISORS

FROM: JIM SCHELL, AIRPORT DIRECTOR

RE: YANKEE / NOVEMBER, LLC GROUND LEASE AGREEMENT

Background:

YANKEE / NOVEMBER, LLC of Oshkosh, WI is a current tenant of Basler Flight Service at Wittman Regional Airport and wishes to construct a 54'X48' private hangar to store multiple aircraft. The proposed location on the east 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 \$918.72 per year, based on a total of 5,742 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 Yankee / November, LLC to construct a private-use hangar, associated apron and a small vehicle parking lot.

Requested Action:

Approve the Ground Lease Agreement between Yankee / November, LLC and Winnebago County

Committee Action:

This item was approved 4/0 at the May 4th, 2022 Aviation Committee Meeting

Attachments:

Yankee / November, LLC Ground Lease Agreement
Exhibit "A"
Location Map