

**AGENDA ITEM REPORT**

DATE: APRIL 18, 2023

TO: WINNEBAGO COUNTY BOARD OF SUPERVISORS

FROM: CAMERON HALLOCK, DEPUTY AIRPORT DIRECTOR

RE: NORRIS GROUND LEASE

**Background:**

Joseph Norris has been a lessee in a privately built and owned hangar for 20 years and is due for a renewal of his ground lease.

Joseph Norris' hangar is 54'X54' 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. Mr. Norris' apron is 40'X54' plus a 5' buffer on either side. Therefore, the total area with a 5' perimeter on three sides of all privately-built improvements is 6,336 square feet (See Exhibit "A").

This hangar is located along TWY K near Sonex.

**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 – May 1, 2023 through April 30, 2043.

Ground Lease: **\$1,203.84 per year**

**Requested Action:**

Approve the Airport Ground Lease between Winnebago County and Joseph Norris.

**Committee Action:**

Approved 5/0 at the Aviation Committee on March 1, 2023.

**Attachments:**

Lease Exhibit "A"

Ground Lease