

16916

TO: Honorable Board of Acquisition and Contract

FROM: John J. Hsu, P.E.  
Commissioner of Public Works and Transportation

DATE: January 18, 2011

SUBJECT: Authority to amend a lease agreement with Fleet Aviation LLC for space in Hangar "F" at the Westchester County Airport to add approximately 2,114 square feet of hangar space and 1,200 square feet of ramp space for storage and maintenance of aircraft and to extend the agreement through April 30, 2012 with two (2) additional one (1) year option periods. (Lease Agreement No. WCA10020FA)

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Pursuant to a Resolution approved by your Honorable Board on April 22, 2010, the County of Westchester (the "County") entered into a lease agreement with Fleet Aviation LLC ("Fleet") for the use of approximately 1,036 square feet of hangar space, 587 square feet of shop space, and 1,824 square feet of ramp space in Hangar "F" at the Westchester County Airport. The term of the lease is from May 1, 2010 through April 30, 2011 with Fleet having the option for additional space at the current market rate with the initial rental amount being \$4,811.00 per month.

Authority is now requested to amend the lease in order to add approximately 2,114 square feet of hangar space and 1,200 square feet of ramp space for use by Fleet for aircraft storage and maintenance. Rental for this additional space will be an additional \$3,989.00 per month for a total monthly rental amount of \$8,800.00 commencing on March 1, 2011. Further, the lease shall be modified to extend the end date of the agreement from April 30, 2011 to April 30, 2012 with Fleet having the option to renew for two (2) additional one (1) year periods, from May 1, 2012 to April 30, 2013, and May 1, 2013 to April 30, 2014. Should Fleet exercise its renewal options, the annual rental amount shall be increased by three percent (3%) on May 1, 2012 and May 1, 2013. All other terms of the lease will remain unchanged.

This amendment will benefit the public by providing additional rental income to the Airport from a space that is currently vacant. The goals and objectives of this amendment are to provide aviation related space to a company in need of such space where the Airport collects monthly rent. The lease agreement will be overseen by Airport Administration and invoices will be sent to Fleet on a monthly basis for payment.

I recommend approval of the attached proposed Resolution.

# RESOLUTION

Upon a communication from the Commissioner of Public Works and Transportation, it is hereby

RESOLVED, that the County of Westchester (the "County") is authorized to amend a lease agreement with Fleet Aviation LLC ("Fleet") to add approximately 2,114 square feet of hangar space and 1,200 square feet of ramp space to the current lease for Hangar "F" at the Westchester County Airport for the storage and maintenance of aircraft; and be it further

RESOLVED, that the additional monthly rental for this additional space shall be \$3,989.00 for an amended monthly rental of \$8,800.00 commencing on March 1, 2011; and be it further

RESOLVED, that the end date of the lease shall be extended from April 30, 2011 to April 30, 2012, with Fleet having the option for two (2) additional one (1) year renewal terms. Should Fleet exercise its renewal options, the rent shall be increased by three percent (3%), effective upon the commencement of each extension period; and be it further

RESOLVED, that all other terms of the lease shall remain unchanged; and be it further

RESOLVED, that the County Executive, or his authorized designee is hereby authorized to execute all instruments and take all actions reasonably necessary to effect the purposes hereof.

Original Agreement	\$ 57,732.00
This Amendment	<u>\$113,578.00</u>
Total	\$171,310.00

Agreement No. WCA10020FA

Account to be Charged/credited	Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
	161	44	4110	9096-01		\$78,378.00 year 2011
	161	44	4110	9096-01		\$35,200.00 year 2012

Budget Funding Year(s) 2011-2012 Start Date 03/01/2011 End Date 04/30/2012  
 (must match resolution)

Funding Source	Tax Dollars	_____
	State Aid	_____
	Federal Aid	_____
<u>\$113,578.00</u> (must match resolution)	Other	<u>Revenue - Airport Special Revenue Fund</u>