



Legislation Details (With Text)

**File #:** 2019-3922    **Version:** 1    **Name:**  
**Type:** Resolution    **Status:** Consent  
**File created:** 6/19/2019    **In control:** Board of Commissioners  
**On agenda:** 7/23/2019    **Final action:**  
**Title:** Commission District(s): Commission Districts 1 & 6  
Standardized T-Hangar Shop Space Lease Agreement with Ralph S. Cohen

**Indexes:**

**Attachments:**

Date	Ver.	Action By	Action	Result
7/23/2019	1	Board of Commissioners	approved	Pass
7/16/2019	1	Committee of the Whole	Accepted to the BOC agenda - Consent	

**Public Hearing:** YES  NO     **Department:** Airport

**SUBJECT:**

**Commission District(s):** Commission Districts 1 & 6  
Standardized T-Hangar Shop Space Lease Agreement with Ralph S. Cohen

**Information Contact:** Mario A. Evans

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**PURPOSE:**

To consider approval of a standardized two-year T-Hangar Shop Space Lease Agreement with Ralph S. Cohen, effective August 1, 2019; and,

To consider authorizing the Chief Executive Officer to execute the Agreement.

**NEED/IMPACT:**

The initial term of this lease is for two years. The lease contains the provision for four (4) automatic two-year extensions. Each extension includes a rent increase of seven percent (7%) or an increase based on the consumer price index (CPI) whichever is greater.

For tenant to rent T-Hangar Shop Space C at the Airport.

Rental is comprised of the actual monthly rental fee for the leased premises (\$105.00) which includes Lessor's provision of electricity.

The County Attorney has reviewed the document and approved it as to form.

The original documents are in Purchasing and Contracting Department. A master copy of this lease has been placed in the Commissioners' library for reference.

On February 10, 1999, the Airport Advisory Board approved a Policy Letter whereby "standard office leases" defined as leases of office, shop and storage spaces will not be brought before the AAB.

**FISCAL IMPACT:**

The Lease Agreement with Ralph S. Cohen is a ten-year revenue generating initiative from which substantial benefit will inure to the public.

**RECOMMENDATION:**

To approve a standardized two-year T-Hangar Shop Space Lease Agreement with Ralph S. Cohen, effective August 1, 2019; and, To authorize the Chief Executive Officer to execute the Agreement.