



Legislation Text

File #: 2023-1484, Version: 1

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

SUBJECT:

Commission District(s): 1 and 6

Lease Agreement with Hangars Glen, LLC. There is no cost to the County.

Information Contact: Mario A. Evans, Airport Director

Phone Number: 770.936.5440

PURPOSE:

To consider approval of Lease Agreement with Hangars Glen, LLC, effective December 1, 2023; and

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

NEED/IMPACT:

The new lease replaces Contract No. 06-800176 (formerly Contract No. 82-2879) and is for a term of twenty years. It was negotiated in accordance with the DeKalb County Code. The new agreement accomplishes the following in part:

- (1) Updates and verifies the North Terminal Lease Tract N8 survey for 0.726 acre (31,632 square feet) involved in the lease;
- (2) Establishes a monthly rental payment of \$9,430.33 effective the date of Board approval;
- (3) Escalates the monthly rental payments by 10% every 5 years commencing on December 1, 2028;
- (4) Raises the fuel flowage fee (FFF) to \$0.16 per gallon for fuel, oils and lubricants delivered to the leased property;
- (5) Escalates the fuel flowage fee (FFF) by \$0.01 per gallon of fuel delivered to the leased property every 5 years;
- (6) Reverts ownership to DeKalb County/PDK Airport of all new improvements (including newly constructed buildings and/or replacement structures) at the termination of the lease agreement;
- (7) Lessee is responsible for all maintenance, routing and emergency of all facilities;
- (8) Lessee is responsible for all utility payments;
- (9) Incorporates current environmental laws and storm water compliance requirements;
- (10) Fully incorporates all existing airport security and access control measures for accessing the airside / ramp side of the property.

The proposed lease was briefed to the Airport Advisory Board (AAB) on November 13, 2023, and a unanimous motion to recommend approval of the lease passed.

The County Attorney has reviewed the document and approved it as to form pending Governing Authority approval.

FISCAL IMPACT:

This is a revenue generating lease agreement. There is no cost to the County.

RECOMMENDATION:

To approve the resolution and authorize the chief executive officer to execute all necessary documents.....

Attachment: Lease Agreement with Hangars Glen, LLC