

# CITY COUNCIL COMMUNICATION



**MEETING DATE:** August 10, 2021

**ITEM NUMBER:** 9.D

**SECOND READING:** August 24, 2021

{{customfields.ResoOrdNumber}}

**TYPE OF ITEM:** Consent

**PRESENTED BY:**

David Slayter, Airport, David.Slayter@longmontcolorado.gov

**SUBJECT/AGENDA TITLE:**

A Bill For An Ordinance Authorizing The City Of Longmont To Lease The Real Property Known As Vance Brand Municipal Airport Hangar Parcel H-66 (The Premises) To Romeo Charley, LLC (Tenant)

**EXECUTIVE SUMMARY:**

Attached for your review and consideration for approval, please find the lease termination for the current lessee Pat Koprowski, and a new lease to Romeo Charley, LLC, tenant for hangar parcel known as H-66. Mr. Koprowski, has sold the hangar on H-66 to Romeo Charley, LLC. Additionally, the previous lease area for H-66 did not include a parking area adjacent to the hangar and has been increased to account for the used lease area. This hangar will be used to store aircraft and is not planned to operate a business. All leases at the Airport are prepared by the Airport Manager and reviewed by the City Attorney's Office and Risk Manager to ensure the leases comply with all applicable local, state and federal standards. The master lease agreement is also reviewed by the Airport Advisory Board on an annual basis. Airport hangar leases are a routine business practice at the Airport and do not typically require a staff presentation to Council. Once the leases are approved, the leases are handled administratively.

**COUNCIL OPTIONS:**

1. Approve the lease termination and new lease
2. Do not approve the lease termination and new lease

**RECOMMENDED OPTIONS:**

Option 1.

**FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:**

**BACKGROUND AND ISSUE ANALYSIS:**

Hangar lease rates are determined by market rate analysis in comparison to other Front Range airports on an annual basis. Currently, our Airport is slightly above the middle market



range. Each year, lease rates at the airport increase according to the percentage increase in the Consumer Price Index (CPI) report, as reported by the U.S. Bureau of Labor Statistics for the Denver-Aurora-Lakewood region. If there is no change in the CPI or the CPI decreases, then the lease rate does not change from the previous year.

**ATTACHMENTS:**

Att 1 - Lease Ordinance for H-66

Att 2 - Lease Termination for H-66

Att 3 - New Lease for H-66