

Warren County Board of Supervisors

RESOLUTION NO. 122 OF 2022

RESOLUTION INTRODUCED BY SUPERVISORS BRUNO, MAGOWAN, THOMAS, STROUGH, CONOVER, BEATY AND DIAMOND

SETTING PUBLIC HEARING AND COMMENCING SEQRA REVIEW WITH RESPECT TO PROPOSED LEASE AGREEMENT WITH SCHERMERHORN AVIATION, LLC FOR CONSTRUCTION OF HANGAR AT THE FLOYD BENNETT MEMORIAL AIRPORT, WARREN COUNTY, NEW YORK

RESOLUTION WITHDRAWN

WHEREAS, the Public Works Committee has approved a request that Warren County enter into a ground lease agreement for construction of a Hangar at the Floyd Bennett Memorial Airport with Schermerhorn Aviation, LLC, and

WHEREAS, the ground lease agreement for construction of Hangar at the Floyd Bennett Memorial Airport with Schermerhorn Aviation, LLC is proposed to provide, among other things, for:

1. Ground lease space of eight thousand (8,000) square feet for Hangar. The payment of annual rent at Twenty-Nine Cents (\$.29) per square foot of real property leased approximately Two Thousand Three Hundred Twenty Dollars (\$2,320) per year for Hangar, with subsequent annual rental to be based on the previous year's rental as increased by the percentage change in Consumer Price Index ("C.P.I.") of the previous calendar year and with the percentage of increase of such annual rent not to exceed five percent (5%) in any one (1) year and the percentage of increase not to exceed twenty-five percent (25%) in any five (5) year period; in the event of deflation of C.P.I., no adjustment will be made, and
2. the term of the lease agreement is to commence upon execution of the lease agreement by both parties and continue for thirty (30), with the option to extend the lease agreement for an additional ten (10) years at a rental rate to be negotiated prior to the

commencement of the renewal terms, and

3. at the end of the lease agreement the County to have the right, at its option, to purchase the buildings for One Dollar (\$1) or have the tenant remove the same if not purchased by the County at the end of the lease term, and

WHEREAS, pursuant to General Municipal Law §352 a public hearing must be held at least ten (10) days notice published in two (2) newspapers having general circulation in Warren County before the lease may be entered into, and

WHEREAS, the proposed lease agreement is subject to environmental review under SEQRA and the action (the leasing of the Airport parcel) appears to be an unlisted action under SEQRA, and a Short Environmental Assessment Form needs to be prepared and the assessment of the impact completed, now, therefore, be it

RESOLVED, that the Warren County Board of Supervisors hereby authorizes a public hearing to be held at a date to be determined and a SEQRA review to be conducted with respect to the proposed lease agreement with Schermerhorn Aviation, LLC for construction of Hangar at the Floyd Bennett Memorial Airport, and be it further

RESOLVED, that the proposed lease agreement with Schermerhorn Aviation, LLC will be presented to the Warren County Board of Supervisors, with the understanding that Warren County shall not be bound by such lease agreement the same shall be subject to further revision by the Warren County Board of Supervisors and shall not be effective until approved by the Warren County Board of Supervisors after the public hearing thereon.