

COUNTY FACILITIES COMMITTEE MEETING
AIRPORT AGENDA
May 24, 2022

Committee Members: *BRUNO*, Magowan, Thomas, Strough, Conover, Beaty and Diamond

I. Committee Meeting Call to Order by Chair

II. Approval of Minutes of Prior Committee Meeting

III. Action Agenda/New Business Items:

1. Request: - Miscellaneous – Extension of Agreement
Rationale: - Amendment (extension) of Airport Real Property Lease Agreement for Jet hangar #7 and #8 with Schermerhorn Aviation LLC.

IV. Discussion Items

1. Solar Farm Update (*will have plans and other information at meeting*)
2. H403 - Taxiway LED Project Update
3. Runway 19 Obstruction Mitigation Update

V. Referrals/Pending Items

1. Rich Air T-hangar proposal - environmental issue have been identified with wetlands; further review required before any action can be taken. Superintendent to bring updates to Committee as they become available. (03.22.22) Update: It was noted Hutchins Engineers had staked out the design and the next step would be to contact the Army Corp of Engineers. (04.26.22)

VI. Privilege of the floor and public comment (please allow for 15 second delay on live stream meetings)

VII. Motion to Adjourn

Attachments:

1. Resolution Request No. 20 - Miscellaneous

RESOLUTION REQUEST FORM NO. 20

MISCELLANEOUS

****Please List All Other Requests Not Covered by Previous Resolution Request Forms Here.
Please attach any backup information available and be as detailed as possible.***

DEPARTMENT NAME: DPW - Airport

DATE: 05/24/2022

- (a) Purpose of Request: **Requesting amendment (extension) of two Airport Real Property Lease Agreements with Schmerhorn Aviation LLC by three (3) years each.**
- (b) Details: **Request to extend the term agreements for the Airport Real Property Lease Agreement Jet Hangar #7 and Jet Hangar #8 with Schmerhorn Aviation LLC by an additional three (3) years each to a total term of forty-three (43) years each from the date of initial execution. Contracts new termination date would be 10/23/2061.**
- (c) Previous Resolution Number: **389 of 2018**
- (d) Where are the Funds (if required)? List Budget Code, Object Code, Full Title* and Amount: **N/A**

Sample: A.8021 470 Planning & Community Development – Contract

* as listed in budget and LOGOS

Warren County Board of Supervisors

RESOLUTION NO. 389 OF 2018

RESOLUTION INTRODUCED BY SUPERVISORS DIAMOND, BEATY, LEGGETT, LOEB, GERAGHTY, STROUGH, SIMPSON, FRASIER, WILD, McDEVITT AND SOKOL

**AUTHORIZING AIRPORT REAL PROPERTY LEASE AGREEMENTS
WITH SCHERMERHORN AVIATION, LLC FOR HANGER NO. 7 AND HANGAR NO. 8 AT
THE FLOYD BENNETT MEMORIAL AIRPORT, WARREN COUNTY, NEW YORK**

WHEREAS, ground lease agreements for construction of Hangar #7 and Hangar #8 at the Floyd Bennett Memorial Airport with Schermerhorn Aviation, LLC are proposed to provide, among other things, for:

1. Ground lease space of twenty-two thousand four hundred sixty (22,460) square feet for Hangar #7 and twenty-two thousand four hundred sixty (22,460) square feet for Hangar #8. The payment of annual rent at Twenty-Nine Cents (\$.29) per square foot of real property leased approximately Six Thousand Five Hundred Thirteen Dollars and Forty Cents (\$6,513.40) per year for Hangar #7 and Six Thousand Five Hundred Thirteen Dollars and Forty Cents (\$6,513.40) per year for Hangar #8, 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 forty (40) years pursuant to General Municipal Law §352; and
3. at the end of the lease agreement the County to have the right, at its option, to purchase

RESOLUTION NO. 389 OF 2018

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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, the proposed lease with Schermerhorn Aviation, LLC shall also contain a number of other terms and provisions, and

WHEREAS, the Board of Supervisors adopted Resolution No. 309 of 2018 on August 17, 2018, authorizing a public hearing to be held by the Board of Supervisors on the 21st day of September, 2018, at the Supervisors' Room in the Warren County Municipal Center on the matter of the proposed leases, and notice of such public hearing was duly published as required by law, and said public hearing was held on this date and all persons appearing at said public hearing desiring to be heard, having been heard, and,

WHEREAS, an Environmental Assessment concerning the ground leases for Hangar #7 and Hangar #8 has been prepared and a Finding of No Significant Impact was determined, now, therefore, be it

RESOLVED, that the Warren County Board of Supervisors hereby approves the proposed construction and ground lease agreements with Schermerhorn Aviation, LLC as outlined on the attached Schedule "A" - Map of Premises, and be it further

RESOLVED, that the Warren County Board of Supervisors hereby determines that it would be appropriate to enter into Airport Real Property Lease Agreements with Schermerhorn Aviation, LLC, and authorizes the Chairman of the Board of Supervisors to execute said lease agreements upon the terms and conditions as described in the preambles of this resolution, in a form approved by the County Attorney, and be it further

RESOLVED, that the officers of Warren County are hereby authorized to make such minor non-substantive modifications as may be necessary to the lease agreements and are directed to execute and deliver such other documents and to take such other action that may be necessary or appropriate in order to effectuate the execution of the documents described above and consummation of the transactions described in the foregoing recitals, including, without limitation, the furnishing of such certificates, agreements and other documents that may be required by the Federal Aviation Administration.