

# Agenda Report



**MEETING DATE:** Tuesday, November 12, 2024

**TO:** City Council

**FROM:** AIRPORT DIRECTOR WILLIAMS  
ADMINISTRATIVE ANALYST AGUADO

**SUBJECT:** APPROVAL OF THREE-YEAR LEASE OF AIRPORT PROPERTY  
AT 60 AVIATION WAY TO EXPERIMENTAL AIRCRAFT  
ASSOCIATION, CHAPTER 119

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## **RECOMMENDED ACTION:**

It is recommended the City Council approve a lease of an Airport property to Experimental Aircraft Association, Chapter 119, a 501(c)(3) non-profit organization.

## **BACKGROUND:**

Experimental Aircraft Association, Chapter 119, a non-profit organization, is a long-standing Municipal Airport tenant and has served various aviation related groups, tenants, and the general public for over twenty years in the current location. Additionally, via partnership with the Pajaro Valley Unified School District, EAA Chapter 119 has provided an academic and vocational venue for classroom environments include a charter school and adult educational opportunities.

## **DISCUSSION:**

The Airport has negotiated with the Experimental Aircraft Association, Chapter 119 and reached agreement on lease terms for the two thousand five hundred (2,500) square feet of hangar space located at 60 Aviation Way. Initial lease rate is \$415.25 per month with standard CPI adjustments over the initial term, as noted in the attached lease document. This discounted rate takes into consideration the building use for aviation related meetings, seminars, activities and events and the aforementioned use by an educational institution.

## **STRATEGIC PLAN:**

1-Economic Development

## **FINANCIAL IMPACT:**

The discounted lease rate does not adversely impact the Airport Enterprise fund and generates aviation related benefits for a long tenured tenant continuing to serve both airport and surrounding communities.

**ALTERNATIVE ACTION:**

Alternatives include not approving the initial lease resulting in loss of a major aviation aeronautical support activity which is not supportive of the Airport's on-going plan to ensure economic development and viability.

**ATTACHMENTS AND/OR REFERENCES (If any):**

None.