

# Dane County Contract Cover Sheet

Revised 06/2021

RES 172

<b>Dept./Division</b>	820/Airport		
<b>Vendor Name</b>	Glanta, Inc.	<b>MUNIS #</b>	32302
<b>Brief Contract Title/Description</b>	Assignment of land lease DCRA 2007-06 3440 Mitchell Street from Infinity Turbine LLC to Glanta, Inc. for hangar purchase		
<b>Contract Term</b>	Expires 08/31/2037		
<b>Contract Amount</b>			

<b>Contract #</b> Admin will assign	9109B
<b>Type of Contract</b>	
<input type="checkbox"/>	Dane County Contract
<input type="checkbox"/>	Intergovernmental
<input type="checkbox"/>	County Lessee
<input checked="" type="checkbox"/>	County Lessor
<input type="checkbox"/>	Purchase of Property
<input type="checkbox"/>	Property Sale
<input type="checkbox"/>	Grant
<input type="checkbox"/>	Other

Department Contact Information		Vendor Contact Information	
<b>Name</b>	Rodney Knight	<b>Name</b>	John Sheehy, President
<b>Phone #</b>	608-246-3380	<b>Phone #</b>	920-202-5086
<b>Email</b>	knight@msnairport.com	<b>Email</b>	john.sheehy@sheehyei.com
<b>Purchasing Officer</b>			

<b>Purchasing Authority</b>	<input type="checkbox"/> \$11,000 or under – Best Judgment (1 quote required)	
	<input type="checkbox"/> Between \$11,000 – \$37,000 (\$0 – \$25,000 Public Works) (3 quotes required)	
	<input type="checkbox"/> Over \$37,000 (\$25,000 Public Works) (Formal RFB/RFP required)	<b>RFB/RFP #</b>
	<input type="checkbox"/> Bid Waiver – \$37,000 or under (\$25,000 or under Public Works)	
	<input type="checkbox"/> Bid Waiver – Over \$37,000 (N/A to Public Works)	
	<input checked="" type="checkbox"/> N/A – Grants, Leases, Intergovernmental, Property Purchase/Sale, Other	

<b>MUNIS Req.</b>	<b>Req #</b>	<b>Org:</b>	<b>Obj:</b>	<b>Proj:</b>	
	<b>Year</b>	<b>Org:</b>	<b>Obj:</b>	<b>Proj:</b>	
		<b>Org:</b>	<b>Obj:</b>	<b>Proj:</b>	

Budget Amendment	
<input type="checkbox"/>	A Budget Amendment has been requested via a Funds Transfer or Resolution. Upon addendum approval and budget amendment completion, the department shall update the requisition in MUNIS accordingly.

<b>Resolution</b> Required if contract exceeds \$100,000 (\$40,000 PW)	<input type="checkbox"/> Contract does not exceed \$100,000 (\$40,000 Public Works)	<b>Res #</b>	172
	<input type="checkbox"/> Contract exceeds \$100,000 (\$40,000 Public Works) – resolution required.		<b>Year</b>
	<input checked="" type="checkbox"/> A copy of the Resolution is attached to the contract cover sheet.		

CONTRACT MODIFICATIONS – Standard Terms and Conditions		
<input checked="" type="checkbox"/> No modifications.	<input type="checkbox"/> Modifications and reviewed by:	<input type="checkbox"/> Non-standard Contract

APPROVAL
<b>Dept. Head / Authorized Designee</b>


APPROVAL – Contracts Exceeding \$100,000	
<b>Director of Administration</b>	<b>Corporation Counsel</b>

APPROVAL – Internal Contract Review – Routed Electronically – Approvals Will Be Attached		
<b>DOA:</b>	<b>Date In:</b> 9/22/21	<b>Date Out:</b> _____
<input checked="" type="checkbox"/> Controller, Purchasing, Corp Counsel, Risk Management		

## Goldade, Michelle

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**From:** Goldade, Michelle  
**Sent:** Tuesday, September 28, 2021 9:48 AM  
**To:** Hicklin, Charles; Gault, David; Patten (Purchasing), Peter; Lowndes, Daniel  
**Cc:** Stavn, Stephanie; Oby, Joe  
**Subject:** Contract #9109B  
**Attachments:** 9109B.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Read</b>	<b>Response</b>
	Hicklin, Charles	Read: 9/28/2021 10:22 AM	Approve: 9/28/2021 10:22 AM
	Gault, David	Read: 9/28/2021 9:51 AM	Approve: 9/28/2021 9:53 AM
	Patten (Purchasing), Peter		Approve: 9/28/2021 9:49 AM
	Lowndes, Daniel	Read: 9/28/2021 10:37 AM	Approve: 9/28/2021 10:47 AM
	Stavn, Stephanie	Read: 9/28/2021 10:47 AM	
	Oby, Joe		

Please review the contract and indicate using the vote button above if you approve or disapprove of this contract.

Contract #9109B  
Department: Airport  
Vendor: Glanta Inc  
Contract Description: Assignment of land lease DCRA 2007-06 3440 Mitchell Street from Infinity Turbine LLC to Glanta, Inc. for hangar purchase (Res 172)  
Contract Term: 10/1/21 – 8/31/2037  
Contract Amount: \$--

### *Michelle Goldade*

Administrative Manager  
Dane County Department of Administration  
Room 425, City-County Building  
210 Martin Luther King, Jr. Boulevard  
Madison, WI 53703  
PH: 608/266-4941  
Fax: 608/266-4425  
TDD: Call WI Relay 711

Please Note: I currently have a modified work schedule...I am in the office Mondays and Wednesdays and working remotely Tuesdays, Thursdays and Fridays in accordance with COVID 19 response guidelines.

1  
2  
3 **2021 RES-172**

4 **AUTHORIZING APPROVAL OF ASSIGNMENT OF LEASE INVOLVING LAND AT**  
5 **THE DANE COUNTY REGIONAL AIRPORT**

6 Lease No. DCRA 2007-06  
7 Infinity Turbine LLC to Glanta, Inc.  
8

9 Under Lease No. DCRA 2007-06 (the "Lease") Infinity Turbine LLC leases from  
10 Dane County a parcel of land located adjacent to the Dane County Regional Airport at  
11 3440 Mitchell Street, Madison, Wisconsin. An aircraft hangar and associated  
12 improvements owned by Infinity Turbine LLC are located on the leased parcel. Infinity  
13 Turbine LLC has accepted an offer from Glanta, Inc. for the purchase of the foregoing  
14 hangar and improvements and, as is required under the Lease, now seeks Dane County's  
15 approval of an assignment of the Lease. Infinity Turbine LLC is up to date with rent and  
16 all other obligations under the Lease and upon assignment all terms and conditions set  
17 forth in the Lease will remain unchanged. The Lease will expire on August 31, 2037.  
18 Airport staff has determined that approval of the requested lease assignment to Glanta,  
19 Inc. is in Dane County's best interest.  
20

21 NOW, THEREFORE, BE IT RESOLVED that the Dane County Executive and the  
22 Dane County Clerk are authorized to execute on behalf of Dane County an Approval of  
23 Lease Assignment approving the assignment of Lease No. DCRA 2007-06, as set forth  
24 above.

**APPROVAL OF LEASE ASSIGNMENT**

Lease No. DCRA 2007-06

This instrument was drafted by  
and should be returned to:

Rodney Knight  
Airport Counsel  
Dane County Regional Airport  
4000 International Lane  
Madison, WI 53704

Parcel I.D. No:  
081029100089

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**THIS APPROVAL OF LEASE ASSIGNMENT** is entered into by and among Dane County (“Lessor”), a Wisconsin quasi-municipal corporation whose address is c/o Airport Director, Dane County Regional Airport, 4000 International Lane, Madison, Wisconsin 53704; Infinity Turbine LLC (“Lessee”), a company organized under the laws of the State of Wisconsin, whose principal offices are located at 360 West Washington Avenue, Unit 803, Madison, Wisconsin 53703; and Glanta, Inc. (“Assignee”), a corporation organized under the laws of the State of Wisconsin, whose principal offices are located at 127 Central Avenue, Waterloo, Wisconsin 53594; and shall be effective upon full execution by the authorized representatives of all parties hereto.

**WITNESSETH:**

**WHEREAS** Lessee is a party to a lease with Lessor, identified as Lease No. DCRA 2007-06 (the “Lease”), under the terms of which Lessee leases from Lessor a parcel of land located in Madison, Wisconsin adjacent to the Dane County Regional Airport (the “Premises”), located at 3440 Mitchell Street, Madison, Wisconsin 53704 and described as set forth in Exhibit A attached hereto; and

**WHEREAS** the Lease is for a term of 30 years, commencing on September 1, 2007 and expiring on August 31, 2037; and

**WHEREAS** Lessee and Assignee have requested that Lessor approve Lessee’s assignment of the Lease to Assignee; and

**WHEREAS** Dane County has determined that it is in its best interest to approve the requested assignment of the Lease;

**NOW, THEREFORE**, for valuable consideration, the receipt and sufficiency of which is acknowledged by each party, Lessor, Lessee, and Assignee agree as follows:

- A. Lessee assigns all of its rights and obligations under the Lease to Assignee.
- B. Assignee accepts and assumes all of the rights and obligations of the lessee under the Lease, including any and all debts and obligations existing and owing to County thereunder on the effective date of this Approval.

- C. Lessor approves the assignment of the Lease to Assignee.
- D. The parties may evidence their agreement to be bound by the terms of this Approval of Lease Assignment upon counterparts of this instrument, which together shall constitute a single instrument. A photocopy, facsimile, or electronic copy of this Approval of Lease Assignment shall have the same effect for all purposes as an original.
- E. Assignee shall have this Approval of Lease Assignment recorded in the office of the Dane County Register of Deeds.

**IN WITNESS WHEREOF** Lessor, Lessee, and Assignee, by their respective authorized agents, have caused this Approval of Lease Assignment to be executed on the dates indicated below.

**SIGNATURE PAGES FOLLOW**

**FOR DANE COUNTY:**

\_\_\_\_\_  
Joe Parisi  
Dane County Executive

Date: \_\_\_\_\_

\_\_\_\_\_  
Scott McDonell  
Dane County Clerk

Date: \_\_\_\_\_

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF DANE        )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, the above-named Joe Parisi, Dane County Executive, to me known to be the authorized representative of Dane County, Wisconsin, who executed the foregoing instrument and acknowledged the same on behalf of Dane County, Wisconsin.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires: \_\_\_\_\_

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF DANE        )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, the above-named Scott McDonell, Dane County Clerk, to me known to be the authorized representative of Dane County, Wisconsin, who executed the foregoing instrument and acknowledged the same on behalf of Dane County, Wisconsin.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires: \_\_\_\_\_

FOR INFINITY TURBINE LLC:

Gregory Giese

Gregory Giese  
President

Date: 9/3/2021

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

BREANNA RAE WEISSMANN  
NOTARY PUBLIC  
STATE OF WISCONSIN

Personally came before me this 3<sup>rd</sup> day of September, the above-named Gregory Giese, to me known to be an authorized representative of Infinity Turbine LLC, who executed the foregoing instrument and acknowledged the same on behalf of said company.

Breanna Rae Weissmann  
Notary Public, State of Wisconsin  
My Commission expires: April 11, 2023

FOR GLANTA, INC.:

John Sheehy  
John Sheehy  
President

Date: 9-3-21



STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF DANE        )

Personally came before me this 3 day of September the above-named John Sheehy, to me known to be an authorized representative of Glanta, Inc., who executed the foregoing instrument and acknowledged the same on behalf of said corporation.

Amie M Booth    Amie M Booth  
Notary Public, State of Wisconsin  
My Commission expires: 2-11-2025

# EXHIBIT A

## HANGAR PARCEL DESCRIPTION

DESCRIPTION: A parcel of land located in the NW1/4 - NE1/4 of Section 29, T8N, R10E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the northeast corner of said Section 29. thence N88°31'26"W, 1165.40 feet, along the north line of said Section 29; thence S1°36'42"W, 1355.71 feet; thence N88°42'13"W, 125.00 feet to the point of beginning; thence S1°17'45.2"W, 130.00 feet; thence N88°42'13"E, 90.00 feet: thence N1°17'45"E, 130.00 feet; thence S88°42'13"E, 90.00 feet to the point of beginning.

Parcel contains 11,700 square feet, more or less.

## Exhibit A