

DANE COUNTY
POLICY AND FISCAL NOTE

Title of Resolution or Ord. Amd.:

☒ X Original	_____ Update	Substitute No. _____
Sponsor: Supervisor ENGELBERGER		Resolution No. 2026 RES-023
Vote Required:		Ordinance Amendment No. <u>4</u>
Majority _____	Two-Thirds ☒ X	

AUTHORIZING AMENDMENT OF LEASE INVOLVING
LAND AT THE DANE COUNTY REGIONAL AIRPORT

Policy Analysis Statement:

Brief Description of Proposal -

Airport staff and The Bridges Golf Course, LLC ("Bridges") obtained appraisals for the land and negotiated for rent to be a ground rent based on the two appraisals

Current Policy or Practice -

Under Lease No. DCRA 97-04 ("Lease"), Bridges leases from Dane County approximately 266 acres of land located adjacent to the Dane County Regional Airport ("Airport") at 2702 Shopko Drive, Madison, Wisconsin. The rent Bridges paid under the Lease has historically been a concession fee tied to Bridges' gross revenue.

Impact of Adopting Proposal -

Annual ground rent for calendar year 2026 will be \$63,375 and will increase by 3.5% annually. In addition, the land will be reappraised every five years and ground rent will be adjusted based on the obtained appraisal(s). Airport staff have determined that approval of the requested Lease amendment is in Dane County's best interest.

Fiscal Estimate:

Fiscal Effect (check all that apply) -

_____ No Fiscal Effect
☒ X Results in Revenue Increase
_____ Results in Expenditure Increase
_____ Results in Revenue Decrease
_____ Results in Expenditure Decrease

Budget Effect (check all that apply)

_____ No Budget Effect
☒ X Increases Rev. Budget
_____ Increases Exp. Budget
_____ Decreases Rev. Budget
_____ Decreases Exp. Budget
_____ Increases Position Authority
_____ Decreases Position Authority
Note: if any budget effect, 2/3 vote is required

Narrative/Assumptions about long range fiscal effect:

Annual ground rent for calendar will increase by 3.5% annually. In addition, the land will be reappraised every five years and ground rent will be adjusted based on the obtained appraisal(s).

Expenditure/Revenue Changes:

Expenditures -	Current Year		Annualized		Revenues -	Current Year		Annualized	
	Increase	Decrease	Increase	Decrease		Increase	Decrease	Increase	Decrease
Personal Services					County Taxes				
Operating Expenses					Federal				
Contractual Services					State				
Capital					Other	\$14,456			
Total	\$0	\$0	\$0	\$0	Total	\$14,456	\$0	\$0	\$0

Personnel Impact/FTE Changes:

None

Prepared By:

Agency: Airport	Division: Administration		
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