

**DANE COUNTY**  
**POLICY AND FISCAL NOTE**

|   |                                 |                                    |
|---|---------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Original                | <input type="checkbox"/> Update | Substitute No. _____               |
| Sponsor: Supervisor McCarville                              |                                 | Resolution No. <u>2023 RES-230</u> |
| Vote Required: Majority <input checked="" type="checkbox"/> |                                 | Ordinance Amendment No. _____      |
| Two-Thirds _____  |                                 | 3/4 _____                          |

Title of Resolution or Ord. Amd.:

AUTHORIZING AMENDMENT OF LEASE INVOLVING LAND AT THE DANE COUNTY REGIONAL AIRPORT  
Lease No. DCRA 2003-02

**Policy Analysis Statement:**

Brief Description of Proposal -

Avery Hangar, LLC ("Avery Hangar") leases approximately 0.9 acres of land from Dane County adjacent to the Dane County Regional Airport, under Lease No. DCRA 2003-02 ("Lease"). Avery Hanger and Dane County are requesting approval of lease amendments to create an extended lease term and establish related terms and conditions, including rent calculation for the extended lease term; and to clarify the parties' rights, including Dane County's reversion rights in the leasehold improvements. Airport staff have determined that approval of the requested Lease amendment is in Dane County's best interest.

Current Policy or Practice -

Avery Hangar, LLC ("Avery Hangar") leases a parcel of Dane County owned land located adjacent to the Dane County Regional Airport at 3413 Miller Street, Madison, Wisconsin, 53703.

Impact of Adopting Proposal -

Lease DCRA 2003-02 is amended to extend the lease term, establish terms and conditions, including rent calculation for the extended term, and clarify the parties' rights, including Dane County's reversion rights in the leasehold improvements.

**Fiscal Estimate:**

Fiscal Effect (check all that apply) -

- No Fiscal Effect
- 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
  - 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:**

Avery Hangar will pay DCRA \$50,000 to continue to hold title to the improvements on the premises. Of that amount, Avery Hangar will pay \$30,000 within 30 days of receipt of the final excuted copy of the amended lease. The remaining \$20,000 will be paid over 48 months beginning in 2025.

Avery Hangar will pay \$16,633.56 in 2024 as land rent for 17,148 square feet at \$0.97 per square foot. The rental rate will continue to be adjusted according to Section 4 of the amended lease, and the square footage for rent purposes will be increased by 5,148 square feet up each year according to a schedule in a new section 3.B. of the amended lease from 17,148 square feet in 2024 to 37,740 square feet for 2028 and subsequent years.

**Expenditure/Revenue Changes:**

|                      | Current Year |          | Annualized |          |              | Current Year |          | Annualized |          |
|----------------------|--------------|----------|------------|----------|--------------|--------------|----------|------------|----------|
|                      | Increase     | Decrease | Increase   | Decrease |              | Increase     | Decrease | Increase   | Decrease |
| Expenditures -       |              |          |            |          | Revenues -   |              |          |            |          |
| Personal Services    |              |          |            |          | County Taxes |              |          |            |          |
| Operating Expenses   |              |          |            |          | Federal      |              |          |            |          |
| Contractual Services |              |          |            |          | State        |              |          |            |          |
| Capital              |              |          |            |          | Other        | \$30,000     |          | \$6,470    |          |
| Total                | \$0          | \$0      | \$0        | \$0      | Total        | \$30,000     | \$0      | \$6,470    | \$0      |

**Personnel Impact/FTE Changes:**

None

**Prepared By:**

|                             |                          |                 |  |
|-----------------------------|--------------------------|-----------------|--|
| Agency: Airport             | Division: Administration |                 |  |
| Prepared by: Rick Fairchild | Date: 11/02/23           | Phone: 246-3384 |  |
| Reviewed by: Gene Meyers    | Date: 11/02/23           | Phone: 246-3391 |  |