



**Auburn Lewiston Municipal Airport - Board of Directors - Meeting Agenda
October 16, 2024 5:30 P.M.
Administrative Conference Room 80 Airport Drive, Auburn, Maine**

Call to Order

I. Consent Items

II. Minutes

1. September 11, 2024 Meeting

III. Financial Report – Treasurer

1. FY 2025 YTD Financials
2. Fuel Sales Year over Year Comparisons

IV. Communications –

V. Public Comment – *Members of the public are invited to speak to the Board of Directors about any issue directly related to airport business.*

VI. Old Business

VII. New Business

1. Authorizing the execution of an interim non-aeronautical lease with T Brooks Holdings LLC for parking on Lewiston Junction Road
2. Authorizing the execution of a Second Amendment to the Dirigo Aerospace Operating Rights and Lease Agreement

VIII. Reports

1. Airport Director Report
 - Update on CDS/T-hangar development
 - Update on Private Box Hangar Development/Fielding Properties LLC
2. Board of Directors Reports

IX. Executive Sessions

1. Pursuant 1 MRSA 405(6) A – Discussion of a Personnel Matter
2. Pursuant 1 MRSA 405(6) C – Discussion of a Real Estate Negotiation (Restaurant Space), Possible Action to Follow
3. Pursuant 1 MRSA 405(6) C – Discussion of a Real Estate Negotiation (Private Box Hangar Development)

X. Adjournment (Next Board Meeting, November 13, 2024 (CIP Review Workshop))

Executive Session: On occasion, the Board of Directors discusses matters which are required or allowed by State law to be considered in executive session. Executive sessions are not open to the public. The matters that are discussed in executive session are required to be kept confidential until they become a matter of public discussion. In order to go into executive session, a Director must make a motion in public. The motion must be recorded. An executive session is not required to be scheduled in advance as an agenda item, although when it is known at the time that the agenda is finalized, it will be listed on the agenda. The only topics which may be discussed in executive session are those that fall within one of the categories set forth in Title 1 M.R.S.A. Section 405(6). Those applicable are:

A. Discussion of personnel issues

C. Discussion or consideration of the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency

D. Labor contracts

E. Contemplated litigation



Auburn Lewiston Municipal Airport - Board of Directors - Meeting Agenda
September 11, 2024 5:30 P.M.
Administrative Conference Room 80 Airport Drive, Auburn, Maine

Call to Order at 5:31 PM

Present: T. Roy, P. Crowell, W. Poulin, M. Blais, L. Allen, M. Garside

I. Workshop

1. Presentation of the FY2023 Audit by RKO

II. Consent Items

III. Minutes

1. July 10, 2024 Meeting (Motion by M. Garside, Second by M. Blais, Motion Passed 5-0-1 with W. Poulin abstaining)

IV. Financial Report – Treasurer

1. Acceptance of the FY2023 Audit Submitted by RKO (Motion by M. Blais, seconded by T. Roy, Audit Report was accepted by a vote of 6-0)
2. FY 2024 thru June (Revenue and Expense, Balance Sheet UNAUDITED)
3. FY 2025 YTD Financials (Motion by M. Blais, seconded by M. Garside, financial report was accepted and placed on file by a vote of 6-0)
4. Fuel Sales Year over Year Comparisons (with supplemental chart on LEW aircraft operations)

V. Communications – None

VI. Public Comment – None

VII. Old Business

VIII. New Business

1. Authorizing the execution of a lease and operating rights agreement with Chickadee Aviation (Motion by M. Blais and Seconded by P. Crowell, motion passed 6-0)
2. Authorizing the execution of a First Amendment to the Bel Air Hangar Condominium ground lease (Motion by M. Blais and Seconded by T. Roy, motion passed 6-0)
3. Authorizing the execution of a ground lease and operating rights agreement with East Ramp Hangars LLC, the new ownership entity for the existing TIM Corp t-hangars (Motion by T. Roy and Seconded by M. Garside, motion passed 6-0)
4. Authorizing the execution of a ground lease with 49 White Hangar Drive LLC, a new ownership entity for the existing Auburn Hangar Company LLC box hangar (Motion by M. Blais and Seconded by P. Crowell, motion passed 6-0)

5. Authorizing the execution of a ground lease for a box hangar for private aircraft storage with Fielding Properties LLC (Motion by P. Crowell and Seconded by T. Roy, motion passed 6-0)

IX. Reports

X. Executive Sessions

1. Pursuant 1 MRSA 405(6) A – Discussion of a Personnel Matter (Motion by M. Garside and Seconded by T. Roy, motion passed 6-0)
2. Pursuant 1 MRSA 405(6) C – Discussion of a Real Estate Negotiation (White Hangar Drive), (Motion by M. Garside and Seconded by M. Blais, motion passed 6-0)
3. Pursuant 1 MRSA 405(6) C – Discussion of a Real Estate Negotiation (Flight Line Drive), (Motion by M. Garside and Seconded by T. Roy, motion passed 6-0)
4. Pursuant 1 MRSA 405(6) A – Discussion of a Personnel Matter, (Motion by M. Garside and Seconded by T. Roy, motion passed 6-0). Following executive session, a motion to provide a one-time \$10,000 bonus to Jonathan LaBonte, net of all deductions, in recognition of efforts over the last year was made by P. Crowell and seconded by M. Garside. Motion passed 6-0.

- X. Adjournment** (Next Board Meeting, November 13, 2024) Motion to adjourn by M. Blais, seconded by M. Garside, passed 6-0

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- C. Discussion or consideration of the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency
- D. Labor contracts
- E. Contemplated litigation

YEAR-TO-DATE BUDGET REPORT

FOR 2025 03

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
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9001 Airport Personnel

9001 611000 Regular Salaries	170,000	0	170,000	.00	.00	170,000.00	.0%
9001 613000 Overtime	9,000	0	9,000	.00	.00	9,000.00	.0%
9001 617020 Fringe Benefits	118,283	0	118,283	16,779.36	.00	101,503.64	14.2%
9001 617030 Professional Develo	15,000	0	15,000	403.00	.00	14,597.00	2.7%
TOTAL NO PROJECT	312,283	0	312,283	17,182.36	.00	295,100.64	5.5%
TOTAL Airport Personnel	312,283	0	312,283	17,182.36	.00	295,100.64	5.5%

9002 Airport Operations

9002 611000 Regular Salaries	0	0	0	60,280.71	.00	-60,280.71	100.0%
9002 613000 OT - Regular	0	0	0	375.27	.00	-375.27	100.0%
9002 617020 Fringe Benefits	0	0	0	11,646.66	.00	-11,646.66	100.0%
9002 628000 Contract Services	0	0	0	32,545.33	.00	-32,545.33	100.0%
9002 628016 Legal Services	0	0	0	3,178.00	.00	-3,178.00	100.0%
9002 628019 Building Repairs	0	0	0	3,617.80	.00	-3,617.80	100.0%
9002 628020 Vehicle Repairs	0	0	0	970.00	.00	-970.00	100.0%
9002 628039 AIRFIELD MAINTENANC	0	0	0	440.73	.00	-440.73	100.0%
9002 633030 Fuels and Oil for V	26,000	0	26,000	78.75	.00	25,921.25	.3%
9002 633040 Snow and Ice Contro	1,000	0	1,000	.00	.00	1,000.00	.0%
9002 633042 Pavement Maintenanc	0	0	0	1,336.56	.00	-1,336.56	100.0%
9002 640000 Telephones/Cell Sti	0	0	0	1,244.51	.00	-1,244.51	100.0%
9002 641100 utilities	115,000	0	115,000	1,709.31	.00	113,290.69	1.5%
TOTAL NO PROJECT	142,000	0	142,000	117,423.63	.00	24,576.37	82.7%
TOTAL Airport Operations	142,000	0	142,000	117,423.63	.00	24,576.37	82.7%

9003 Airport Maintenance

9003 628000 PS - Gen/Profession	140,000	0	140,000	.00	.00	140,000.00	.0%
9003 628019 Building Maintenanc	33,000	0	33,000	6,620.14	.00	26,379.86	20.1%
9003 628020 Vehicle Maintenance	25,000	0	25,000	1,280.07	9,000.00	14,719.93	41.1%
9003 628021 Radio Maintenance	1,500	0	1,500	.00	.00	1,500.00	.0%
9003 628038 Electrical Maintena	4,000	0	4,000	.00	.00	4,000.00	.0%

YEAR-TO-DATE BUDGET REPORT

FOR 2025 03									
ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED		
9000 Airport Operations									
9003 628039 Airfield Maintenanc	32,250	0	32,250	2,459.96	2,312.32	27,477.72	14.8%		
9003 633041 Computer/Office Mac	10,000	0	10,000	.00	.00	10,000.00	.0%		
9003 633042 Pavement Maintenanc	29,000	0	29,000	.00	.00	29,000.00	.0%		
TOTAL NO PROJECT	274,750	0	274,750	10,360.17	11,312.32	253,077.51	7.9%		
TOTAL Airport Maintenance	274,750	0	274,750	10,360.17	11,312.32	253,077.51	7.9%		
9004 Airport Administration									
9004 620000 Advertising and Pr	7,500	0	7,500	.00	.00	7,500.00	.0%		
9004 628000 Professional Servic	42,800	0	42,800	.00	.00	42,800.00	.0%		
9004 628016 Legal Services	20,000	0	20,000	300.00	.00	19,700.00	1.5%		
9004 628041 Hangar Lease	115,000	0	115,000	.00	.00	115,000.00	.0%		
9004 628056 Life Flight Land Fu	12,000	0	12,000	.00	.00	12,000.00	.0%		
9004 633000 Office Supplies	2,500	0	2,500	.00	.00	2,500.00	.0%		
9004 640000 Telephone and Inter	9,000	0	9,000	.00	.00	9,000.00	.0%		
9004 645000 Insurance Premiums	33,400	0	33,400	15,438.00	.00	17,962.00	46.2%		
TOTAL NO PROJECT	242,200	0	242,200	15,738.00	.00	226,462.00	6.5%		
TOTAL Airport Administration	242,200	0	242,200	15,738.00	.00	226,462.00	6.5%		
9010 Airport-FBO									
9010 633047 PROCESSING FEE	0	0	0	4,250.54	.00	-4,250.54	100.0%		
TOTAL NO PROJECT	0	0	0	4,250.54	.00	-4,250.54	100.0%		
TOTAL Airport-FBO	0	0	0	4,250.54	.00	-4,250.54	100.0%		
9015 Services (FBO) Expenses									
9015 620000 Advertising	0	0	0	789.00	.00	-789.00	100.0%		
9015 628000 Prof/Contracted Ser	200,500	0	200,500	85,280.72	.00	115,219.28	42.5%		
9015 628019 Building Maintenanc	0	0	0	4,103.89	.00	-4,103.89	100.0%		
9015 628021 Plant Equipment	1,800	0	1,800	376.50	.00	1,423.50	20.9%		
9015 628041 FBO HANGAR LOAN	0	0	0	115,000.00	.00	-115,000.00	100.0%		

YEAR-TO-DATE BUDGET REPORT

FOR 2025 03								
ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED				AVAILABLE	PCT
9000 Airport Operations	APPROP	ADJSTMTS	BUDGET	YTD EXPENDED	ENCUMBRANCES		BUDGET	USED
9015 628044 Ground Support Equi	9,700	0	9,700	2,117.43	.00		7,582.57	21.8%
9015 628071 Fuel Flowage	17,500	0	17,500	5,647.70	.00		11,852.30	32.3%
9015 633030 Fuels & Oils	702,500	0	702,500	201,964.56	192,387.74		308,147.70	56.1%
9015 641100 Utilities	0	0	0	4,356.04	.00		-4,356.04	100.0%
TOTAL NO PROJECT	932,000	0	932,000	419,635.84	192,387.74		319,976.42	65.7%
TOTAL Services (FBO) Expenses	932,000	0	932,000	419,635.84	192,387.74		319,976.42	65.7%
TOTAL Airport Operations	1,903,233	0	1,903,233	584,590.54	203,700.06		1,114,942.40	41.4%
TOTAL EXPENSES	1,903,233	0	1,903,233	584,590.54	203,700.06		1,114,942.40	

YEAR-TO-DATE BUDGET REPORT

FOR 2025 03

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
9000 Airport Operations							
9000 Airport Operations							
9000 420035 Fees - Fuel Flowage	-18,500	0	-18,500	-6,818.12	.00	-11,681.88	36.9%
9000 420040 Fees - Landings	-40,000	0	-40,000	-16,842.96	.00	-23,157.04	42.1%
9000 429005 Christian Hill Mate	-100,000	0	-100,000	-13,571.87	.00	-86,428.13	13.6%
9000 429025 Rental Fees	-175,000	0	-175,000	-40,774.77	.00	-134,225.23	23.3%
TOTAL NO PROJECT	-333,500	0	-333,500	-78,007.72	.00	-255,492.28	23.4%
TOTAL Airport Operations	-333,500	0	-333,500	-78,007.72	.00	-255,492.28	23.4%
9005 Airport Other Income							
9005 401600 Municipal Subsidy	-410,000	0	-410,000	-256,250.00	.00	-153,750.00	62.5%
9005 420063 Service Fees	-500	0	-500	-820.00	.00	320.00	164.0%
9005 422000 Investment Income	-3,000	0	-3,000	-1,109.78	.00	-1,890.22	37.0%
9005 429013 Sale of Assets	-75,000	0	-75,000	-106,967.17	.00	31,967.17	142.6%
9005 429019 FLIGHT SIMULATOR	-2,000	0	-2,000	.00	.00	-2,000.00	.0%
TOTAL NO PROJECT	-490,500	0	-490,500	-365,146.95	.00	-125,353.05	74.4%
TOTAL Airport Other Income	-490,500	0	-490,500	-365,146.95	.00	-125,353.05	74.4%
9010 Airport-FBO							
9010 420035 Fees - Fuel and Oi	-1,007,750	0	-1,007,750	-314,418.97	.00	-693,331.03	31.2%
9010 420051 Tie Down/Hangar/Co	-60,000	0	-60,000	-19,190.00	.00	-40,810.00	32.0%
9010 420060 After Hour Call Out	-10,000	0	-10,000	-8,400.00	.00	-1,600.00	84.0%
9010 420061 Flight Line Service	-7,000	0	-7,000	-3,050.00	.00	-3,950.00	43.6%
9010 420064 Rental Car	-3,000	0	-3,000	-1,308.39	.00	-1,691.61	43.6%
9010 420086 TRANSIENT TIE DOWN/	0	0	0	-8,675.00	.00	8,675.00	100.0%
9010 420911 Facility Fee	0	0	0	-19,645.00	.00	19,645.00	100.0%
TOTAL NO PROJECT	-1,087,750	0	-1,087,750	-374,687.36	.00	-713,062.64	34.4%
TOTAL Airport-FBO	-1,087,750	0	-1,087,750	-374,687.36	.00	-713,062.64	34.4%
TOTAL Airport Operations	-1,911,750	0	-1,911,750	-817,842.03	.00	-1,093,907.97	42.8%
TOTAL REVENUES	-1,911,750	0	-1,911,750	-817,842.03	.00	-1,093,907.97	

BALANCE SHEET FOR 2025 3

FUND: 9000 Airport Operations			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
9000	011010	Airport Checking	67,707.61	658,078.75
9000	011030	Cash-Petty Cash	.00	700.00
9000	011140	Interest Receivable	.00	.01
9000	011530	Accounts Receivable	-206,025.07	26,779.56
9000	011540	Allowance for Uncollect Accts	.00	-1,747,727.63
9000	011545	Lease Receivable	.00	3,028,598.23
9000	011810	Prepaid Expenses	.00	27,880.51
9000	011900	INVENTORY FOR RESALE	.00	58,465.97
9000	012110	Land	.00	1,717,208.27
9000	012111	Land Improvements	.00	26,972,543.84
9000	012112	Construction In Progress	.00	1,941,472.98
9000	012310	Buildings & Bldg Improvements	.00	4,458,442.82
9000	012410	Machinery & Equipment	.00	1,763,883.52
9000	012900	Accumulated Depreciation	.00	-17,876,614.76
9000	013000	DEF OUTFLOW-NET PENSION	.00	32,758.94
9000	016000	DUE TO / DUE FROM	67,115.36	-14,604,252.49
TOTAL ASSETS			-71,202.10	6,458,218.52
LIABILITIES				
9000	024210	Accounts Payable	137.50	-11,000.00
9000	024230	Loan Payable-City of Auburn	.00	-599,531.67
9000	024231	Loan Payable-City of Lewiston	.00	-599,531.67
9000	024240	ACCRUED INTEREST	.00	-20,426.13
9000	024610	Accrued Payroll	.00	-3,150.30
9000	024611	Compensated Absences	.00	-23,502.74
9000	024730	ICMA Deferred Comp-City	-17,486.94	-18,026.94
9000	024734	ME State Retirement	-733.17	-2,383.94
9000	024742	ICMA-Airport	101.20	-771.98
9000	024758	MMA Health Ins-Airport	-1,330.91	.00
9000	024765	Dental	-.01	-.03
9000	024772	Flex Spending-Airport	-88.00	-340.00
9000	024773	Vision	-8.39	2.80
9000	024829	DUE TO STATE - SALES TAX	.00	-149.37
9000	025000	DEF INFLOW NET PENSION	.00	-23,516.00
9000	026000	NET PENSION LIABILITY	.00	-40,564.00
9000	029000	Deferred Inflow - Leases	.00	-1,238,990.41
TOTAL LIABILITIES			-19,408.72	-2,581,882.38
FUND BALANCE				
9000	037000	Ctrl Total - Encumbrances	130,791.05	230,180.25
9000	037100	FB ASSIGNED CITY	.00	-1,836,398.00
9000	037104	FB UNASSIGNED	.00	-1,806,686.65
9000	037201	CTRL TOTAL-BUD FB DESIGNATED	-130,791.05	-230,180.25
9000	047000	Ctrl Total - Revenues	-73,063.28	-817,842.03
9000	057000	CTRL TOTAL-EXPENDITURES	163,674.10	584,590.54

BALANCE SHEET FOR 2025 3

FUND: 9000 Airport Operations		NET CHANGE FOR PERIOD	ACCOUNT BALANCE
FUND BALANCE			
	TOTAL FUND BALANCE	90,610.82	-3,876,336.14
	TOTAL LIABILITIES + FUND BALANCE	71,202.10	-6,458,218.52

BALANCE SHEET FOR 2025 3

FUND: 9020 Airport Capital Projects Fund			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
9020	011530	Accounts Receivable	.00	830,223.85
9020	016000	Due to/from Other Funds	-67,115.36	15,129,319.55
	TOTAL ASSETS		-67,115.36	15,959,543.40
FUND BALANCE				
9020	037000	Ctrl Total - Encumbrances	-64,860.36	891,695.89
9020	037104	FB-UNASSIGNED-CTY	.00	-16,028,611.76
9020	037201	Ctrl Total - Bud FB Designated	64,860.36	-891,695.89
9020	047000	Ctrl Total - Revenues	.00	-2,255.00
9020	057000	Ctrl Total - Expenditures	67,115.36	71,323.36
	TOTAL FUND BALANCE		67,115.36	-15,959,543.40
	TOTAL LIABILITIES + FUND BALANCE		67,115.36	-15,959,543.40

BALANCE SHEET FOR 2025 3

FUND: 9030 Airport Land Fund			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
9030	011111	Investments-MM-Airpark	.00	762,775.65
9030	011113	Investments-MILESTONES CD	.00	240.21
9030	016000	Due to/from Other Funds	.00	-525,067.06
	TOTAL ASSETS		.00	237,948.80
FUND BALANCE				
9030	037104	FB-UNASSIGNED-CTY	.00	-236,589.63
9030	047000	Ctrl Total - Revenues	.00	-1,359.17
	TOTAL FUND BALANCE		.00	-237,948.80
TOTAL LIABILITIES + FUND BALANCE			.00	-237,948.80

** END OF REPORT - Generated by Gina Klemanski **

Auburn Air Center - Fuel Sales Comparison for July, August, September (FY19 to FY25)

Quantity (gallons) by Year

Product	Pay Type	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Avgas 100LL	Cash	8194.9	8763.5	8828.01	6421.4	5551.5	11580.6	7254.5
Avgas 100LL	Credit Card	5419.45	5670.2	7586.3	6111.9	6675.95	4585.8	10379.7
	TOTAL 100LL	13614.35	14433.7	16414.31	12533.3	12227.45	16166.4	17634.2
Jet A Fuel	Cash	19770.5	22713	10025	9078	3185	1552	203
Jet A Fuel	Contract Fuel	21711	30302	31543	44098	34828.62	58559.5	31113
Jet A Fuel	Credit Card	14929.1	10727	6801	14096	15808	15971	6629
	TOTAL Jet A	56410.6	63742	48369	67272	53821.62	76082.5	37945



**Auburn – Lewiston Municipal Airport
Board Meeting Information Sheet**

Board Workshop or Meeting Date: October 16, 2024

Author: Jonathan P. LaBonte, Airport Director

Subject: Short term Non-Aeronautical Lease for Parking off Lewiston Junction Road

Information: A variety store has existed on Hotel Road for decades. The Airport acquired an abutting parcel when it acquired the Roundy Property on Hotel Road. Per FAA requirements for use of Airport land, a lease needs to be in place and any non-aeronautical use of Airport land must have been cleared with the FAA. T Brooks Holdings LLC, the owner of the variety store now for sale, was approached to inform her that the use of Airport property along Lewiston Junction Road would only be allowed to continue with a lease in place and conditions set regarding maintenance (plowed gravel and erosion continue to degrade Lewiston Junction Road and encroach further into Airport property).

Ms. Brooks was supportive of pursuing a lease to assist with the sale of her property and the FAA has been approached regarding an interim agreement for parking on a portion of Airport-owned land. The total leased area would be 0.25 acres or less and there would be requirements for securing a formal driveway opening permit from the city, constructing an apron off Lewiston Junction Road that meets city requirements, delineating the leased vs. non leased airport property, and maintaining the parking lot in a state of good repair.

To protect the long term interests of the Airport and the future of Runway 22, it is recommended that the lease be for five years. The lease would also allow for it to be assigned to a purchaser of the property/business.

Airport Financial Impacts: \$100 per month in additional rental income for the term of the lease

Recommended Action: Authorize the Airport Director to execute a short-term, five year, non-aeronautical lease with T Brooks Holdings LLC

Previous Meetings and History:

Attachments:

Graphic showing the surveyed property. Leased area to be up to half of the gravel area shown.



**Auburn – Lewiston Municipal Airport
Board Meeting Information Sheet**

Board Workshop or Meeting Date: October 16, 2024

Author: Jonathan P. LaBonte, Airport Director

Subject: Dirigo Aerospace Lease Amendment for Portion of Apron and Rear of Hangar

Information: Dirigo Aerospace, an airport tenant with an operating rights agreement in Hangar #2 for both aircraft parking and storage and airframe and power plant commercial activities has needed for additional land area for staging of customers and maintenance projects. This requested amendment would provide Dirigo with two additional areas for aircraft and aircraft components, in addition to their ground support equipment.

The first space is in front of Hangar #2 on the apron. This area would be 30 feet by 100 feet. It covers the width of the hangar itself (minus the office) and extends out 30 feet. The no parking area adjacent to the Hangar #2 office would remain in place and no aircraft operating areas would be impacted.

The second space would be behind the hangar on the grass area and would extend from the rear of the hangar 150 feet to approximately the concrete barriers for the vehicle/RV storage area. This would also be the full width of the hangar, or 100 feet.

The two spaces total would cover 18,000 square feet. The current land rate not under buildings is \$0.10/square foot, or \$150/month. The current lease expires on December 31, 2025 and may be extended for up to five (5) two (2) year terms. The rent amount would be added to the base rent and all other terms/conditions would apply.

Airport Financial Impacts: \$150 per month in additional rental income for the term of the lease

Recommended Action: Authorize the Airport Director to execute a second amendment of lease with Dirigo Aerospace Solutions

Previous Meetings and History:

Attachments:

Graphic highlighting the proposed ground lease area

