

MEMO

TO: Finance Board

FROM: Burlington International Airport

DATE: August 19, 2011

SUBJECT: Finance Board Approval Request – Land Leases- Federal

The Burlington Airport seeks Finance Board and City Council approval for the following items related to Leases associated with Airport Buildings and land:

Authorization to Execute Supplemental Lease Agreement Related to FAA ATCT Facility at Burlington International Airport. The Airport has a lease with the Federal Aviation Administration for the Air Traffic Control Tower (ATCT) building at the Airport. This lease expires on September 30, **2012** and the FAA has indicated that they will be seeking renewal of that lease at that time. The Airport also had a lease, FAA Lease No. DTFA12-87-L-R1830, which expired on September 30, 2010 for a 70' enclosed and heated walkway between the ATCT building and the former FAA AFSS building. The FAA has requested that this lease be supplemented and extended until September 30, 2012 to coincide with the ATCT lease. It is requested that authorization be granted to execute the appropriate Supplemental Lease Agreement to extend this expired lease.

Authorization to Execute Lease Agreement Related to FAA Operating and Maintenance Facility at Burlington International Airport. The Airport owns a building that once housed the FAA Automated Flight Service Station. The entire building was leased to the FAA for a nominal fee and is being released back to the Airport. The FAA desires to lease back 3,498 square feet for their operational and maintenance facility needs. Rental rate will be \$29,872.92 per annum or \$149,364.60 for the five year term of the lease. It is requested that authorization be granted to execute the Lease Agreement with the FAA for this facility.

Authorization to Execute Supplemental Lease Agreement Related to Lands leased to the Vermont Air National Guard (VANG) at Burlington International Airport. The Airport has leased a portion of the north end of the Airport for use by the VANG for use as a taxiway under Agreement No. DACA51-5-74-480. There has been four Supplemental additions to that Lease over the past several years. The VANG now requests the addition of 2.59 acres upon which is located an expanded Arm-Dearm Pad for use in conjunction with its

national security mission. This Supplemental Agreement No. 5 to Agreement No. DACA51-5-74-480 will bring the total of leased area to 280.527 acres.

Draft resolutions for all three lease approvals are included with this Request.

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**AUTHORIZATION TO EXECUTE
SUPPLEMENTAL LEASE AGREEMENT TO
FAA LEASE NO. DTFA12-87-L-R1830 RELATED
TO FAA FACILITIES AT BURLINGTON
INTERNATIONAL AIRPORT**

In the year Two Thousand Eleven.....
Resolved by the City Council of the City of Burlington, as follows:

That WHEREAS, the City of Burlington (“City”) owns and operates the Burlington International Airport in South Burlington, Vermont (“Airport”); and

WHEREAS, Airport has leased an Air Traffic Control building at the Airport for use by the Federal Aviation Administration (“FAA”) under a Lease Agreement which expires September 20, 2012, and

WHEREAS, the Airport also leased a portion of a building to the FAA, consisting of a 70’ walkway, that was included in FAA Lease No. DTFA12-87-L-R1830, which lease expired on September 30, 2010, and

WHEREAS, the FAA now requests that the expired lease DTFA-12-87-L-R1830, which is for a 70’ walkway that connects the FAA’s former AFSS building to the Air Traffic Control Tower and Base Building be supplemented and extended until September 30, 2012 to coincide with the Air Traffic Control Building lease;

NOW THEREFORE BE IT RESOLVED, that upon the _____, 2011 recommendation of the Board of Finance and the _____, 2011 approval of this body, the Mayor of the City of Burlington, be and hereby is authorized to execute Supplemental Agreement No. 1 to Lease No. DTFA12-87-L-R1830 between the United States of America and the City of Burlington., and such other documents as will be required for the lawful culmination of

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**AUTHORIZATION TO EXECUTE
SUPPLEMENTAL LEASE AGREEMENT TO
FAA LEASE NO. DTFA12-87-L-R1830 RELATED
TO FAA FACILITIES AT BURLINGTON
INTERNATIONAL AIRPORT**

the Agreement, all subject to the prior approval of the **[Interim?]** Chief Administrative Officer
and the City Attorney as necessary.

NAME/PURPOSE OF CONTRACTS:	Building Lease
ADMINISTRATING DEPARTMENT:	Airport
CONTRACT TERM:	Ends September 30, 2012
ANTICIPATED GRANT AMOUNTS:	N/A
SOURCE OF FUNDS:	N/A
FISCAL YEAR:	2012
ACCOUNT NAME:	Building Rental
ACCOUNT NUMBER:	35003-44084

Resolution –FAA Walkway Supp. Lease #1

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**AUTHORIZATION TO EXECUTE
LEASE AGREEMENT NO.
DTFAEN-12-L-00033 RELATED
TO FAA FACILITIES AT BURLINGTON
INTERNATIONAL AIRPORT**

In the year Two Thousand Eleven.....

Resolved by the City Council of the City of Burlington, as follows:

That WHEREAS, the City of Burlington (“City”) owns and operates the Burlington International Airport in South Burlington, Vermont (“Airport”); and

WHEREAS, Airport owns a building that once housed the Federal Aviation Administration (FAA) Flight Service Station with said facility being leased from the Airport under lease number DTFA12-L-86-R1732 which expires on September 30,2011 and

WHEREAS, the FAA now requests that a portion of the former FSS consisting of 3,498 square feet be leased back to the FAA in support of their operations at the rental rate of \$29,872.92 per annum for a period of five years commencing on October 1, 2011 and continuing through September 30, 2016 inclusive for a total rental of \$149,364.60 for the term of the lease,

NOW THEREFORE BE IT RESOLVED, that upon the _____, 2011 recommendation of the Board of Finance and the _____, 2011 approval of this body, the Mayor of the City of Burlington, be and hereby is authorized to execute Lease Agreement No. DTFAEN-12-L-00033 between the United States of America and the City of Burlington., and such other documents as will be required for the lawful culmination of

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**AUTHORIZATION TO EXECUTE
LEASE AGREEMENT NO.
DTFAEN-12-L-00033 RELATED
TO FAA FACILITIES AT BURLINGTON
INTERNATIONAL AIRPORT**

the Agreement, all subject to the prior approval of the **[Interim?]** Chief Administrative Officer
and the City Attorney as necessary.

NAME/PURPOSE OF CONTRACTS:	Building Lease
ADMINISTRATING DEPARTMENT:	Airport
CONTRACT TERM:	Ends September 30, 2016
ANTICIPATED GRANT AMOUNTS:	N/A
SOURCE OF FUNDS:	Building Rental
FISCAL YEAR:	2012-2017
ACCOUNT NAME:	Building Rental
ACCOUNT NUMBER:	35003-44084

Resolution –FAA Walkway Supp. Lease #1

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**AUTHORIZATION TO EXECUTE
SUPPLEMENTAL AGREEMENT NO. 5 TO
LEASE NO. DACA51-5-74-480 RELATED
TO LANDS AT BURLINGTON
INTERNATIONAL AIRPORT**

In the year Two Thousand Eleven.....
Resolved by the City Council of the City of Burlington, as follows:

That WHEREAS, the City of Burlington (“City”) owns and operates the Burlington International Airport in South Burlington, Vermont (“Airport”); and

WHEREAS, Airport has leased a portion of the north end of the Airport for use by the Vermont Air National Guard (“VANG”) through the United States Air Force for use as a taxiway under Agreement No. DACA51-5-74-480 (“Lease”), the latest Supplemental Agreement (#4) to which is dated October 8, 2009, and

WHEREAS, the VANG, now requests the addition of 2.59 acres upon which is located an expanded Arm-Dearm Pad for use in conjunction with its national security mission bringing the total of the leased area to 280.527 as described in proposed Supplemental Agreement No. 5., a copy of which is attached hereto; and

NOW THEREFORE BE IT RESOLVED, that upon the _____, 2011 recommendation of the Board of Finance and the _____, 2011 approval of this body, the Mayor of the City of Burlington, be and hereby is authorized to execute Supplemental Agreement No. 5 to Lease No. DACA51-5-74-480 between the United States of America and the City of Burlington., and such other documents as will be required for the lawful culmination of the Agreement, all subject to the prior approval of the [Interim?] Chief Administrative Officer and the City Attorney as necessary.

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**AUTHORIZATION TO EXECUTE
SUPPLEMENTAL AGREEMENT NO. 5 TO
LEASE NO. DACA51-5-74-480 RELATED
TO LANDS AT BURLINGTON
INTERNATIONAL AIRPORT**

NAME/PURPOSE OF CONTRACTS:	Ground Rental Agreement
ADMINISTRATING DEPARTMENT:	Airport
CONTRACT TERM:	Ends June 30, 2048
ANTICIPATED GRANT AMOUNTS:	N/A
SOURCE OF FUNDS:	N/A
FISCAL YEAR:	2012
ACCOUNT NAME:	GroundRent- field
ACCOUNT NUMBER:	35003-44086

Resolution –VANG Supp. Lease #5

