

AGENDA
Chippewa Valley Regional Airport Commission
Thursday, September 17, 2015, 7:30 a.m.
Duax Commission Room
3800 Starr Avenue, Eau Claire, WI

1. **Call To Order**
2. **Confirmation of Meeting Notice**
3. **Roll Call - Voice**
4. **Approval of Minutes**
 - a. **August 21, 2015 Regular Commission Meeting**
5. **CVRA Finance and Activity Reports**
 - a. **Expense Vouchers and Financial Report**
 1. **Discussion/Action**
 - b. **Key Indicators:**
 - **Airline Operations**
 - **Tower Operations**
 1. **Discussion/Action**
 - c. **Hangar Occupancy**
 1. **Discussion/Action**
6. **Public Comment Period - (Maximum 2 minutes per person)**
7. **Operational Matters**
 - a. **Airport Operations Report**
 - **Hangar Construction Updates**
 - **Eau Claire Chamber Business Expo**
 1. **Discussion/Action**
 - b. **Airport Strategic Plan Update/Review**
 1. **Discussion/Action**
 - c. **Project Summary- Matt Wagner**
 - **AIP 37 ALP Update**
 - **Taxiway C Reconstruction**
 - **T-Hangar Construction**
 - **South Hangar Area Taxilane Design**
 - **Tower Equipment Replacement**
 1. **Discussion/Action**

8. Previous Business:

- a. **Proposed Closed Session pursuant to Wisconsin Stats. 19.85 (1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons exist. *To wit: Consideration of Airport Development Committee Recommendation for Niche Clusters***
 1. **Discussion/Action**

- b. **Proposed Closed Session pursuant to Wisconsin Stats. 19.85 (1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons exist. *To wit: Car Rental Request for Proposal and Lease Agreement***
 1. **Discussion/Action**

9. New Business: None

10. Discuss Future Agenda Items

11. Set Future Meeting Dates and Times

12. Adjournment

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters or other auxiliary aids. For additional information or to request the service, contact the County ADA Coordinator at 839-4710, (FAX) 839-1669 or 839-4735, tty: use Relay (711) or by writing to the ADA Coordinator, Human Resources, Eau Claire County Courthouse, 721 Oxford Avenue, Eau Claire, WI 54703.

MINUTES

Chippewa Valley Regional Airport Commission
Friday, August 21st, 2015, 7:30am
Duax Commission Room
3800 Starr Avenue, Eau Claire, WI

MEMBERS PRESENT: Commissioners Rick Bowe, Scott Francis, Bill Hilgedick, Chuck Hull, John Manydeeds and Barry Wells

MEMBERS ABSENT: David Frederikson

OTHERS PRESENT: Amy Michels-Mead & Hunt, Scott Kirkendall-Avis/Midwestern Wheels, Charity Speich-Airport Manager and Erin Wall-Administrative Associate

1. **Call to Order:** Chair Rick Bowe called the meeting to order at 7:30 am.
2. **Confirmation of Meeting Notice:** The meeting was noticed.
3. **Roll Call:** Commissioners Rick Bowe, Scott Francis, Bill Hilgedick, Chuck Hull, John Manydeeds and Barry Wells were present.
4. **Approval of Minutes**
 - a. **July 17, 2015 Regular Commission Meeting:**

On a motion by Com. Wells, seconded by Com. Manydeeds, the minutes of the July 17, 2015 meeting were approved as submitted.
(Ayes 6-Nayes 0)

5. CVRA Finance and Activity Reports

a. Expense Vouchers and Financial Report

The ARFF invoice is for the annual FAA required fire training of the maintenance staff.

The City of Eau Claire invoices are for the quarterly water/stormwater/sewer charges. They were previously billed without the stormwater appeal credits applied. These credits have now been applied.

The RVA invoice is for the annual FAA required inspection of the air traffic control tower radio equipment.

The Van Ert Electric invoice is for the lighting circuit changes done for taxiways C between taxiway A and runway 4/22.

On a motion by Com. Manydeeds, seconded by Com. Hilgedick, the expense vouchers were approved as submitted.

(Ayes 6-Nayes 0)

b. Key Indicators

- **Airline Operations**

Airline operations are down for the month and down for the year. Cancellations are down more than 50% for the year.

- **Tower Operations**

Tower operations are down for the month and static for the year.

c. Hangar Occupancy

There is one T-Hangar available for rent. All box hangars are currently rented. There is a waiting list of six individuals for south facing hangars.

6. Public Comment Period: No comment.

7. Operational Matters

a. Airport Operations Report

- Business at the Airport: The Airport Manager discussed the event. There were around 225 people in attendance.
- WI Flying Hamburger Social: The Airport Manager reminded the commission of the event scheduled for August 25th.
- Quarterly Operations Report: The Airport Manager discussed the report that is submitted to both Eau Claire and Chippewa County board chairs, finance directors and county administrators.
- Restaurant Update: The Airport Manager has been in communication with the Wisconsin Restaurant Association regarding participation in their next “Email Blast” that reaches out to over 1800 members. This form of advertisement comes at a higher expense so we are working on the details. There is still discussion with the gentleman who runs the airport restaurants in La Crosse, Duluth and Grand Forks to see if they would be interested in working with the restaurant here. The delay has been due to the opening of the La Crosse restaurant, so once that location opens up, he should be in touch. The Commission also inquired about the possibility of reaching out to UW-Stout to see if they would be interested in using our restaurant space as a hands-on, educational component to their restaurant and tourism programs.

b. Airport Strategic Plan Update/Operational Review

There were no comments about the Strategic Plan.

The Operational Review for August continued with working on new tenant development.

c. Project Summary

Amy Michels from Mead & Hunt noted that there has been continued progress towards the ALP update. Changes are now being done to meet the FAA’s Standard Operating Procedures. The Twy C reconstruction project is waiting for FAA notification for funding. Amy noted there is continued progress towards the T-hangar construction and the South Hangar Area Taxilane Design. The architects have started prepping for the September kickoff meeting for the construction projects. The Tower Equipment Replacement is going forward with the ALCMS work being added to the design contract.

8. Previous Business

a. Duax Commission Room Dedication Plaque

The Commission presented Kathy Duax with the plaque commemorating the newly renamed Duax Commission Room in honor of Dave Duax.

b. Final 2016 Airport Operating and Capital Improvement Budget

The Airport Manager discussed the final operating and capital improvement budget information that will be submitted to the county this week. There were some minor changes from the budget presented in July based on the actual 7 month numbers for this year.

On a motion by Com. Francis, seconded by Com. Manydeeds, the Final 2016 Airport Operating and Capital Improvement Budget was approved as submitted.

(Ayes 6-Nayes 0)

9. New Business

a. 2014 Airport Economic Impact Report

The Airport Manager discussed the report that is based on information gathered from tenants and airport provided information. It was suggested that the Airport Manager possibly do a press release and/or make some local news appearances to share some of the details of the report to provide more awareness of the impact the airport has on the local community.

b. Draft Car Rental Lease Agreement 2016-2020

The Airport Manager discussed the Draft Car Rental Lease Agreement and the details that will go into the RFP to bid for all three rental counters that will go out at the beginning of September. RFP responses are expected to be returned sometime in October.

10. Discuss Future Agenda Items:

Explorer Solutions presentation of the 3 niche clusters.

11. Set Future Meeting Dates and Times:

The next Commission Meeting is scheduled for Friday, September 18th, 2015 at 7:30am.

12. Adjournment:

On a motion by Com. Wells, seconded by Com. Manydeeds, the meeting was adjourned at 8:23 a.m.

(Ayes 6-Nayes 0)

Respectfully Submitted,

Bill Hilgedick, Secretary

August vouchers for approval September 17, 2015

ASI Signage	Duax Commission Room door signage	53610-248	210.00
Bartingale Mechanical	Refilling glycol in terminal heating system	53610-820	4,165.00
Certified Testings	Annual test & service of backflow preventers	53610-248	475.00
Chippewa Falls Chamber	Annual Membership Dues 9/15/15-9/14/16	53610-324	240.00
DS Electric Supply	Replacement light ballasts for terminal	53610-248	30.40
Dalco	Shop & Janitorial supplies	53610-248	498.30
Eau Claire Chamber	Annual Membership Dues 10/1/15-9/30/16	53610-324	350.70
Ferguson Enterprises	Repair kits for terminal plumbing	53610-248	84.58
G&K Services	Uniforms	53610-137	68.20
G&K Services	Bags & Towels	53610-298	11.20
Gold Cross Answering	42 calls/5 emails	53610-225	48.41
Houck Transit	August Bus Advertising	53610-327	125.00
Lakeland Overhead Door	Jackshaft door opener for Hawthorne Hangar to replace Liftmaster	53610-248	739.17
Miller-Bradford & Risberg	Light assy. for Case Loader	53610-241	39.12
O'Reilly Auto Parts	Oil, fuel, air, transmission, etc. filters for vehicles & equipment	53610-241	647.96
Sixel Consulting	Monthly retainer fee per SCASD/Marketing Agreement; September	53610-327-001	4,000.00
SKIDATA, Inc.	Annual Maintenance contract 9/1/15-8/31/16	53610-246	7,920.00
Xcel Energy	Terminal Gas/Electric - August 2015	53610-222/224	\$6,919.90
Xcel Energy	ATC Gas/Electric - August 2015	ATCT	53615-222/224 \$1,706.78
			TOTAL
			\$28,279.72

Chippewa Valley Regional Airport

2015 BUDGET COMPARISON Estimated August 2015

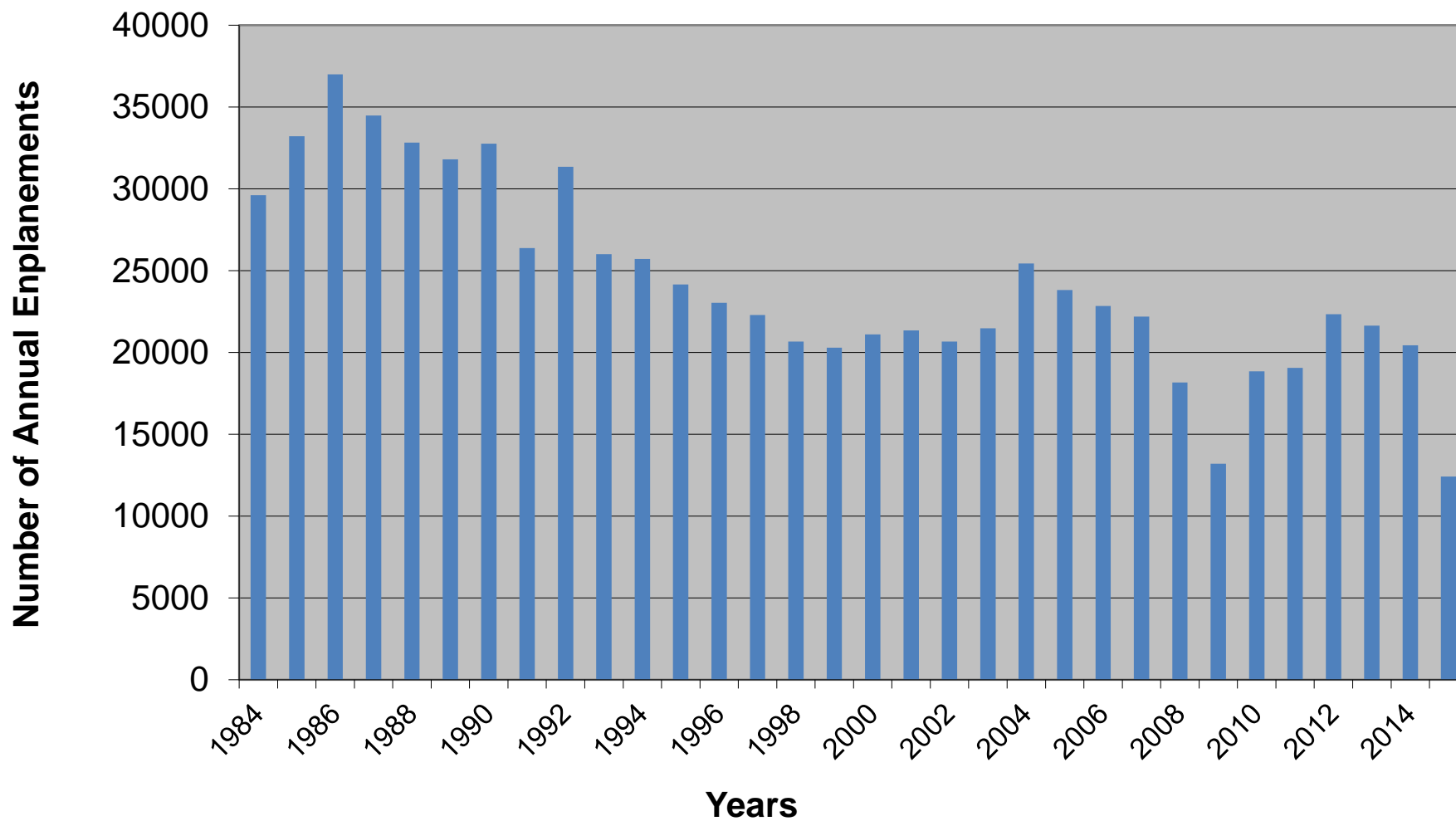
#	Item	12 Month Budget 2015	Budget YTD Allocated	Actual as of 8/31/15 (66.67%)	Variance YTD	Balance Remaining For Year
Income			66.67%			
41110	Contrib From Eau Claire Cty	\$391,167	\$260,778.00	\$260,778.00	\$0.00	\$130,389.00
47330	Contrib From Chippewa Cty	\$127,704	\$85,136.00	\$127,704.00	\$42,568.00	\$0.00
Sub-Total Tax Revenue		\$518,871	\$345,914.00	\$388,482.00	\$42,568.00	\$130,389.00
46340-571	Advertising	\$5,000	\$3,333.33	\$4,692.82	\$1,359.49	\$307.18
46340-572	Air Terminal	\$108,724	\$72,482.67	\$80,323.45	\$7,840.78	\$28,400.55
46340-573	FAA	\$12,160	\$8,106.64	\$8,106.64	\$0.00	\$4,053.32
46340-574	FBO	\$128,839	\$85,892.67	\$89,854.19	\$3,961.52	\$38,984.81
43640-575	Fuel Flowage	\$107,500	\$71,666.67	\$79,970.48	\$8,303.81	\$27,529.52
46340-576	Hangars	\$133,436	\$88,957.33	\$93,360.38	\$4,403.05	\$40,075.62
46340-577	Landing	\$44,700	\$29,800.00	\$31,324.32	\$1,524.32	\$13,375.68
43640-578	Parking	\$155,000	\$103,333.33	\$87,547.18	(\$15,786.15)	\$67,452.82
46340-579	Rental Cars	\$90,000	\$60,000.00	\$56,051.41	(\$3,948.59)	\$33,948.59
46340-580	Restaurant	\$22,360	\$14,906.67	\$0.00	(\$14,906.67)	\$22,360.00
46340-581	Tie Downs	\$144	\$96.00	\$144.00	\$48.00	\$0.00
46340-583	Utility Revs	\$7,000	\$4,666.67	\$5,289.28	\$622.61	\$1,710.72
46340-584	Land Lease Revs	\$27,000	\$18,000.00	\$23,954.74	\$5,954.74	\$3,045.26
46340-586	Vehicle Fuel Reimbursement	\$25,000	\$16,666.67	\$8,761.60	(\$7,905.07)	\$16,238.40
Sub-Total Operating Revenue		\$866,863	\$577,908.64	\$569,380.49	(\$8,528.15)	\$297,482.47
Sub-Total Taxes and Operating Rev.		\$1,385,734	\$923,822.64	\$957,862.49	\$34,039.85	\$427,871.47
46340-601	Other Revenue	\$5,000	\$3,333.33	\$20,574.52	\$17,241.19	(\$15,574.52)
46340-582	PFC	\$89,995	\$59,996.67	\$45,493.46	(\$14,503.21)	\$44,501.54
46340-585	Airline Recruit Reimb	\$0	\$0.00	\$0.00	\$0.00	\$0.00
46340-515	Insurance Refunds	\$0	\$0.00	\$0.00	\$0.00	\$0.00
43619	Airport Grants	\$150,000	\$100,000.00	\$0.00	(\$100,000.00)	\$150,000.00
49210	Transfer Fr. Gen'l Fund	\$0	\$0.00	\$0.00	\$0.00	\$0.00
49300	Airport/ N/L Funds Applied	\$366,252	\$244,168.00	\$0.00	(\$244,168.00)	\$366,252.00
Sub-Total Other Revenue		\$611,247	\$407,498.00	\$66,067.98	(\$341,430.02)	\$545,179.02
TOTAL INCOME		\$1,996,981	\$1,331,320.64	\$1,023,930.47	(\$307,390.17)	\$973,050.49
Expenses						
53610-111	Salary Perm-Regular	\$308,206	\$205,470.67	\$188,169.01	(\$17,301.66)	\$120,036.99
-112	Salary Perm-OT	\$17,000	\$11,333.33	\$3,898.69	(\$7,434.64)	\$13,101.31
-120	Health Ins Incentive	\$600	\$400.00	\$800.00	\$400.00	(\$200.00)
-121	Salary Temp Regular	\$0	\$0.00	\$0.00	\$0.00	\$0.00
-136	PTO-ELB-Lump Sum Payout	\$0	\$0.00	\$0.00	\$0.00	\$0.00
-137	Clothing Allowance	\$2,200	\$1,466.67	\$1,094.11	(\$372.56)	\$1,105.89
-141	Board & Comm Per Diem	\$4,500	\$3,000.00	\$1,975.00	(\$1,025.00)	\$2,525.00
-142	Cnty Brd & Comm Mile	\$800	\$533.33	\$345.78	(\$187.55)	\$454.22
-151	Social Security	\$24,878	\$16,585.33	\$14,223.08	(\$2,362.25)	\$10,654.92
-152	Retirement Emplr Share	\$22,114	\$14,742.67	\$11,981.60	(\$2,761.07)	\$10,132.40
-154	Hos & Health Ins	\$73,065	\$48,710.00	\$44,439.24	(\$4,270.76)	\$28,625.76
-155	Life Insurance	\$140	\$93.33	\$48.05	(\$45.28)	\$91.95
-158	Unemployment Comp	\$0	\$0.00	\$0.00	\$0.00	\$0.00
-200	Contract Svcs	\$0	\$0.00	\$41,250.00	\$41,250.00	(\$41,250.00)
-212	Attorney Fees	\$7,000	\$4,666.67	\$2,528.00	(\$2,138.67)	\$4,472.00
-213	Accounting & Audit	\$3,500	\$2,333.33	\$335.00	(\$1,998.33)	\$3,165.00
-221	Water & Sewer	\$56,650	\$37,766.67	\$23,369.00	(\$14,397.67)	\$33,281.00
-222	Electric	\$85,862	\$57,241.33	\$54,031.75	(\$3,209.58)	\$31,830.25
-224	Gas & Fuel Oil	\$41,200	\$27,466.67	\$19,460.77	(\$8,005.90)	\$21,739.23
-225	Telephone & Telegraph	\$4,000	\$2,666.67	\$2,455.20	(\$211.47)	\$1,544.80
-227	Dataline/Internet	\$1,000	\$666.67	\$500.00	(\$166.67)	\$500.00
-241	Motor Vehicle Maint	\$12,000	\$8,000.00	\$2,728.82	(\$5,271.18)	\$9,271.18
-246	Grounds Maint	\$35,175	\$23,450.00	\$21,652.84	(\$1,797.16)	\$13,522.16
-248	Building Maint	\$25,000	\$16,666.67	\$19,798.18	\$3,131.51	\$5,201.82
-249	Service on Machines	\$500	\$333.33	\$0.00	(\$333.33)	\$500.00
-297	Refuse Collection	\$1,024	\$682.67	\$1,062.60	\$379.93	(\$38.60)
-298	Laundry Services	\$115	\$76.67	\$110.00	\$33.33	\$5.00
-299	Sundry Contract Services	\$0	\$0.00	\$0.00	\$0.00	\$0.00
-310	Office Supplies	\$500	\$333.33	\$679.24	\$345.91	(\$179.24)
-311	Postage and Box Rent	\$600	\$400.00	\$386.48	(\$13.52)	\$213.52

#	Item	12 Month Budget 2015	Budget YTD Allocated	Actual as of 8/31/15 (66.67%)	Variance YTD	Balance Remaining For Year
-313	Printing & Dup	\$600	\$400.00	\$314.32	(\$85.68)	\$285.68
-320	Ref Materials	\$500	\$333.33	\$241.00	(\$92.33)	\$259.00
-321	Publish Legal Notices	\$200	\$133.33	\$0.00	(\$133.33)	\$200.00
-324	Membership Dues	\$4,000	\$2,666.67	\$3,155.70	\$489.03	\$844.30
-327	Marketing	\$35,000	\$23,333.33	\$22,970.48	(\$362.85)	\$12,029.52
-327-001	Marketing Grant Expense	\$150,000	\$100,000.00	\$26,090.29	(\$73,909.71)	\$123,909.71
-328	Airline Recruitment	\$20,000	\$13,333.33	\$8,279.01	(\$5,054.32)	\$11,720.99
-330	Travel Regular	\$0	\$0.00	\$0.00	\$0.00	\$0.00
-340	Travel-Train & Conf	\$9,500	\$6,333.33	\$4,946.58	(\$1,386.75)	\$4,553.42
-366	Fire fight supplies	\$4,500	\$3,000.00	\$0.00	(\$3,000.00)	\$4,500.00
-377	Vehicle Fuel	\$60,000	\$40,000.00	\$17,118.07	(\$22,881.93)	\$42,881.93
-510	Insurance	\$36,000	\$24,000.00	\$10,028.76	(\$13,971.24)	\$25,971.24
-615	Special Assessment	\$0	\$0.00	\$30,835.68	\$30,835.68	(\$30,835.68)
-813	Office Equipment	\$3,000	\$2,000.00	\$169.99	(\$1,830.01)	\$2,830.01
	Sub-Total Operating Expense	\$1,050,929.00	\$700,619.33	\$581,472.32	(\$119,147.01)	\$469,456.68
53615-200	ATCT Contractual Services-Sta	\$0	\$0.00	\$0.00	\$0.00	\$0.00
-221	ATCT Water-Sewer-Strmwtr	\$1,000	\$666.67	\$454.55	(\$212.12)	\$545.45
-222	ATCT Electricity	\$15,480	\$10,320.00	\$10,170.76	(\$149.24)	\$5,309.24
-224	ATCT Gas & Fuel Oil	\$5,000	\$3,333.33	\$1,949.20	(\$1,384.13)	\$3,050.80
-225	ATCT Telephone	\$1,500	\$1,000.00	\$792.52	(\$207.48)	\$707.48
-248	ATCT Building Maintenance	\$15,000	\$10,000.00	\$9,669.05	(\$330.95)	\$5,330.95
	Sub-Total Tower Expense	\$37,980	\$25,320.00	\$23,036.08	(\$2,283.92)	\$14,943.92
53610-810	Capital Equipment	\$56,979	\$37,986.00	\$39,004.68	\$1,018.68	\$17,974.32
-820	Capital Improvement	\$697,164	\$464,776.00	\$55,046.54	(\$409,729.46)	\$642,117.46
-829	Other Capital Improvement	\$30,000	\$20,000.00	\$5,740.00	(\$14,260.00)	\$24,260.00
58100-613	Principal/Trust Fund	\$87,343	\$58,228.67	\$87,343.45	\$29,114.78	(\$0.45)
58200-613	Interest/Trust Fund	\$36,586	\$24,390.67	\$36,585.96	\$12,195.29	\$0.04
	Sub-Total Capital Expense	\$908,072	\$605,381.33	\$223,720.63	(\$381,660.70)	\$684,351.37
	TOTAL EXPENSE	\$1,996,981	\$1,331,320.67	\$828,229.03		\$1,168,751.97
	NET OPERATING INCOME	\$0	(\$0)	\$195,701.44		(\$195,701.48)
	Cash Balance					
	Per 2011 Audit Report	\$688,334				
	Per 2012 Audit Report	\$948,000				
	Per 2013 Audit Report	\$687,563				
	2014 Estimate	\$916,092				

Chippewa Valley Regional Airport
Traffic Statistics
 August 2015

<i>AIRLINE PASSENGERS</i>	Month		% Diff.	Year to date		% Diff.
	2015	2014		2015	2014	
UNITED Enplaned	1483	1726	-14%	10865	12636	-14%
CHARTERS Enplaned				<u>1547</u>	<u>1472</u>	5%
Total Enplaned				12412	14108	-12%
UNITED Deplaned	1535	1856	-17%	10821	12491	-13%
CHARTERS Deplaned				<u>1547</u>	<u>1472</u>	5%
Total Deplaned				12368	13963	-11%
Total Enplaned/Deplaned	3018	3582	-16%	24780	28071	-12%
<i>UNITED PERFORMANCE</i>	2015	2014		2015	2014	
Scheduled Flights/Landings	62	62	0%	487	488	0%
Canceled Flights						
Xnld for Wx	2	1		20	40	
Xnld for Mx	0	0		2	6	
<u>Xnld Other</u>	<u>0</u>	<u>1</u>		<u>2</u>	<u>5</u>	
Total	2	2	0%	24	51	-53%
Total Landings	60	60	0%	463	437	6%
Completion Factor	97%	97%		95%	90%	
OnTime %	39%	56%		57%	65%	

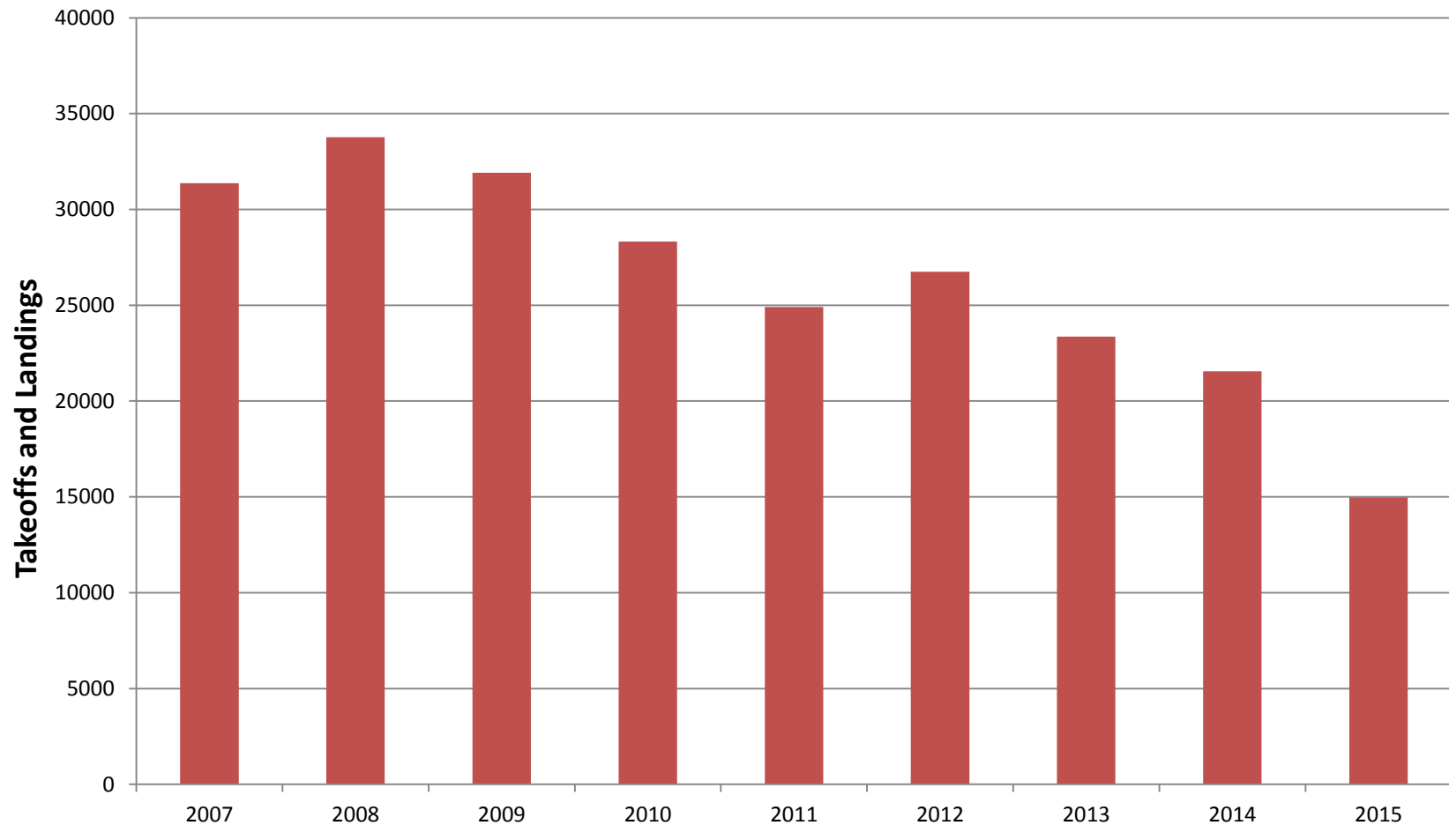
Chippewa Valley Regional Airport Scheduled Air Carrier and Charter Enplanements



Chippewa Valley Regional Airport
Air Traffic Operations Statistics
 August 2015

		Month		% Diff.	Year to date		% Diff.
		2015	2014		2015	2014	
Itinerant	Air Carrier	2	2	0%	22	28	-21%
	Communter/ Air Taxi	245	196	25%	1763	1359	30%
	GA	1357	1419	-4%	9770	9834	-1%
	Military	32	32	0%	290	321	-10%
Local	GA	634	329	93%	3060	3087	-1%
	Military	<u>0</u>	<u>12</u>	-100%	<u>68</u>	<u>112</u>	-39%
TOTAL		2270	1990	14%	14973	14741	2%

Annual Air Traffic Control Tower Operations



<u>Operational Area</u>	<u>Frequency</u>	<u>Next Review</u>	<u>Notes from Last Review and Areas for Improvement</u>
Fuel Flowage Fees	Annual	Jul-15	<p>- Fuel flowage fees and landing fees were found to be consistent with other airports surveyed and no changes were recommended.</p> <p>- Terminal Parking Fees have not been raised since prior to 2006. Commissioners felt a \$1 per day increase to \$6 per day was warranted and should be included in the 2014 budget. They also suggested a weekly max of \$35.</p> <p>- Tower radios and other equipment is in need of upgrade and cab shades need replacement. Both are included in the 2015 budget.</p>
Landing Fees	Annual	Jul-15	
Terminal Parking Fees and Maintenance	Annual	Jul-15	
Public Parking Surfaces and Roads			
Tower Facilities Maintenance	Annual	Jul-15	
New Tenant Development	Annual	Aug-15	<p>- We are currently working with Sixel Consulting on marketing and community outreach efforts through the Small Community Air Service Development grant to grow air service. We periodically reach out and make presentations to Allegiant Airlines. They are interested in the marketing but have chosen not to pursue it thus far.</p> <p>- The current focus on aviation and non-aviation business development is with the Explorer Solutions contract. A presentation on three niche clusters will be made at the September airport commission meeting. Work also continues on City/County zoning for future non-avit development.</p> <p>- A contract has been approved for design of a new 10 stall t-hangar on the south side of the airport. Construction is expected to begin next Spring. Consideration should also be given to future new box hangar construction.</p>
Airline			
Aviation Business			
Non-Aviation Business			
Hangars			
FBO Lease and Maintenance	Annual	Sep-15	FBO leases/facilities were reviewed and no changes recommended.
FBO Facilities			
Hangar Leases and Maintenance	Annual	Nov-15	No changes were recommended by the Airport Commission.
T-Hangars			
Box Hangars			
New hangar Development			

CVRA September 2015 Operational Review

FBO Lease and Maintenance

Facility	Size	Term	2014 Annual Rent	Maintenance	Misc.
1987 Facility	18000 sq. ft.	Expires Sept. 30, 2027 Hawthorne has 2 additional five year options so the lease could be extended to 2037. If the options are exercised, rent increases by 1.5% over prior year.	\$19,760.04	FBO makes incidental repairs, all major repairs are paid for by the airport.	
2002 Facility	26250 sq. ft.		\$69,853.68	FBO does all maintenance.	The airport has a state trust fund loan for this hangar and the lease was written so that the amount of the payment covered the debt service only. In 2014, the the loan was refinanced and shortened the term. Final payment will be March 15, 2022 and the rate stays the same even after final payment.
Truck Hangar	3960 sq. ft.		\$6,000	Heartland makes incidental repairs, all major repairs are paid for by the airport.	
2010 Addition	2100 sq. ft.		\$23,725	FBO makes incidental repairs, all major repairs are paid for by the airport.	1.5% rent increase starting in 2016. The airport paid for the local share of the cost of this addition in exchange for a higher rent payment.
Tie Downs	6		\$144	Airport maintains.	
Fuel Farm - old	2 - 12,000 gallon tanks		\$4,100	FBO does all maintenance on the three tanks owned by them. The airport maintains the site around the tanks.	\$50 rent increase per tank per year
Fuel Farm - new	1 - 20,000 gallon tank		\$5,300/yr. for 5 years		After 5 years, FBO takes over the fuel farm electric bill for all of their tanks in lieu of a rent payment.
Proposed Land Lease	28,500 sq.ft. 150 ft x 170 ft plus vehicle parking area of 150 x 20		Expires sometime in 2055 depending on lease execution.	\$11,454.15 or \$.4019/sq.ft.	FBO maintains the structures and facilities occupied by it and the surrounding premises including the additional 28 parking spaces.