



City of Burlington
Burlington International Airport
1200 Airport Drive, #1
South Burlington, VT 05403
(802) 863-2874
www.btv.aero

MEMO

TO: Board of Finance
FROM: Robert McEwing, Burlington International Airport
DATE: December 9, 2013

SUBJECT: Board of Finance Approval Request – Land Lease, SMS Realty Partnership

The Burlington Airport seeks Finance Board and City Council approval for the following item related to a Lease associated with Airport property:

Authorization to Execute Lease Agreement for the rental of 5.29 acres of land located behind 3062-4016 Williston Road at Burlington International Airport. The Airport has an irregular parcel of land, adjacent to SMS Realty Partnership (Pete's RV), that SMS Realty would like to lease for recreational vehicle storage. The land is in the long range plan for airport development as aviation demand dictates but will not be needed to satisfy aviation needs for the next several years. The land has been subdivided and approved for storage use by the South Burlington Design Review Board. The Airport proposes to lease the vacant land to SMS Realty for four years and six months at the monthly rate of \$3,300 or an annual amount of **\$39,600**.

Please see the rental fee schedule below for further clarification:

Term (4 years, 6 months):

- January 1, 2014 – June 30, 2014: \$39,000
- July 1, 2014 – June 30, 2015: \$39,000
- July 1, 2015 – June 30, 2016: \$39,000
- July 1, 2016 – June 30, 2017: \$39,000
- July 1, 2017 – June 30, 2018: \$39,000

This is the first agreement between the Airport and SMS reality, therefore SMS reality has not been required to adhere to the City of Burlington's Livable Wage Ordinance in the past.

A draft resolution is included with this request. The resolution and draft lease have been coordinated with the City Attorney and McNeil, Leddy and Sheahan and approved by the Airport Commission on November 20, 2013.

Thank you for your consideration.
A draft resolution is included with this Request.

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6 **AUTHORIZATION FOR LEASE**
7 **OF CERTAIN LAND AT**
8 **BURLINGTON INTERNATIONAL**
9 **AIRPORT**
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14 In the year Two Thousand Thirteen.....
15 Resolved by the City Council of the City of Burlington, as follows that:
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17 WHEREAS, the City of Burlington ("City") owns and operates the Burlington
18 International Airport in South Burlington, Vermont ("Airport"); and

19 WHEREAS, the City owns vacant land behind 3062-4016 Williston Road adjacent to the
20 airport and Pete's RV ("the Property"); and

21 WHEREAS, SMS Realty Partnership (Pete's RV) requests to lease 5.29 acres of the
22 Property for recreational vehicle storage at a monthly rental of \$3,300 (\$39,600 annually)
23 effective January 1, 2014 with an initial term of four years and six months ("Lease"); and

24 WHEREAS, the Airport's Director of Aviation deems the Lease to be in the best interest
25 of the City, Airport and public airport purposes; and

26 WHEREAS, the Board of Airport Commissioners recommended approval of the Lease
27 on November 20, 2013; and

28 WHEREASE, the Board of Finance recommended approval of the Lease on
29 xx, 2013,

30 NOW THEREFORE BE IT RESOLVED THAT the Director of Aviation, Gene
31 Richards, is hereby authorized and directed to execute the Lease between SMS Realty
32 Partnership and the City of Burlington, and such other documents as may be required for the
33 lawful culmination of the Lease, all subject to the prior approval of the Chief Administrative
34 Officer and the City Attorney as necessary.
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**AUTHORIZATION FOR LEASE
OF CERTAIN LAND AT
BURLINGTON INTERNATIONAL
AIRPORT**

NAME/PURPOSE OF CONTRACTS:	Lease of 5.29 Acres of vacant land
ADMINISTRATING DEPARTMENT:	Airport
CONTRACT AMOUNT:	\$3,300 per month (\$39,600 annually)
CONTRACT TERM:	Four years and six months effective January 1, 2014
FISCAL YEAR:	FY2014-FY2018
ACCOUNT NAME:	Other Buildings/Grounds rent
ACCOUNT NUMBER:	400-35-434.4465

200020-00078 (Resolution Lease 5.29 acres to Petes RV