



City of Burlington
Burlington International Airport
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MEMO

TO: City Council
FROM: Robert McEwing, Burlington International Airport
DATE: December 16, 2013

SUBJECT: City Council 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: \$39,600
- July 1, 2014 – June 30, 2014: \$39,600
- July 1, 2015 – June 30, 2016: \$39,600
- July 1, 2016 – June 30, 2017: \$39,600
- July 1, 2017 – June 30, 2018: \$39,600

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. In addition, the Board of Finance approved the terms of the agreement on December 9, 2013.

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