

**COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION**

DATE: May 16, 2011

TO: Lee Holloway, Chairman County Board of Supervisors
Michael Mayo, Sr., Chairman, Transportation, Public Works and Transit committee

FROM: Jack Takerian, Director, Transportation and Public Works

SUBJECT: **ANTENNA TOWER LEASE AGREEMENT BETWEEN MILWAUKEE COUNTY AND THE FEDERAL AVIATION ADMINISTRATION (FAA)**

POLICY

County Board approval is required for Milwaukee County to enter into an antenna tower lease agreement with the Federal Aviation Administration for antenna and electronic rack space at the former 440th Air Reserve Station (ARS) at General Mitchell International Airport (GMIA).

BACKGROUND

The FAA currently occupies space on the existing antenna tower located at the former 440th ARS for purposes related to the FAA's activities in support of air traffic operations.

This permitted use was allowable under a no cost lease agreement with the Department of the Air Force. The term of this lease ends on the 5th of January 2012 however, when the former 440th ARS was conveyed to Milwaukee County in July 2010 the lease did not transfer with the property.

GMIA now wishes to enter into a new no cost lease agreement with the FAA so they can continue using the existing antenna tower for their operations.

RECOMMENDATION

Airport staff recommends that Milwaukee County enter into a no cost lease agreement with the FAA, effective July 1, 2011, for the existing tower and ground space at the former 440th Air Force Reserve Base, under standard terms and conditions for County-owned lands and space, inclusive of the following:


1. The term of the triple net lease agreement shall be for five (5) years, effective July 1, 2011, and ending June 30, 2016, with one (1) two-year mutual renewal option.
2. Rental for the tower and ground space will be at no cost.
3. The lease agreement shall contain the current standard insurance and environmental language for similar agreements. Under these terms of this triple net lease agreement the FAA will be responsible for the cost of insurance, utilities and grounds maintenance charges for the leased premises.

FISCAL NOTE

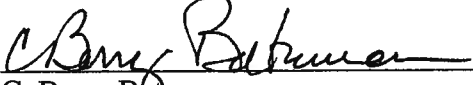
There will be no rental revenue for the duration of this agreement, as required by FAA grant assurances.

Prepared by: Ted J. Torcivia, Airport Business Manager

Approved by:



Jack Takerian, Director
Transportation and Public Works



C. Barry Bateman
Airport Director