



Milwaukee County

Legislation Text

File #: 11-194, Version: 1

From the Director, Department of Transportation and Public Works, and the Airport Director, requesting authorization to enter into a lease agreement with ACC Holding, Inc., for the lease of approximately 2,000 square feet of warehouse space (Building 114) at the former 440th Air Force Reserve Station (ARS) effective May 1, 2011, at General Mitchell International Airport (GMIA).

POLICY

County Board approval is required for Milwaukee County to enter into a building lease agreement with ACC Holding, Inc. for a warehouse building at the former 440th Air Reserve Station (ARS) at General Mitchell International Airport (GMIA).

BACKGROUND

ACC Holding, Inc. (Air Cargo Carriers) is a cargo airline headquartered in Milwaukee, with its main base of operations at General Mitchell International Airport. It was established in 1986 and is the largest civilian operator of Shorts aircraft in the world.

Currently Air Cargo Carriers occupies two hangers at GMIA as well as off-site office space. The County Board has previously authorized the lease of an office building, a shop and warehouse building at the former 440th ARS site. The base exchange sales facility (Building 114) at the former 440th ARS lends itself perfectly to meet Air Cargo Carriers flight simulator and storage space needs.

RECOMMENDATION

Airport staff recommends that Milwaukee County enter into a lease agreement with ACC Holding, Inc., effective May 1, 2011, for the lease of 2,000 square feet of warehouse (Building 114) at the former 440th Air Force Reserve Base, under standard terms and conditions for County-owned land and building space, inclusive of the following:

1. The term of the triple net lease agreement shall be for three (3) years, effective May 1, 2011, and ending April 30, 2014, with one (1) two-year mutual renewal option.
2. Any furniture, office equipment, or any other material identified will be inventoried in the building and made available to ACC Holding, Inc. at no charge, to be returned at the conclusion of the lease.
3. Rental for the approximately 2,000 square feet of space in the building will be established at: \$2.75/sq. ft. for an approximate total of \$5,500 for the first year of the lease; \$3.00/sq. ft. for an approximate total of \$6,000 for the second year of the lease; and, \$3.15/sq. ft. for an approximate total of \$6,300 for the third year of the lease. An option to extend the lease term for an additional two years shall be at the fair market value lease rate to be determined.

4. The lease agreement shall contain the current standard insurance and environmental language for similar agreements.
5. Under these terms of this triple net lease agreement ACC Holding, Inc. will be responsible for the cost of insurance, utilities and common area maintenance charges.

FISCAL NOTE

Rental revenues will be approximately \$5,500 for the first year of the agreement.

Prepared by: Ted J. Torcivia, Airport Business Manager

Approved by:

Jack Takerian, Director
Transportation and Public Works

C. Barry Bateman
Airport Director

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