



ROCK COUNTY DEPARTMENT OF PUBLIC WORKS

Airport - Highways - Parks

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A G E N D A

Public Works Committee Meeting – Airport, Parks, and Highway
Tuesday, November 28, 2017 at 8:00 a.m.
Southern Wisconsin Regional Airport – Voyager Room
1716 W. Airport Rd.
Janesville, WI 53546

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes of October 24, 2017
4. Citizen Participation, Communications, and Announcements
5. **AIRPORT BUSINESS**

 - a. Introduction to Interim Airport Manager Gregory Cullen
 - b. Discuss 2018 Rates
 - c. Project Updates
 - a. Airport Re-lighting Project
 - b. Airport ARFF Vehicle
 - d. Airport Accounts Receivables
 - e. Discussion of Scope of Potential Ad Hoc Committee on Airport Operations
6. **PUBLIC WORKS BUSINESS**

 - a. Introduction to Assistant Director of Public Works Nick Elmer
7. Next Meeting Date: To be determined
8. Adjournment

**Rock County Department of Public Works
Airport Division – Issue Paper**

Issue – Setting the 2018 Land Lease and T-hangar Rates

Discussion – On December 18, 1991, the Public Works Committee approved an addendum to the Airport Leases to standardize the following items;

1. Lease rates equal between like businesses
2. Renegotiate lease rate annually
3. Increase based on the US CPI-U not to exceed 4% annually

Each Lease contains the following language: Annually during the month of December, rental rates shall be re-negotiated by the parties and will be based on the urban rate of inflation, not to exceed 4% annually. Said rates are to be equal to the rental rates for other buildings in its category and be effective January 1. The Airport Director shall be responsible for re-negotiating the yearly rental charge on behalf of the **LESSOR**, subject to final approval of the Public Works Committee.

The t-hangar storage agreement states that all rates are reviewed during the month of December every year and that rates may be adjusted. Adjustments will be based on the urban rate of inflation (CPI-U). It is also agreed that the Public Works Committee may from time to time make adjustments due to market evaluations. New rates will be effective as of February 1. For the 12-month period ending in October, the CPI-U increased 2 percent

In the past five years there have been no increases in rates. During that same time, the cost of maintaining the buildings and grounds has increased approximately 5.62%. During 2018, Rock County staff are planning to review and evaluate airport operations as a whole. Part of this process will be looking at lease and rental rates.

Recommendation – Maintain 2017 rates for land leases effective January 1, 2018 and t-hangars rates effective February 1, 2018.

Databases, Tables & Calculators by Subject

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Data extracted on: November 15, 2017 (11:41:48 AM)

CPI-All Urban Consumers (Current Series)

Series Id: CUUR0000SA0
 Not Seasonally Adjusted
 Series Title: All items in U.S. city average, all urban consumers, not seasonally adjusted
 Area: U.S. city average
 Item: All items
 Base Period: 1982-84=100

Download: [xlsx](#)

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | HALF1 | HALF2 |
|------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2007 | 202.416 | 203.499 | 205.352 | 206.686 | 207.949 | 208.352 | 208.299 | 207.917 | 208.490 | 208.936 | 210.177 | 210.036 | 205.709 | 208.976 |
| 2008 | 211.080 | 211.693 | 213.528 | 214.823 | 216.632 | 218.815 | 219.964 | 219.086 | 218.783 | 216.573 | 212.425 | 210.228 | 214.429 | 216.177 |
| 2009 | 211.143 | 212.193 | 212.709 | 213.240 | 213.856 | 215.693 | 215.351 | 215.834 | 215.969 | 216.177 | 216.330 | 215.949 | 213.139 | 215.935 |
| 2010 | 216.687 | 216.741 | 217.631 | 218.009 | 218.178 | 217.965 | 218.011 | 218.312 | 218.439 | 218.711 | 218.803 | 219.179 | 217.535 | 218.576 |
| 2011 | 220.223 | 221.309 | 223.467 | 224.906 | 225.964 | 225.722 | 225.922 | 226.545 | 226.889 | 226.421 | 226.230 | 225.672 | 223.598 | 226.280 |
| 2012 | 226.665 | 227.663 | 229.392 | 230.085 | 229.815 | 229.478 | 229.104 | 230.379 | 231.407 | 231.317 | 230.221 | 229.601 | 228.850 | 230.338 |
| 2013 | 230.280 | 232.166 | 232.773 | 232.531 | 232.945 | 233.504 | 233.596 | 233.877 | 234.149 | 233.546 | 233.069 | 233.049 | 232.366 | 233.548 |
| 2014 | 233.916 | 234.781 | 236.293 | 237.072 | 237.900 | 238.343 | 238.250 | 237.852 | 238.031 | 237.433 | 236.151 | 234.812 | 236.384 | 237.088 |
| 2015 | 233.707 | 234.722 | 236.119 | 236.599 | 237.805 | 238.638 | 238.654 | 238.316 | 237.945 | 237.838 | 237.336 | 236.525 | 236.265 | 237.769 |
| 2016 | 236.916 | 237.111 | 238.132 | 239.261 | 240.229 | 241.018 | 240.628 | 240.849 | 241.428 | 241.729 | 241.353 | 241.432 | 238.778 | 241.237 |
| 2017 | 242.839 | 243.603 | 243.801 | 244.524 | 244.733 | 244.955 | 244.786 | 245.519 | 246.819 | 246.663 | | | 244.076 | |

12-Month Percent Change

Series Id: CUUR0000SA0
 Not Seasonally Adjusted
 Series Title: All items in U.S. city average, all urban consumers, not seasonally adjusted
 Area: U.S. city average
 Item: All items
 Base Period: 1982-84=100

Download: [xlsx](#)

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | HALF1 | HALF2 |
|------|------|-----|------|------|------|------|------|------|------|------|-----|-----|-------|-------|
| 2007 | 2.1 | 2.4 | 2.8 | 2.6 | 2.7 | 2.7 | 2.4 | 2.0 | 2.8 | 3.5 | 4.3 | 4.1 | 2.5 | 3.1 |
| 2008 | 4.3 | 4.0 | 4.0 | 3.9 | 4.2 | 5.0 | 5.6 | 5.4 | 4.9 | 3.7 | 1.1 | 0.1 | 4.2 | 3.4 |
| 2009 | 0.0 | 0.2 | -0.4 | -0.7 | -1.3 | -1.4 | -2.1 | -1.5 | -1.3 | -0.2 | 1.8 | 2.7 | -0.6 | -0.1 |
| 2010 | 2.6 | 2.1 | 2.3 | 2.2 | 2.0 | 1.1 | 1.2 | 1.1 | 1.1 | 1.2 | 1.1 | 1.5 | 2.1 | 1.2 |
| 2011 | 1.6 | 2.1 | 2.7 | 3.2 | 3.6 | 3.6 | 3.6 | 3.8 | 3.9 | 3.5 | 3.4 | 3.0 | 2.8 | 3.5 |
| 2012 | 2.9 | 2.9 | 2.7 | 2.3 | 1.7 | 1.7 | 1.4 | 1.7 | 2.0 | 2.2 | 1.8 | 1.7 | 2.3 | 1.8 |
| 2013 | 1.6 | 2.0 | 1.5 | 1.1 | 1.4 | 1.8 | 2.0 | 1.5 | 1.2 | 1.0 | 1.2 | 1.5 | 1.5 | 1.4 |
| 2014 | 1.6 | 1.1 | 1.5 | 2.0 | 2.1 | 2.1 | 2.0 | 1.7 | 1.7 | 1.7 | 1.3 | 0.8 | 1.7 | 1.5 |
| 2015 | -0.1 | 0.0 | -0.1 | -0.2 | 0.0 | 0.1 | 0.2 | 0.2 | 0.0 | 0.2 | 0.5 | 0.7 | -0.1 | 0.3 |
| 2016 | 1.4 | 1.0 | 0.9 | 1.1 | 1.0 | 1.0 | 0.8 | 1.1 | 1.5 | 1.6 | 1.7 | 2.1 | 1.1 | 1.5 |
| 2017 | 2.5 | 2.7 | 2.4 | 2.2 | 1.9 | 1.6 | 1.7 | 1.9 | 2.2 | 2.0 | | | 2.2 | |

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| For Year | Rate History | | T-Hangar Increase Effective Feb 1 |
|----------|--------------|---------------------------|---|
| | CPI | Land Lease Increase | |
| 1/1/2018 | | | |
| 1/1/2017 | 1.60% | 0.00% | 0.00% |
| 1/1/2016 | 0.20% | 0.00% | 0.00% |
| 1/1/2015 | 1.70% | 0.00% | 0.00% |
| 1/1/2014 | 1.00% | 0.00% | 0.00% |
| 1/1/2013 | 2.20% | 0.00% | 0.00% |
| 1/1/2012 | 3.50% | 1.30% | 1.30% |
| 1/1/2011 | 1.20% | 1.20% | 0.00% |
| 1/1/2010 | -1.30% | 0.00% | 0.00% |
| 1/1/2009 | 3.70% | 3.00% | 3.00% |
| 1/1/2008 | 3.50% | 3.50% | 3.50% |
| 1/1/2007 | 1.30% | 1.30% | 1.30% |
| 1/1/2006 | 4.30% | 4.00% | 4.00% |
| 1/1/2005 | 3.20% | 3.30% | 3.30% |
| 1/1/2004 | 2.00% | 1.70% | 1.70% |
| 1/1/2003 | 2.00% | 1.70% | 1.70% |

Southern Wisconsin Regional Airport

Lease Rate Summary for 2018

2.0% U-CPI

| Lessee | Sq. Ft. | 2017 | Monthly Payment | 2018 | Monthly Payment | Monthly Increase | Total Yearly Increase |
|------------------------------|-------------------|------------------|--------------------|------------------|--------------------|---------------------|--------------------------|
| ABC Supply | 25,115 31,025 | 0.1119 0.1792 | | 0.1141 0.1828 | | | |
| | | | \$697.50 | | \$711.42 | \$13.91 | \$166.92 |
| Airport House | | 729.00 | \$729.00 | 743.58 | \$744.00 | \$15.00 | \$180.00 |
| Anderson, Chris | 10,350 | 0.1119 | \$96.51 | 0.1141 | \$98.41 | \$1.90 | \$22.80 |
| Bales, Peter | 9,312 | 0.1119 | \$86.83 | 0.1141 | \$88.54 | \$1.71 | \$20.52 |
| Dacy, Susan | 27,500 | 0.1119 | \$256.44 | 0.1141 | \$261.48 | \$5.04 | \$60.48 |
| Erect-A-Tube | 33,000 | 0.1119 | \$307.73 | 0.1141 | \$313.78 | \$6.05 | \$72.60 |
| Helicopter Specialties | 48,692 35,498 | 0.1119 0.1792 | | 0.1141 0.1828 | | | |
| | | | \$984.16 | | \$1,003.73 | \$19.58 | \$234.96 |
| Hershey Lane | 9,500 | 0.1119 | \$88.59 | 0.1141 | \$90.33 | \$1.74 | \$20.88 |
| Janesville Jet Center | 43,094 92,422 | 0.1119 0.1792 | | 0.1141 0.1828 | | | |
| | | | \$1,782.02 | | \$1,817.65 | \$35.63 | \$427.56 |
| Jetson Aviation LLC | 54,356 69,180 | 0.1119 0.1792 | | 0.1141 0.1828 | | | |
| | | | \$1,539.96 | | \$1,570.68 | \$30.72 | \$368.64 |
| Restaurant Fixed Rate | | | | 0.00 | | \$0.00 | \$0.00 |
| Restaurant % | | | | | | | |
| NJJ Properties | 12,452 21,400 | 0.1119 0.1792 | | 0.1141 0.1828 | | | |
| | | | \$435.69 | | \$444.39 | \$8.70 | \$104.40 |
| Prent | 30,625 | 0.1119 | \$285.58 | 0.1141 | \$291.19 | \$5.61 | \$67.32 |
| Regal Beloit Corp. | 22,756 12,000 | 0.1119 0.1792 | | 0.1141 0.1828 | | | |
| | | | \$391.40 | | \$399.17 | \$7.77 | \$93.24 |
| S.C. Aviation | 100,292 66,040 | 0.1119 0.1792 | | 0.1141 0.1828 | | | |
| | | | \$1,921.42 | | \$1,959.62 | \$38.20 | \$458.40 |
| Seneca Foods | 18,630 | 0.1119 | \$173.72 | 0.1141 | \$177.14 | \$3.42 | \$41.04 |
| Smith, Alex | 9,797 | 0.1119 | \$91.36 | 0.1141 | \$93.15 | \$1.80 | \$21.60 |
| Total Yearly Increase | | | | | | | \$2,361.36 |

Average Yearly Increase is \$147.59

2018
2.0% Increase

T-Hangar Summary

| Hangar Numbers | Current Base Rate | New Base Rate Rounded | Monthly Increase |
|---------------------------|------------------------------|----------------------------------|-----------------------------|
| 25-44 | \$ 216.00 | \$ 220.00 | \$ 4.00 |
| 45-54 | \$ 230.00 | \$ 235.00 | \$ 5.00 |
| 55-64 | \$ 253.00 | \$ 258.00 | \$ 5.00 |