

County of Rock
Public Works Department
Highways
Parks
Airport



3715 Newville Road
Janesville, WI 53545
Telephone: 608-757-5450
Fax: 608-757-5470
www.co.rock.wi.us

AGENDA

Public Works Committee Meeting
Thursday, September 29, 2016 – 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 August 23, 2016
4. Citizen Participation, Communications, and Announcements

AIRPORT BUSINESS

5. Action Items

- a. Approve Fourth Addendum to Lease Agreement Between Southern Wisconsin Regional Airport County of Rock, Wisconsin and SC Aviation, Inc.
- b. Airport Accounts Receivables

6. Information Items

- a. Update on Janesville Jet Parking Lot

HIGHWAY BUSINESS

7. Action Items

- a. Follow-up Discussion and Possible Action on Recommendations of Matrix Consulting Group-Public Works, Highway Division Study- Operations and Service Provision Section
- b. Discussion and Possible Action on Recommendations of Matrix Consulting Group-Public Works, Highway Division Study- Staffing and Facilities

8. Next Meeting Date
9. Adjournment

FOURTH ADDENDUM
to
LEASE AGREEMENT
Between
Southern Wisconsin Regional Airport
County of Rock, Wisconsin and
SC Aviation, Inc.

This Fourth Addendum to Lease Agreement is made and entered into effective as of October 1, 2016, (the "Effective Date") by and between The County of Rock, Wisconsin, a municipal corporation, duly organized and existing under the laws of the State of Wisconsin (hereinafter referred to as "LESSOR"), and SC Aviation, Inc., a Wisconsin corporation (hereinafter referred to as "LESSEE"), and further amends that certain LEASE AGREEMENT between LESSOR and LESSEE'S predecessor in interest dated the 24th day of August, 1999 (the "Original Lease", as amended by a First Addendum on or about January 23, 2009 (the "First Addendum") and a Second Addendum made on or about November 26, 2013 (the "Second Addendum") and a Third Addendum made on or about November 1, 2015 (the "Third Addendum")(collectively, the "CURRENT LEASE").

WHEREAS, LESSEE wishes to remove 7,542 sq. ft. from the "Original Lease" and add additional land to the "Third Addendum", which additional land is described and shown as Exhibit B hereto, for the purpose of additional parking and required storm water filtration system for the newly constructed building at 1116 W. Endeavour Dr.

THEREFORE, LESSOR and LESSEE agree to further amend the CURRENT LEASE provisions as follows:

ARTICLE 1 - PREMISES

Section 1.1 of the Original Lease, as previously amended, is deleted and replaced as follows:

1.1 Land

As of the Effective Date hereof, the premises shall include the areas described and shown in Exhibits A and B dated September 19, 2016 hereto.

ARTICLE 3 – CONSIDERATION

Sections 3.1 and 3.2 of the Original Lease, as previously amended, are deleted and replaced as follows:

3.1 Consideration

The current rental charge shall remain in place until the issuance of a certificate of occupancy for the new hangar building to be constructed by LESSEE. As of the issuance of that certificate of occupancy for the new hangar LESSEE agrees to pay to LESSOR, the sum of ELEVEN THOUSAND TWO-HUNDRED TWENTY-TWO DOLLARS AND SIXTY-SEVEN CENTS (\$11,222.67) per year for the use of the leased PREMISES, representing a rental charge of (.1119 [2016 rates]) cents per square foot for ONE HUNDRED THOUSAND TWO HUNDRED NINETY-TWO (100,292) square feet of unimproved land (meaning that LESSOR has not added improvements to that area although

LESSEE may have added or will add improvements thereto) and the sum of ELEVEN THOUSAND EIGHT HUNDRED THIRTY-FOUR DOLLARS AND THIRTY-SEVEN CENTS (\$11,834.37) per year for the use of leased PREMISES, representing a rental charge of (.1792 [2016 rates]) cents per square foot for SIXTY-SIX THOUSAND FORTY (66,040) square feet of improved land (meaning the land has been improved by LESSOR). During the month of December each year, the annual rental charge (and equal monthly payments therefor) for the following calendar year shall be adjusted with said rental charge to be comparable to land rentals being charged for other airport LESSEES leasing land for hangar buildings and their surrounding areas at Southern Wisconsin Regional Airport.

3.2 Payment

As provided in Section 3.1, the rental charge shall begin upon receipt of a certificate of occupancy permit after construction of the new building and hangar. Thereafter, monthly payments in the amount of ONE THOUSAND NINE HUNDRED TWENTY-ONE DOLLARS AND FORTY-TWO CENTS (\$1,921.42) shall be paid on/or before the first of each month (representing a total of TWENTY-THREE THOUSAND FIFTY-SEVEN DOLLARS AND FOUR CENTS (\$23,057.04) per year.

IT IS HEREBY ALSO AGREED that this Fourth Addendum may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, provided that all such counterparts, in the aggregate, shall contain the signatures of all parties hereto. Copies of this Fourth Addendum as executed by any party hereto and delivered by facsimile or a pdf or image sent by e-mail to the other party hereto, shall be deemed to be original counterparts for all purposes.

Except as otherwise expressly set forth herein, the Original Lease, as amended by the First Addendum, Second Addendum and Third Addendum (collectively, the CURRENT LEASE), remains unmodified and in full force and effect. Hereinafter, the Original Lease, together with the First Addendum, the Second Addendum, the Third Addendum and this Fourth Addendum shall be the LEASE AGREEMENT.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Fourth Addendum as of the Effective Date.

LESSOR:

LESSEE:

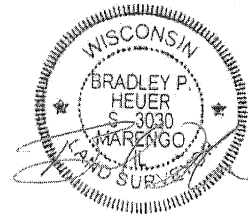
Ronald D. Burdick
Airport Director

Nick Colombe, Director of Operations
SC AVIATION, INC.,
a Wisconsin Corporation

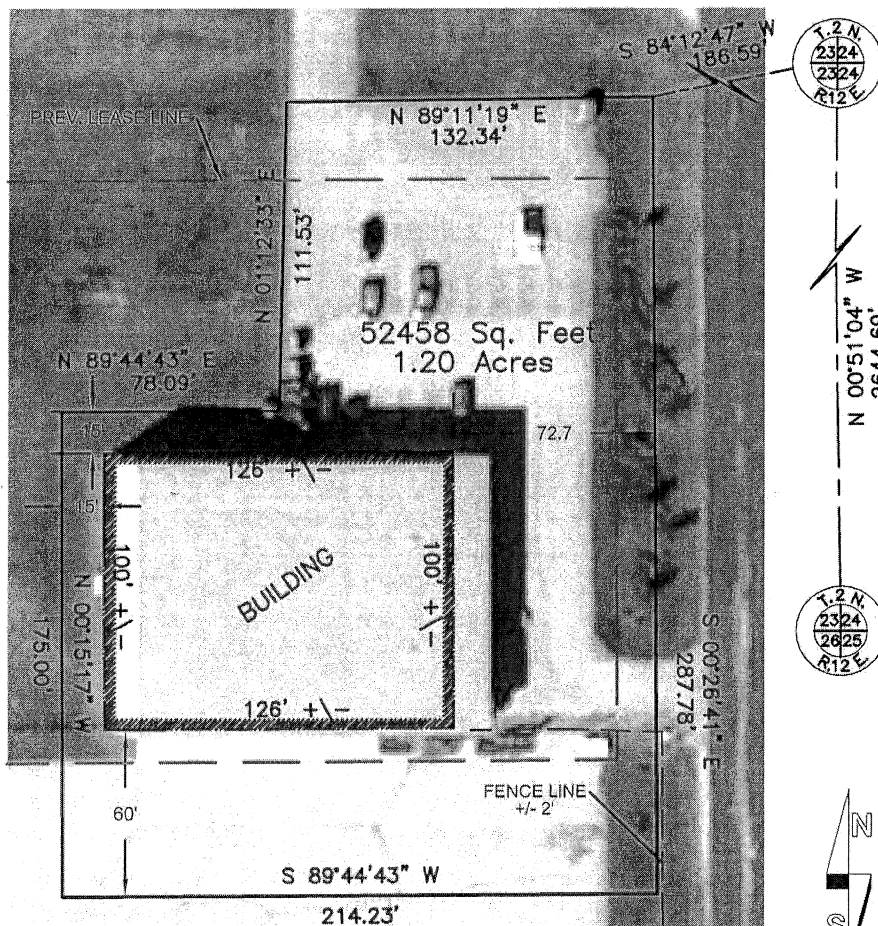
LEASE EXHIBIT A

DESCRIBED AS FOLLOWS

PART OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 23,
T. 2 N., R. 12 E. OF THE FOURTH P.M., CITY OF
JANESVILLE, ROCK COUNTY, WISCONSIN

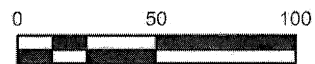


COMMENCING AT THE SE COR SEC 23 ROCK TOWNSHIP
THENCE N00-51-04W 2644.69' ALONG THE EAST SEC LINE TO THE
E 1/4 COR SEC 23; THENCE S84-12-47W 186.59' TO THE POB;
THENCE S00-26-41E 287.78 FEET; THENCE S89-44-43W 214.23 FEET;
THENCE N00-15-17W 175.00 FEET; THENCE N89-44-43E 78.09 FEET;
THENCE N01-12-33E 111.53 FEET; THENCE N89-11-19E 132.34 FEET
TO THE POINT OF BEGINNING. CONTAINING 52,458 SQ FEET MORE OR LESS.



I HEREBY CERTIFY THAT I MAPPED THE LEASE ABOVE AS DIRECTED BY RON BURDICK, ROCK COUNTY AIRPORT DIRECTOR AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREIN DRAWN CORRECTLY REPRESENTS SAID PROPOSED LEASE. GIVEN UNDER MY HAND AND SEAL THE 19TH DAY OF SEPTEMBER 2016 AT JANESVILLE, WISCONSIN.

BEARINGS REFERENCED TO WCCS: ROCK COUNTY



PROJECT NO. 2016R023 - A
FOR: ROCK CO. AIRPORT
SC AVIATION SITE EXHIBIT A
DATE: SEPTEMBER 19, 2016
SHEET 1 OF 1

(a) - Legend

- Previous Lease Lines
- New Lease Lines
- Building

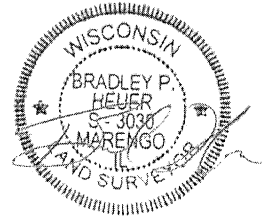
**ROCK COUNTY
SURVEYORS OFFICE**

COURTHOUSE BUILDING
PH. 608-757-5658
51 S. MAIN STREET - JANESVILLE, WI. 53545

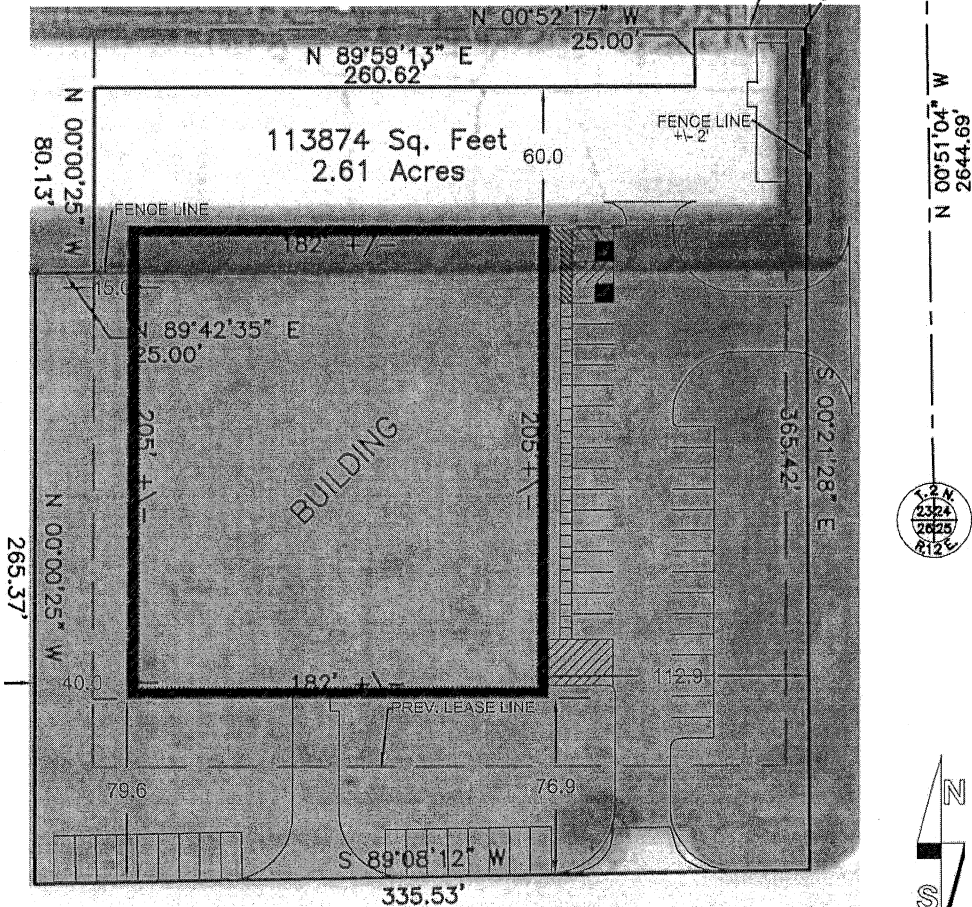
LEASE EXHIBIT B

DESCRIBED AS FOLLOWS:

PART OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 23,
T. 2 N., R. 12 E. OF THE FOURTH P.M., CITY OF JANESVILLE
COUNTY OF ROCK, WISCONSIN

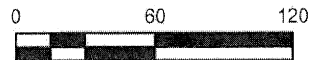


Commencing at the Southeast corner of Section 23 aforesaid;
thence North 0°51'04" West 2644.69 feet along the east line of said section 23 to the east quarter corner;
thence South 23°28'40" West 457.91 feet to the Point of Beginning for the leased area described herein;
thence South 0°21'28" East 365.42 feet
thence South 89°08'12" West 335.53 feet;
thence North 0°00'25" West 265.37 feet;
thence North 89°42'35" East 25.00 feet;
thence North 0°00'25" West 80.13 feet;
thence North 89°59'13" East 260.62 feet;
thence North 00°52'17" West 25.00 feet;
thence North 89°57'21" East 48.00 feet to the Point of Beginning.
Containing 113,874 square feet, more or less.



I HEREBY CERTIFY THAT I MAPPED THE LEASE ABOVE AS DIRECTED BY RON BURDICK, ROCK COUNTY AIRPORT DIRECTOR AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREIN DRAWN CORRECTLY REPRESENTS SAID PROPOSED LEASE. GIVEN UNDER MY HAND AND SEAL THE 19TH DAY OF SEPTEMBER 2016 AT JANESVILLE, WISCONSIN.

BEARINGS REFERENCED TO VCCS: ROCK COUNTY



PROJECT NO. 2016RO23 - B
FOR: ROCK CO. AIRPORT
SC AVIATION SITE EXHIBIT B
DATE: SEPTEMBER 19, 2015
SHEET 1 OF 1

- (a) - Legend
- - - - - Previous Lease Lines
 - — — — — New Lease Lines
 - ▨ Building
 - ▩ Existing Features

ROCK COUNTY
SURVEYORS OFFICE
COURTHOUSE BUILDING
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