



Winnebago County

The Wave of the Future

**AVIATION COMMITTEE MEETING MINUTES
WEDNESDAY, NOVEMBER 6, 2024**

A. Call to Order

Supv. Gabert called the meeting to order at 8:00am

B. Public Comments within the Jurisdiction of the Committee

None

C. Approval of Minutes

1. Approve Oct 2, 2024 Meeting Minutes

Motion by Supervisor Frassetto, seconded by Supervisor Hinz, to approve the minutes of the October 2, 2024, meeting. CARRIED BY VOICE VOTE. 5/0

D. Director's Report

1. Update on agricultural lease with Brennand Farming, LLC at a rate of \$150.00 per acre per year for Parcel F, totaling 33 acres for \$4,950 annually.

Mr. Schell advised that since this agricultural land happens through a bidding process, the rate is set by the winning bidder. This bid was put out about a month ago and we received two bids. The highest bidder was the incumbent farmer on the property at \$150.00 per acre, Brennand Farming. This is an annual lease of \$4,950.00 per year. Mr. Schell added that the lease we have now will have an option term for three additional one-year terms.

Supv. Frassetto questioned this rate compared to rates in the private sector. Mr. Schell answered that he has seen a standard \$100.00 per acre up to \$150.00 per acre, not too much more than that.

2. 2025 T-Hangar Project

Mr. Schell explained that when we constructed the two ten-unit T-Hangar buildings on the east side of the airport, there was also a nine-unit building designed to the west. We didn't have enough funding to construct that nine-unit building at that time. The scope of the 2025 project is to construct that nine-unit T-Hangar building along with the associated taxiway and apron. Mr. Schell added that there is a water line that feeds the entire east side of the airport that is in excess of seventy years old and has been giving us problems over the last few years. With this project we're proposing being heavily grant funded, we can get this water line replaced with very low cost impact to the county. Mr. Schell stated that the total estimated cost is 2.75M for the entirety of this project. The Spirit Fund request is scheduled to be \$455,000.00. Timeline would be to bid in spring of 2025 and pushing to get construction started in fall of 2025.

Supv. Frassetto asked about the saturation of t-hangars on our property. He was wondering how much available land we have and if we have room to grow. Mr. Schell confirmed that we do have room for growth. Mr. Schell explained that in our Master Plan we have other areas that are planned for either redevelopment of existing hangars or new construction hangars. Supv. Lutz questioned the life expectancy of the hangars. Mr. Schell answered that the hangars should last about fifty to seventy years.

E. Business Items

Action may be taken on any business items.

1. Discuss & Approve a lease rate of \$1,300.14 per month for Hangar I1 to be leased by United Financial Group, Inc.

Mr. Locke shared with the committee that United Financial Group has been a tenant in hangar I-1 for several years, and they wish to renew it for another year. This is a 3,000 square foot hangar with a bathroom and a small office space in the corner. The increase in rate is based upon the CPI-U of the previous twelve months. The new rate is \$1,300.14 per month.

Motion by Supv. Frassetto, seconded by Supv. Hinz to approve a lease rate of \$1,300.14 per month for Hangar I1 to be leased by United Financial Group, Inc.. . Yes 5, No 0, Abstained 0

2. Discuss & Approve a lease rate of \$1,234.59 per month for Hangar I2 to be leased by Cassui Too, LLC.

Mr. Locke advised that this hangar is similar to the last, but slightly smaller. This hangar is 2,500 square feet with a bathroom and small office space. Cassui Too has been a tenant in I-2 since 2022 and wishes to renew their lease for another year. The increase from the previous rate is based upon the CPI-U of the previous twelve months. The new rate is \$1,234.59 per month.

Motion by Supv. Hinz, seconded by Supv. Paterson to Approve a lease rate of \$1,234.59 per month for Hangar I2 to be leased by Cassui Too, LLC.. . Yes 5, No 0, Abstained 0

F. EAA Report

Mr. Busha stated that they are getting ready for Celebration of Lights again this year. Christmas in the Air will be free to the community to attend on December 7th, and there will be a Wright Brothers dinner coming up in mid-December. They will also be developing a theme for AirVenture 2025 and are starting to get ready for that.

G. Committee Chair's Report

Supv. Gabert shared that mid-November will be the next ARPA meeting.

H. Communications Shared by Committee Members

Supv. Hinz congratulated us on the work done for the election at the airport.

I. Items for Next Agenda

Suggestions from committee members for items to be addressed on a future agenda

None

J. Next Meeting Date

December 4, 2024

K. Adjourn

Motion by Supv. Frassetto, seconded by Supv. Hinz to Adjourn. . Yes 5, No 0, Abstained 0

The meeting adjourned at 8:20 am.