



Winnebago County

The Wave of the Future

**JOINT AVIATION COMMITTEE & FACILITIES & PROPERTY
MANAGEMENT COMMITTEE MEETING MINUTES
WEDNESDAY, JUNE 3, 2026**

A. Call to Order

Supv. Gabert called the meeting to order at 3:00pm

B. Public Comments within the Jurisdiction of the Committee

Public Comments were made.

C. Approval of Minutes

1. Approval of May 6, 2026 Meeting Minutes

Motion by Supv. Hinz, seconded by Supv. Frassetto to remove the text of public comments from the Aviation Committee Meeting minutes from May 6, 2026. Motion carried 5/0.

Motion by Supv. Hinz, seconded by Supv. Frassetto to approve of May 6, 2026 Meeting Minutes with the proposed revision. Motion carried 5/0.

D. Director's Report

1. T-Hangar Project Update

Mr. Schell shared that we officially broke ground on the nine-unit T-hangar building. Next week they'll start some civil site work in order to start the process of getting the site prepared for the project. As of this time, the nine-unit T-hangar project remains on schedule to be completed before the end of the calendar year.

2. Culvert & Perimeter Road - Emergency Repair Update

Mr. Schell advised that this emergency repair went to the Personnel and Finance Committee on Monday this week, and the Special Orders Board Meeting approved it yesterday. The culvert and roadway are an integral part of our infrastructure here for year-round operations and the AirVenture event. We have a large volume of vehicle traffic, pedestrian traffic, bicycles, mopeds, associated with getting people around on that far south side of AirVenture. We are about four weeks out on the timeline of just being able to have a contractor acquire the replacement culvert pipe, which puts us into early July.

3. Airport Master Plan Update

Mr. Schell stated that he will give a more complete update next month. The biggest issue with the Master Plan is the FAA and their airport design standards. We have four paved runways and the FAA has not considered our two smaller crosswind runways eligible for funding based upon their eligibility guidance for funding.

The biggest thing we've been working with the FAA for the last several years is a Modification of Standard Request for the taxiway intersection where taxiway Alpha intersects with runway 5/23. It's a non-standard intersection angle for the FAA. Mr. Schell stated that he feels as though we will be successful at getting that modification of standard.

E. Business Items

Action may be taken on any business items.

1. Authorize Winnebago County to enter into a ground lease agreement with Volare Aviation, LLC for a term of 50 years on 47 acres at the Aviation Business Park at Wittman Regional Airport

Mr. Schell introduced an agreement that we've been evaluating for some time now with the gentlemen here in the front row representing Volare Hangars. Volare is looking to develop the entire business park, but today we're just talking about the county's property for this lease agreement. The City of Oshkosh has thirty (30) acres of property in the business park as well. For continued discussion about the county's lease agreement, Mr. Schell turned this over to County Executive Gordon Hintz.

County Executive Hintz spoke about the many aspects he looked at when evaluating Volare. Over the last twelve (12) years we've not yet had a development in the park. There's an opportunity here, there's market demand, and this could be a win-win. County Executive Hintz then turned the discussion over to Winnebago County Corporation Counsel Mary Anne Mueller.

Corporation Counsel Mueller distributed the most recent updated lease as well as exhibit I, which is the Volare timeline to the Facilities and Aviation Committee members. Since the lease is a fifty-five (55) page contract, Corporation Counsel Mueller gave an overview of what she thought could be questioned by the committees. She stated that the total term is fifty (50) years and explained how they arrived at that. She also reviewed when the county could start receiving rent, which coincides with the exhibit provided to help with better understanding. The net rent was tied to the Winnebago County General Code, and that is thirty-five (35) cents per square foot at the start of the primary term. Corporation Counsel Mueller further explained rent credits and at what point or discretion the county has to give Volare rent credits. She covered paying for utilities, what happens if Volare files for bankruptcy or reorganization, what options the county has to terminate the lease, and unforeseen conditions. Article nine was changed to Volare paying thirty-five (35) cents per square foot, which is five cents (\$.05) higher than the current ordinance rate. We were initially talking about thirty (30) cents per square foot. The lease rate then increases 3% annually beginning in the second lease year of the primary term. Corporation Counsel Mueller ended with stating that this could be a win-win situation for the county, for Volare, for the community.

Supv. Hinz expressed how happy he was to hear about this. He has looked at Volare's website and is very impressed with what they have done.

Supv. Bettin stated his concern about how quickly he had to decide on this lease. He would have liked more time to review this lease and discuss the parameters involved.

Motion to Call the Question by Supv. Frassetto, seconded by Supv. Moonin to Authorize Winnebago County to enter into a ground lease agreement with Volare Aviation, LLC for a term of 50 years on 47 acres at the Aviation Business Park at Wittman Regional Airport. Call the question carried 5/0 for Aviation Committee; Call the question carried 4/0 for Facilities and Property Management Committee.

Corporation Counsel Mueller made note of a correction on the name. The LLC's name is not Volare Aviation, LLC, the entity is now Volare Hangars at Oshkosh, LLC.

Motion by Supv. Hinz, seconded by Supv. Frassetto to Authorize Winnebago County to enter into a ground lease agreement with Volare Hangars at Oshkosh, LLC for a term of 50 years on 47 acres at the Aviation Business Park at Wittman Regional Airport. Motion carried 5/0 for Aviation Committee. Motion carried 4/0 for Facilities and Property Management Committee.

2. Approve an emergency repair funding allocation in an amount not to exceed \$65,000 to complete necessary work on egress lighting at the Fox Cities Campus Arts Hub aka Fox Cities Communication Arts Center

Mr. Elder shared that during their May maintenance checks, it was discovered that the emergency egress lighting in the theater does not operate on emergency power. These lights

are different than what we have in the rest of our buildings. Fox Cities has a huge UPS that runs the emergency egress lighting. When we discovered that these lights weren't getting power when normal power was cut off, we traced them back to the UPS or the uninterruptible power system that supplies the egress lighting. We found that the batteries in the UPS are all bad. There are ninety-six (96) batteries and the capacitors and the fans are also at the end of their useful life. Mr. Elder stated that the batteries were original and added that we generally replace the batteries between five and seven years with our UPS's. If there is an event at the theater and the power is lost, there is no light for people to leave. This creates a life safety code to have emergency egress lighting in buildings that have public assembly of three hundred (300) or more for non-religious functions.

Motion by Supv. Wise, seconded by Supv. Moonin to Approve an emergency repair funding allocation in an amount not to exceed \$65,000 to complete necessary work on egress lighting at the Fox Cities Campus Arts Hub aka Fox Cities Communication Arts Center. Motion carried 4/0.

Motion by Supv. Wise, seconded by Supv. Moonin to adjourn the Facilities and Property Management Committee portion of today's meetings. Motion carried 4/0.

3. Authorization to Apply for and Accept, if Awarded, the WPS Rewarding Responders Grant for a Cut-Off Saw, Angle Grinder, and Power Shears to Equip a Fire Truck
Mr. Schuh shared that this is Wisconsin Public Service rewarding this grant. It can be for any emergency response department, so Sheriff's and Emergency Management can also apply for this. Mr. Schuh stated that this particular one for the airport is because of our Fire Department. They want equipment for another truck. It's a no-match grant up to two thousand dollars (\$2,000.00). Mr. Schuh will put together the application, and if the grant gets awarded, we'll know by the end of August.

Motion by Supv. Hinz, seconded by Supv. Frassetto to Authorization to Apply for and Accept, if Awarded, the WPS Rewarding Responders Grant for a Cut-Off Saw, Angle Grinder, and Power Shears to Equip a Fire Truck. Motion carried 5/0.

F. Operations & Maintenance Report

Mr. Locke advised that our operations crew is currently taking on a project of repainting all the pavement markings on runway 18/36. This is something we are doing fully in-house with our staff. They started yesterday morning with line strippers, repainting all the markings. This should wrap up tomorrow. Mr. Locke added that our operations crew have also been doing ongoing roof repairs to hangars and modifying pedestrian gates to prevent unauthorized access during AirVenture. In the next three weeks, we are also working with the Fire Department on airfield familiarization and training. We will go out, drive on the airfield, and talk to the control tower. There will also be training using an old aircraft and smoke grenades to assist with familiarization.

G. EAA Report

None

H. Committee Chair's Report

None

I. Communications Shared by Committee Members

Supv. Bettin wanted to know an effective communication plan for presenting Volare to the county board.

County Executive Hintz answered that he advises supervisors to follow the agenda that will be provided on June 9, 2026. There will be a FAQ to try to answer any questions that may come up. Airport Director Jim Schell and Corporation Counsel Mueller will also be available.

Mr. Schell stated that a slideshow of Volare could be put together for the county board presentation as well.

J. Items for Next Agenda

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

Master Plan Update

Tours during AirVenture

Airport Tours prior to AirVenture

PFAS

K. Next Meeting Date

July 1, 2026

L. Adjourn

Motion by Supv. Hinz, seconded by Supv. Frassetto to Adjourn. Motion carried 5/0.

Meeting adjourned at 5:18pm

[MIN_FOOT]