
Tenant Notice – Request for Input from Tenants on Proposed Storage Hangar Leases

To: Camarillo and Oxnard Hangar Tenants

From: Department of Airports

Date: May 8, 2018

Airport Tenants and Pilots,

As you know, the Department of Airports created an Ad-hoc Lease Update Committee made up of hangar owners and renters from the two County airports. The process has been facilitated and has gone very well over the course of several meetings that began last November. The County appreciates the work of the committee members, and has agreed to several committee requests for both County and Privately Owned Hangar Leases including:

- The County will participate in relocation costs should the County require a tenant to relocate a hangar on the airports.
- Storage of non-aeronautical items allowed so long as they do not violate code and do not interfere with the aeronautical use of the hangar.
- Additional stored and non-airworthy aircraft allowed, but County to inspect for progress to make airworthy.
- County grants up to 6 months to replace an aircraft or sell a hangar.
- Tenant allowed to store one automobile per 2,000 s.f. of hangar space in addition to their aircraft.
- Tenant can perform more maintenance in hangar so long as it does not violate safety codes.
- Language has been added to make indemnification mutual.
- A Default Cure process has been added.

The outstanding issue that remains for Privately Owned Hangar Leases is the idea of transitioning from a month-to-month lease to a term lease that requires the tenant to either transfer ownership of the hangar to the County (reversion) or remove the hangar at the end of the lease term. It was not staff's intent to make such a transition at the outset of the process, but much research has been done by staff, including meetings with the FAA and the original airport management team for Ventura County, and staff is recommending that the County does make the transition. There is value in having a term lease rather than a month-to-month lease, and certainty is provided for both the tenant and the County, that there will be space for the hangar and aircraft to remain

located on the airport, and that the tenant will support the airport financially as well as the airport's purpose. **It is FAA grant assurances, FAA lease policy, industry best practices, practices taken from an Airport Cooperative Research (ACRP) report on leasing at airports, and a 1987 Ventura County Grand Jury Report that is compelling staff to make this recommendation.**

The Proposed Leases will be posted to the Department of Airports website and can be viewed at www.ventura.org/airports in the yellow highlighted area.

The County is proposing a three-tiered term based on size and valuation (not including the value of the land) of the hangar as follows:

10 year term for Original T-Hangars from the 1970's and 80's.

15 year term for Original Box Hangars from the 1970's and 80's.

20 year term for hangars that have been replaced with New ones over the past several years. More detailed information on this methodology will be provided on the website.

The County requests your input on the proposed Lease Agreement. You may submit your interest via email to airportinfo@ventura.org with STORAGE HANGAR LEASE INPUT in the subject line, or by mail to:

Attn: Storage Hangar Lease Input
Department of Airports
555 Airport Way, Suite B
Camarillo, CA 93010

Your input will be compiled and summarized, and placed on our website after the end of the comment period.

The tentative schedule for considering adopting the lease is as follows:

- Solicit input from all hangar tenants beginning May 8, 2018
- Town Hall meeting with tenants tentatively the week of June 4
- Possibility of one additional Lease Committee meeting the week of June 11
- Aviation Advisory Commission July 2
- Airport Authorities July 12
- Board of Supervisors hearing July 17

UPDATED INFORMATION WILL BE POSTED ON THE WEBSITE SO WE ENCOURAGE YOU TO VISIT THE WEBSITE FREQUENTLY.

Thank you, and we look forward to hearing from you.

Department of Airports