**Resolution No.\_\_\_\_**

## Resolution of the Board of Supervisors of the County of Siskiyou Establishing Month to Month Rental Rates for Aeronautical & Non- Aeronautical Assets at Siskiyou County Airports

**Whereas**, A comprehensive rate study of rural “General Aviation Airports” was conducted for aeronautical and non-aeronautical assets.

**Whereas**, the following aeronautical categories were studied; Box hangar, Open face hangar, “Nested” multiple aircraft hangar (individual space), Land / Ground lease as set forth in Exhibit “A”

**Whereas,** thefollowing non-aeronautical categories were studied; Agricultural, Undeveloped land, Bunker and Building as set forth in Exhibit “B”

**Whereas,** rates will be calculated per square foot x amount = Annual Sum ÷12 months.

**Whereas,** On the first anniversary of the Commencement Date, and each anniversary thereafter, the Base Rent shall be increased by the current County Adjustment Factor. This will determine the new “Base Rent” for the new year. The County "Adjustment Factor" shall be a percentage calculated as follows: Beginning January 1, 2023, and every three (3) year period thereafter, the annual rent increase shall be determined by calculating the average annual California Consumer Price Index for all areas and all consumers as reported by the State of California, Department of Industrial Relations ("CPI"), for the preceding three (3) years, with the resulting adjusted CPI applied for that year and the two (2) years that follow. However, the Adjustment Factor shall not be less than one percent (1%) nor more than six percent (6%). The rental amount rate schedule for this is through December 31st of the year preceding the next Adjustment Factor calculation date set forth in Exhibit “A & B”.

**Whereas**, the base rent / lease rate will increase each calendar year based off the current County Adjustment Factor (CAF). This will establish the new base rent / base lease rate for the new year.

**Whereas,** bunker agreements and undeveloped land agreements are based off the FAA rule “Fair Market Value” approval authority is given to the Director of General Services based off the recommendation of the Airport Manager.

**Now, Therefore, Be It Resolved,** Siskiyou County Airports has established and set forth the base line and lease rates to be Effective May 16th, 2023.

**Be It Further Resolved**. Siskiyou County Airports will incorporate the new base line rates as of the effective date of this resolution and the new lease rates will be implemented as lease’s are renewed.

**Passed and Adopted** by the Siskiyou County Board of Supervisors at a regular meeting of said Board, held on the 16th day of May, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Ed Valenzuela, Chair

Board ofSupervisors,

County ofSiskiyou State of California

ATTEST:

Laura Bynum,

County Clerk

By \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Deputy

 **AERONAUTICAL CPI & CAF**

On the first anniversary of the Commencement Date, and each anniversary thereafter, the Base Rent shall be increased by the current County Adjustment Factor. This will determine the new “Base Rent” for the new year. The County "Adjustment Factor" shall be a percentage calculated as follows: Beginning January 1, 2023, and every three (3) year period thereafter, the annual rent increase shall be determined by calculating the average annual California Consumer Price Index for all areas and all consumers as reported by the State of California, Department of Industrial Relations ("CPI"), for the preceding three (3) years, with the resulting adjusted CPI applied for that year and the two (2) years that follow. however, the Adjustment Factor shall not be less than one percent (1%) nor more than six percent (6%). The rental amount rate schedule for this is through December 31st of the year preceding the next Adjustment Factor calculation date.

 **Land / Ground Lease**

|  |  |  |  |
| --- | --- | --- | --- |
|  | 2023 | 2024 | 2025 |
| CAF | 4.414% | 4.414% | 4.414% |
| Base Price/Sqf | **$0.326** | **$0.340** | **$0.355** |

 **Box** **Hangar Lease**

|  |  |  |  |
| --- | --- | --- | --- |
|  | 2023 | 2024 | 2025 |
| CAF | 4.414% | 4.414% | 4.414% |
| Base Price/Sqf | **$0.807** | **$0.840** | **$0.875** |

 **Open Hangar Lease**

|  |  |  |  |
| --- | --- | --- | --- |
|  | 2023 | 2024 | 2025 |
| CAF | 4.414% | 4.414% | 4.414% |
| Base Price/Sqf | **$0.568** | **$0.593** | **$0.619** |

 **Nested Hangar Lease**

|  |  |  |  |
| --- | --- | --- | --- |
|  | 2023 | 2024 | 2025 |
| CAF | 4.414% | 4.414% | 4.414% |
| Base Price/Sqf | **$0.856** | **$0.894** | **$0.933** |

 EXHIBIT “A”

 **NON-AERONAUTICAL CPI & CAF**

On the first anniversary of the Commencement Date, and each anniversary thereafter, the Base Rent shall be increased by the current County Adjustment Factor. This will determine the new “Base Rent” for the new year. The County "Adjustment Factor" shall be a percentage calculated as follows: Beginning January 1, 2023, and every three (3) year period thereafter, the annual rent increase shall be determined by calculating the average annual California Consumer Price Index for all areas and all consumers as reported by the State of California, Department of Industrial Relations ("CPI"), for the preceding three (3) years, with the resulting adjusted CPI applied for that year and the two (2) years that follow. however, the Adjustment Factor shall not be less than one percent (1%) nor more than six percent (6%). The rental amount rate schedule for this is through December 31st of the year preceding the next Adjustment Factor calculation date.

 **Agriculture Lease**

|  |  |  |  |
| --- | --- | --- | --- |
|  | 2023 | 2024 | 2025 |
| CAF | 4.414% | 4.414% | 4.414% |
| Base Price/Acre | **$29.740** | **$31.053** | **$32.424** |

 **Undeveloped Land Lease**

|  |  |  |  |
| --- | --- | --- | --- |
|  | 2023 | 2024 | 2025 |
| CAF | 4.414% | 4.414% | 4.414% |
| Base Price/Sqf | **$0.157** | **$0.164** | **$0.171** |

 **Bunker**

|  |  |  |  |
| --- | --- | --- | --- |
|  | 2023 | 2024 | 2025 |
|  **Fair Market Rate $150.00 to $110.00** |  |  |  |
| Base Price Monthly  | **$125.00** | **$125.00** | **$125.00** |

 **Building / Space Lease**

|  |  |  |  |
| --- | --- | --- | --- |
|  | 2023 | 2024 | 2025 |
| CAF | 4.414% | 4.414% | 4.414% |
| Base Price/Sqf | **$0.807** | **$0.840** | **$0.875** |

 EXHIBIT “B”