



Broward County

Legislation Details (With Text)

File #: 22-1371 **Version:** 1

Status: Agenda Ready

In control: AVIATION DEPARTMENT

On agenda: 9/20/2022 **Final action:** 9/20/2022

Title: MOTION TO APPROVE Agreement of Lease between Broward County and Triton Airport Development, LLC, for aircraft storage facilities at North Perry Airport, effective upon approval by the Broward County Board of County Commissioners and terminating on the last day of the 25th lease year, and authorize Mayor and Clerk to execute.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1 - Agreement of Lease

Date	Ver.	Action By	Action	Result
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Broward County Commission Regular Meeting

Director's Name: Mark Gale

Department: Aviation

Division: North Perry Airport

Information

Requested Action

MOTION TO APPROVE Agreement of Lease between Broward County and Triton Airport Development, LLC, for aircraft storage facilities at North Perry Airport, effective upon approval by the Broward County Board of County Commissioners and terminating on the last day of the 25th lease year, and authorize Mayor and Clerk to execute.

Why Action is Necessary

Chapter 2, Section 2-40(a) of the Broward County Code of Ordinances requires the Broward Board of County Commissioners ("Board") to authorize any commercial activities or occupancy of any portion of Broward County's Fort Lauderdale-Hollywood International Airport ("FLL") and North Perry Airport ("HWO").

What Action Accomplishes

Approves an Agreement of Lease ("Agreement") between Broward County ("County") and Triton Airport Development, LLC, ("Triton") to provide aircraft storage facilities at HWO.

Is this Action Goal Related

No

Previous Action Taken

None

Summary Explanation/Background

THE AVIATION DEPARTMENT RECOMMENDS APPROVAL OF THE ABOVE MOTION.

This action will approve an Agreement between the County and Triton to provide aircraft storage facilities at HWO.

In February 2022, the Broward County Aviation Department (“BCAD”) advertised Requests for Letters of Interest (“RLI”) for available parcels at HWO. BCAD periodically advertises RLI’s to develop vacant property at HWO to meet airport users’ current and future needs and increase airport revenue. BCAD staff received three development proposals for a parcel located on the east side of HWO (parcel no. 2).

BCAD staff reviewed each proposal and considered the strength, weaknesses, proposed investment, and the current and future needs of HWO as related to each proposal. Triton was identified as the proposal that committed to the largest capital investment for the advertised property at HWO and best matched the aeronautical needs of HWO.

The proposed Agreement leases approximately 0.9 acres to Triton and contains two hangars. The Agreement requires the design and construction of an additional 10,000 square feet hangar, includes an amortization period of 20 years, for a term of 25 years. Additionally, there is a minimum capital expenditure requirement of \$1,000,000 for capital improvements that must be completed by the last day of the third lease year.

The proposed Agreement has been reviewed and approved by the Office of the County Attorney and the Risk Management Division.

Source of Additional Information

Mark E. Gale, A.A.E., CEO/Director of Aviation, (954)359-6199

Fiscal Impact

Fiscal Impact/Cost Summary

Beginning on the first day of the Agreement, Triton will pay the County \$64,757 annually in rent, plus applicable taxes. Rent is subject to an annual adjustment based upon the greatest of 3% or the consumer price index. The total anticipated revenue over the 25-year term is estimated at approximately \$1,618,925.