



City of Nampa Public Works Business Item

TO:	Mayor and Council
FROM:	Crystal Craig
NUMBER:	{{section.number}}-a
DATE:	November 4, 2024
SUBJECT:	Action Item: Authorize the Mayor to sign, (1) Agreement to Waive First Right of Refusal and Terminate Lease with R&R Aircraft, LLC dated March 1, 2006, for Lot 2354; (2) Nampa Municipal Airport Land Lease Agreement; and (3) Memorandum of Lease with Schmidt Investments L.P. effective January 1, 2025 for Lot 2354. (Standard Template)

Background Summary:

- On March 1, 2006, R&R Aircraft, LLC (Randall Rudeen), Lessee, and the City of Nampa, Lessor or City, entered into a 30-year land lease for lot 2354 (Exhibit A)
- On October 7, 2024, Airport staff received a letter from Mr. Rudeen offering the Nampa Municipal Airport first right of refusal
 - The Lessee also made known they had received an offer to purchase the hangar improvements from Schmidt Investments L.P. (Steve Schmidt)
- On October 14, 2024, Schmidt Investments L.P. submitted a lease application
- Standard Template documents were used to prepare the agreements
- The new lease for lot 2354 is calculated with the modified leasehold including the footprint of the hangar plus the grounds between the hangar and the adjacent taxilane
- The Termination Agreement will be signed at closing (Exhibit B)

- The termination agreement is contingent upon the sale of the hangar improvement
- The Land Lease and Memorandum of Lease will be signed at closing (Exhibit C & D)
 - The new lease is contingent upon the closing the sale of the improvements by January 30, 2025

Reason for Project:

- On October 14, 2024 the Nampa Airport Commission moved to recommend City Council authorize the Mayor sign the agreement to Waive the First Right of Refusal and Terminate the lease with R&R Aircraft, LLC for lot 22354 dated March 1, 2006, and sign new Nampa Municipal Airport Lease Agreement and Memorandum of Lease with Schmidt Investments L.P. for lot 2354

Funding/Project Costs:

Staff Recommendation:

- Staff recommend authorizing the Mayor to sign, (1) Agreement to Waive First Right of Refusal and Terminate Lease with R&R Aircraft, LLC dated March 1, 2006, for lot 2354; (2) Nampa Municipal Airport Land Lease Agreement; and (3) Memorandum of Lease with Schmidt Investments L.P. effective January 1, 2025 for Lot 2354.

Attachments:

- Exhibit A: Location Map
- Exhibit B: Termination Agreement – R&R Aircraft, LLC
- Exhibit C: New Standard Land Lease with Schmidt Investments L.P.
- Exhibit D: Memorandum of Lease with Schmidt Investments L.P.