

ITEM#: 12  
DATE: 08-09-22

### **COUNCIL ACTION FORM**

**SUBJECT: SET PUBLIC HEARING DATE FOR SUMMIT  
AG LAND LEASE AT AMES MUNICIPAL AIRPORT**

#### **BACKGROUND:**

In September of 2021, Summit Ag began the approval process for building a new private hangar at the Ames Municipal Airport. Since that time, Summit Ag has gone through the City's Development Review Committee (DRC) for two different potential sites at the Airport. After settling on a specific site, Summit Ag has a conditionally approved site plan for the area of the Airport where the old ramp service hangar building is located (see attached map). The conditions for site plan approval include a Federal Aviation Administration (FAA) airspace study, a Development Agreement, and approval of this long-term land lease. **This Summit Ag lease was prepared following the same standard lease terms that were used for the five leases that were approved by City Council on June 28, 2022.**

Due to the significant investment Summit Ag is making by building an estimated \$4.5 to \$5 million facility, the requested lease term is for 50 years. The lease will be broken into five-year fee schedules that are updated using the Consumer Price Index for All Urban Products (CPI-U) ever five years through the duration of the lease. It should be noted that all private hangar leases pay the same land value rate based on the square footage of their respective building.

Because of the length of the land lease, Iowa Code requires that a public hearing be held in advance of the approval. Therefore, staff is requesting that a public hearing be set for August 23, 2022, for the land lease. At that same meeting, City Council will have the final development agreement presented for approval.

#### **ALTERNATIVES:**

1. Set the Public Hearing date of August 23, 2022, for the long-term private hangar land lease for Summit Ag at the Ames Municipal Airport.
2. Reject the request to build a new hangar at the Airport.

#### **CITY MANAGER'S RECOMMENDED ACTION:**

By setting the public hearing date and moving forward with this development, the Ames Municipal Airport will be able to potentially build the first new private hangar at the Airport in approximately 40 years. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.**



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, City of Ames, IA



### ArcGIS Web Map

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