

ITEM #: 20  
DATE: 04-23-24  
DEPT: PW

**COUNCIL ACTION FORM**

**SUBJECT:** AIRPORT HANGAR LEASE WITH VIKING AVIATION LLC

**BACKGROUND:**

The City of Ames Development Review Committee (DRC) recently processed a site plan for 2514 Airport Drive, a private hangar owned by Viking Aviation LLC. The site plan reflects the expansion of the existing building by approximately 1,260 square feet (SF) to provide additional storage and shop space.

The result of the DRC process was a conditional approval of the site plan pending two important issues:

- 1) The owner is to complete an FAA airspace study "finding of no hazard." (Note: the Staff has been provided with a copy of the airspace study, which found that the addition will not pose a hazard to air traffic.)
- 2) The hangar lease be amended to reflect the additional square footage.

**With the completion of the addition, the new total square footage of the original building and the addition will be 4,860 SF. The City of Ames Legal Department has drafted an amended lease, which has been provided as an attachment.**

**ALTERNATIVES:**

1. Approve the amended Airport Hangar Lease as prepared by the City's Legal Department with Viking Aviation LLC.
2. Direct staff to make modifications to the lease.

**CITY MANAGER'S RECOMMENDED ACTION:**

By approving this amended hangar lease with Viking Aviation LLC, the square footage used to calculate the annual lease payment will reflect the new addition. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

**ATTACHMENT(S):**

[Airport Lease Agreement.pdf](#)  
[Viking Aviation - New Lease Area 2024.pdf](#)