

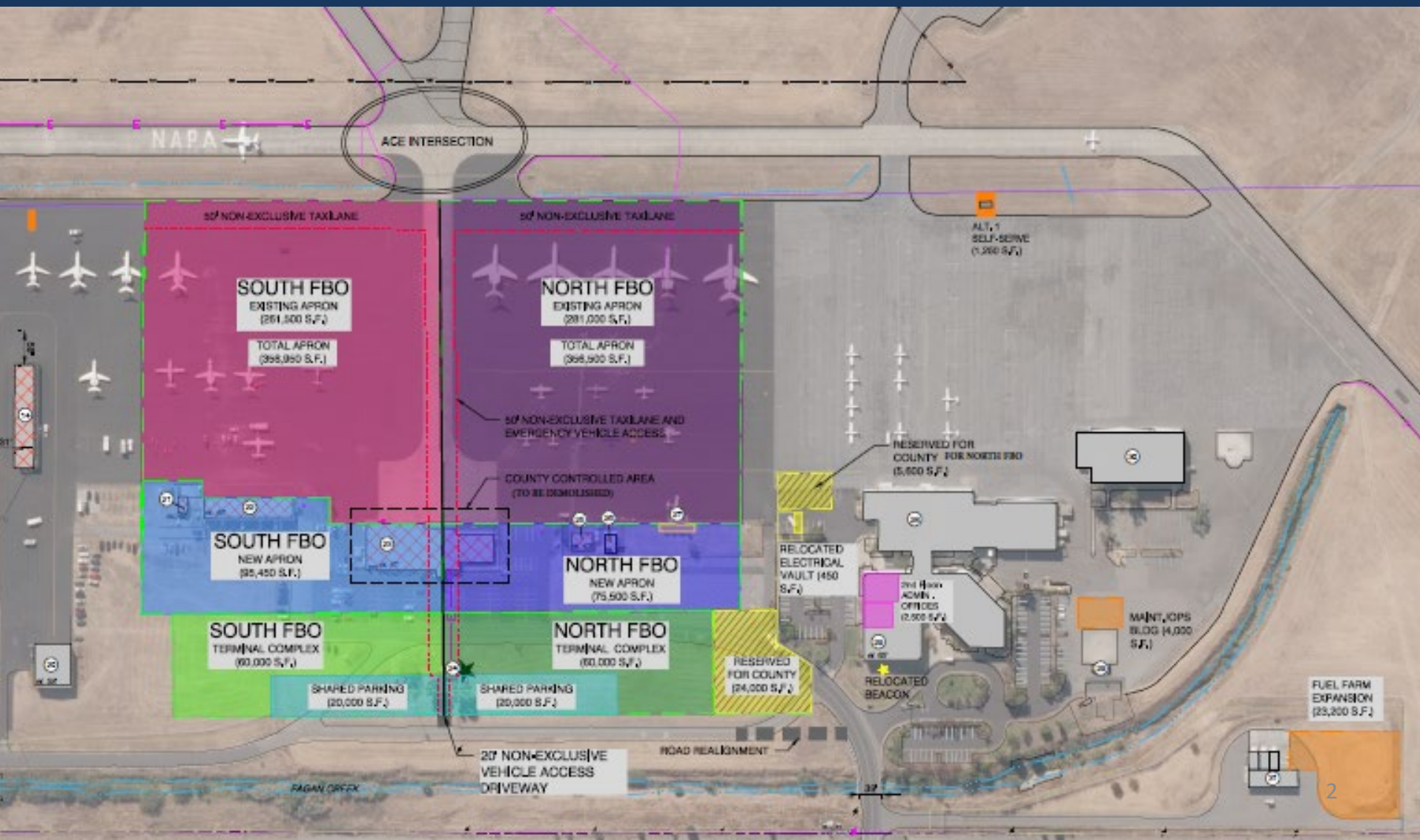


Napa County Airport Fixed Base Operator Agreements

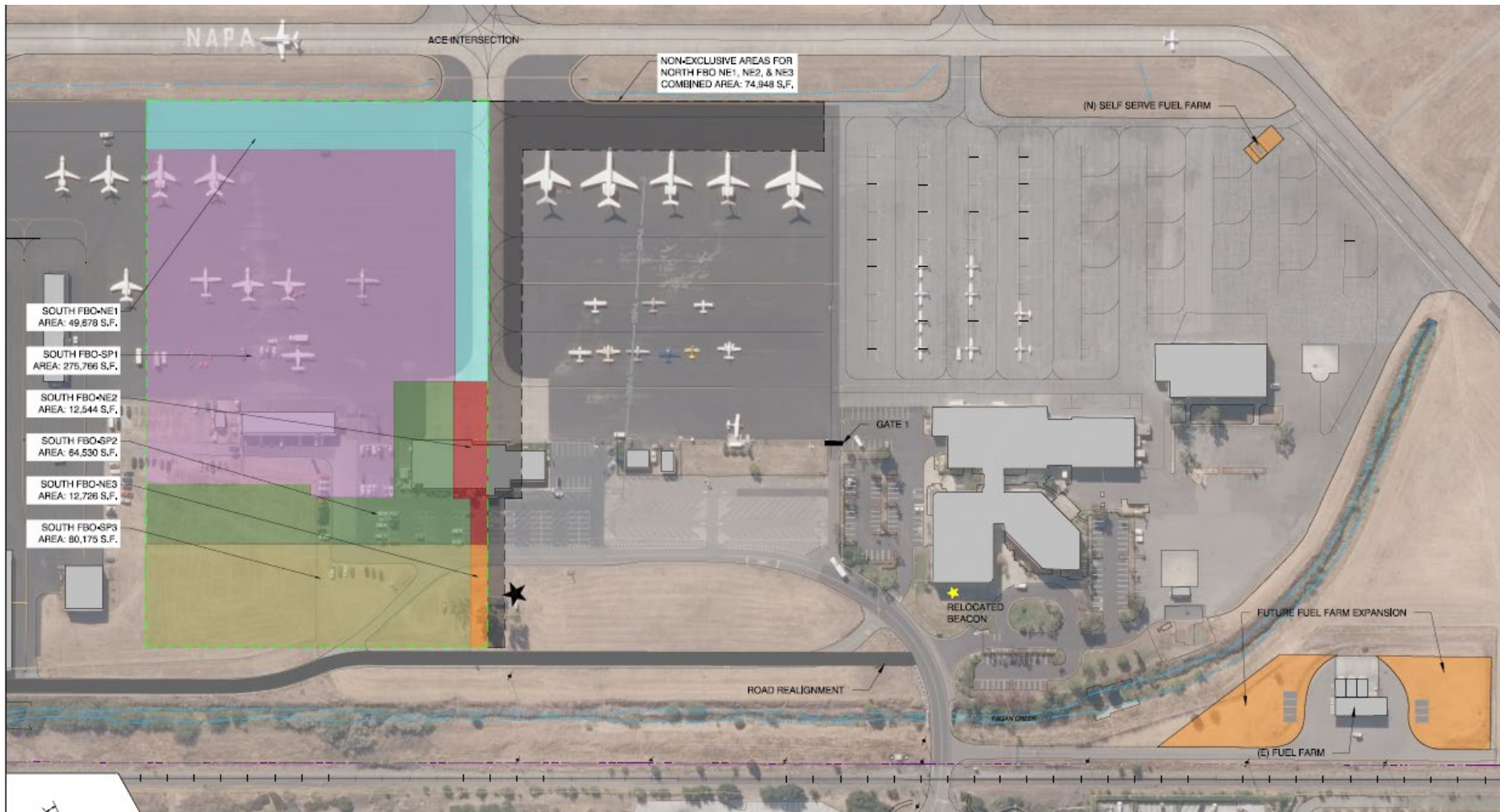
Board of Supervisors – December 6, 2022



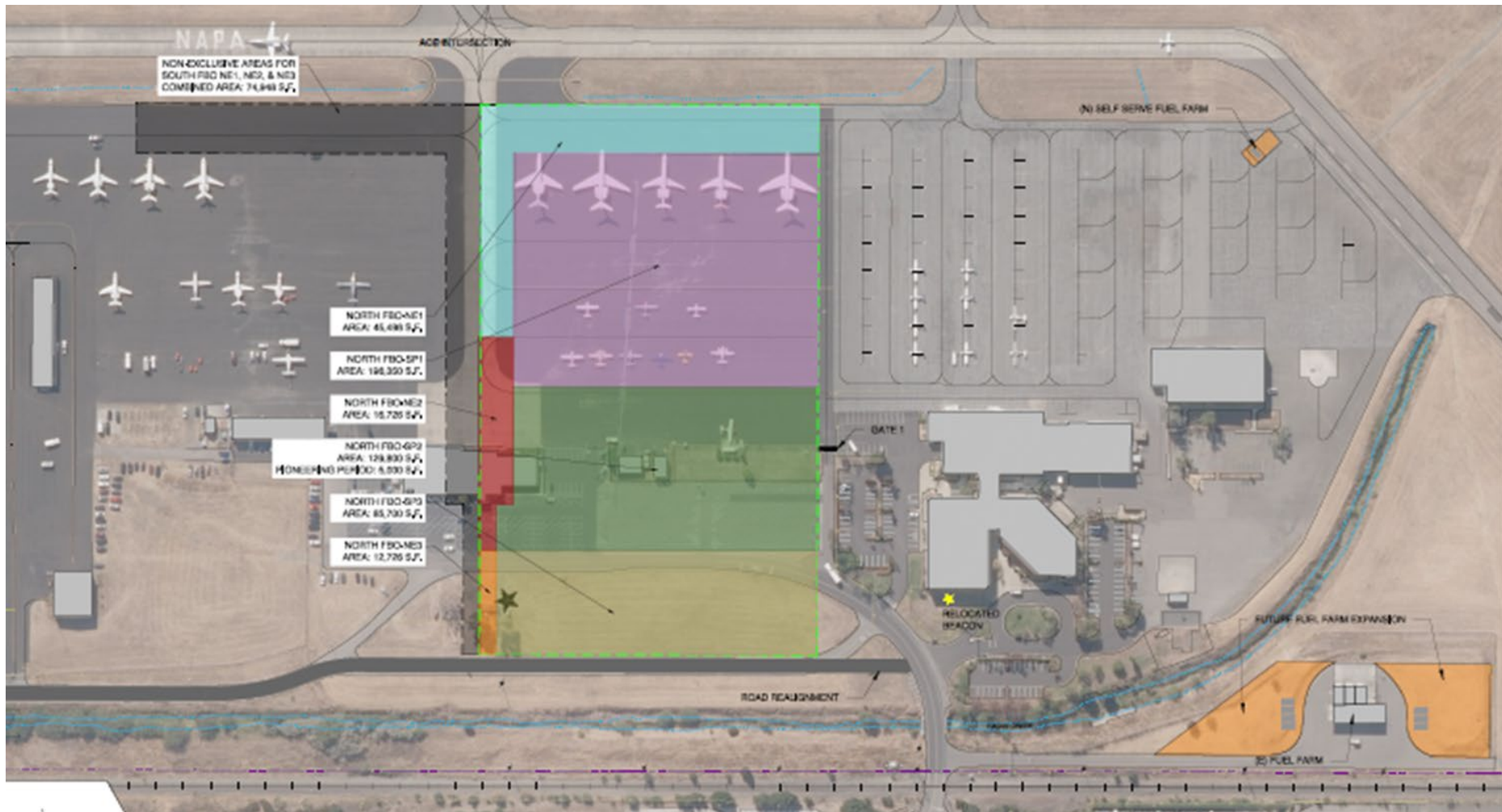
Draft Terminal Layout Plan



Napa Jet Center d.b.a. Atlantic Aviation (South FBO Area)



SkyserviceUS California (North FBO Area)





Leasehold Improvements

- Fuel Farm Facility
- Executive Terminal
- Aircraft Storage Hangar
- Vehicle Parking



2 FBO Leases

Key Terms

- 30 years with option to extend for up to 10 years
- Approximately 10 acres plus one large hangar
- Ground lease rates
- Hangar lease rates
- Capital Improvement & Investment
- Fuel Flowage Fee and Minimum Annual Guarantee (MAG)
- Tax MAG
- Flight training and restaurant services

Leasehold Improvement Schedule

Milestone	Lessee / County	Months Past Effective Date
Submit development plan for County design review	Lessee	6
Submit full plans for permit review	Lessee	7
Receive building / grading permits	Lessee	11
Complete fuel farm expansion	Lessee	12
Relocate electrical vault & beacon, demolish existing terminal, relocate sewer	County	16
Complete new apron improvements	Lessee	27
Receive Certificates of Occupancy	Lessee	30
Major leasehold improvements complete – full compliance with minimum standards	Lessee	31
Complete Realignment of Airport Rd.	County	43
Complete improvements to existing apron	Lessee	84



Guaranty
Agreements

Surplus Lands Act
(SLA) Requirement

Surplus of Existing
Fuel Farm
Equipment





Requested Actions

- Determine that long term leases at Airport are exempt from SLA
- Approve Lease Agreements, contingent on determination from HCD
- Approve Guaranty Agreements
- Take actions related to surplus and sale of fully depreciated fuel farm equipment

Questions

