

September 16, 2016

Report To: Mayor and Council

From: Travis Rob, Manager of Operations & Facilities

SUBJECT: Airport Property – Land Lease Private Aircraft Hangars

Please find attached written notice from Mr. William Pruys where he wants to cancel his private land lease for a private hangar as of September 7, 2016. Mr. Pruys's lease was renewed on April 2, 2014 where the annual lease fee was \$1.70 per square meter plus HST. The current rate for hangar leases are 1.76 per square meter plus HST.

Also please find attached a report from Tom Batiuk, Airport supervisor stating that Mr. Pruys has sold his hangar to Mr. Shane Pope who is requesting to enter into a land lease agreement for a private hangar (previous hangar lot leased by Mr. William Pruys). The new lease would be charged at the current 2016 rate beginning on January 1, 2017.

The Operations & Facilities Executive Committee recommends the following;

- 1) That the Town terminate the land lease agreement with Mr. William Pruys for a 300 square meter private hangar lot as of September 7, 2016.
- 2) That the Town enter into a 25 year land lease agreement with Mr. Shane Pope for a 300 square meter hangar lot as of September 8, 2016.
- 3) That the Mayor and Clerk be authorized to execute the land lease agreement with Mr. Shane Pope on behalf of the Corporation of the Town of Fort Frances.

Respectfully submitted,
Operations & Facilities Division



Travis Rob, EIT
Manager of Operations & Facilities

Council Approval of this report will ensure the following:

- 1) That the Town terminate the land lease agreement with Mr. William Pruys for a 300 square meter private hangar lot as of September 7, 2016.
- 2) That the Town enter into a 25 year land lease agreement with Mr. Shane Pope for a 300 square meter hangar lot as of September 8, 2016.
- 3) That the Mayor and Clerk be authorized to execute the land lease agreement with Mr. Shane Pope on behalf of the Corporation of the Town of Fort Frances.

2016SeptairportlandleaseagreementsPope

RECOMMENDED

SEP 21 2016

DR. MNG

EXECUTIVE COMM.

August 30, 2016

To: Town of Fort Frances
320 Portage Avenue
Fort Frances, Ontario P9A 3P9

ATTENTION: Tom Batiuk

From: William Pruys
RMB 253, Hill Road
Fort Frances, Ontario P9A 3M2

Re: Hangar Lot Lease – Slip #6489

Please be advised that I have sold my hangar located at the Fort Frances Airport on the above site. I am requesting that the name on the land lease agreement between the Town of Fort Frances and myself be changed to "Town of Fort Frances and Shane Pope" as soon as possible.


William J Pruys

2016-09-16

To: Travis Rob, O&F Facilities Manager

From: Tom Batiuk, Airport Supervisor

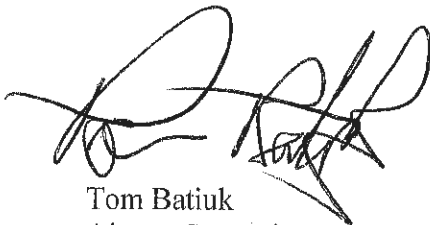
Re: 2017 Lease changes with Shane Pope and William Pruys

Under section 3.05 in the lease document with William Pruys it states:

3.05 TERMINATION

The parties hereto agree that the Lessee may terminate this Lease Agreement upon giving the Lessor **one year's written notice** provided such notice will be effective as of the First (1st) day of January in the next year following.

Since we have a new tenant that is willing to take over the lease with no loss in revenue to the Town. It is my recommendation to Town Council that we waive this portion of the lease with William Pruys and that Town Council considers his lease terminated with no further actions required. Please see attached new lease documents for Shane Pope in a private lease with a letter from William Pruys requesting that his lease be terminated. William Pruys' lease is paid to December 31st, 2016. Shane Pope's lease will commence on January 1st, 2017 assessed at the 2016 rate for a period of 5 years. This has to be completed in this format as ownership is changing hands later this month even though the lease is paid for the rest of the year. Thank you,

A handwritten signature in black ink, appearing to be 'Tom Batiuk', written over a horizontal line.

Tom Batiuk
Airport Supervisor