



P.O. Box 755  
Big Bear City, CA 92314  
(909) 585-3219  
(909) 585-2900 fax  
[FlyBigBear.com](http://FlyBigBear.com)

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*"The Big Bear Airport District provides Big Bear Valley with a safe, efficient and superior venue for aviation operations"*

## **SPECIAL BOARD OF DIRECTORS MEETING**

Big Bear Airport District

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**TUESDAY, JULY 16, 2019**

**9:00 A.M.**

## **A G E N D A**

**Big Bear Airport  
Terminal Building - West Wing Board Room  
501 Valley Blvd.  
Big Bear City, CA 92314**

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### **BOARD MEMBERS:**

**Steven J. Castillo, President  
Wesley Krause, Vice President  
William W. Goddard  
Marikay Lindstrom  
Rick Seifert**

Unless you are a public safety official, please turn off your cell phone or place it on vibrate mode during the Meeting.

This Agenda is prepared and posted pursuant to the requirements of the California Government Code Section 54954.2, which is a portion of California’s Open Meeting Law called the “Brown Act”. The Agenda contains a brief, general description of each item of business to be discussed and/or transacted. Prior to acting on any Agenda item, the Board will consider public comments.

**1. CALL TO ORDER**

**2. FLAG SALUTE**

**3. MISSION STATEMENT:** The Big Bear Airport District serves the Big Bear Valley by providing a safe, efficient, and superior venue for aviation operations.

**4. SPECIAL PRESENTATIONS AND PROCLAMATIONS**

**5. ROLL CALL AND INTRODUCTIONS**

**6. APPROVAL OF AGENDA**

**7. PUBLIC COMMENTS:** A person wishing to comment on an Agenda item should raise his or her hand to be recognized by the President/Chair and move to the podium, at which time he or she has three (3) minutes to complete those comments, unless a longer time is granted. No speaker may allot his or her time to others.

**7.1 Comments on Agenda items:** Comments concerning matters on the Agenda will be heard at the time the matter is considered.

**7.2 Comments on non-Agenda items:** Comments concerning matters not on the Agenda will be heard during the Public Comment section of the Agenda. A speaker’s comments should be within the subject matter jurisdiction of the Big Bear Airport District Board.

Please note that if you are addressing the Board on items not on the Agenda, the Brown Act does not allow Board discussion of such items because they are not on the Agenda and thus were not noticed publicly. Therefore, the Board may only do the following: refer the matter to staff, ask for additional information or request a report back, or give a very limited factual response. Your comments may be placed on the Agenda for future discussion. Non-Agenda comments are limited to a total of 15 minutes.

**8. BUSINESS MATTERS – DISCUSSION AND POSSIBLE ACTION**

**8.1 Lease Updates** Pages 4-13

Board to review hangar rental agreement and consider the need for changes and updates.

**8.2 North Facing Hangar Lease** Pages 14-15

Board to review electrical costs of maintaining north-facing hangars during winter months, and consider updating the north hangar rental agreement and rate schedule.

**9. NEXT MEETING DATES:**

Wednesday, August 14, 2019 at 4:00 P.M. – Regular Board of Directors Meeting

Location: Terminal Building – West Wing Board Room

**10. ADJOURNMENT**

**CERTIFICATION:** I, Shery Doucette, Board Secretary of the Big Bear Airport District, do hereby certify that I posted a copy of the foregoing Agenda on July 12, 2019, at least 24 hours in advance of the Big Bear Airport Board of Directors Special Meeting (Government Code Section 54954.2).



**Shery Doucette**

**Board Secretary  
Big Bear Airport District**

The Big Bear Airport District Board Meeting area is handicapped accessible. Persons with disabilities can receive this Agenda in an alternative format and should call the Airport Office at (909) 585-3219. Notification of 48 hours prior to the Meeting will enable the District to make arrangements to assure accessibility to the Meeting. The Agenda is available for review. Agenda items are posted on the District Website at [www.flybigbear.com](http://www.flybigbear.com). If access to the Website is not available, copies may be obtained by calling the Airport Office.

# Agenda Report



Date: July 17, 2019  
To: Board of Directors  
From: Jack Roberts, General Manager

**Subject: Lease Updates**

**Background:**

After the Board updated policy on lease prepayment incentives and aeronautical use, staff updated the District lease agreements. One of the updates was controversial and not addressed or approved by the Board, as it requires owner certification of airworthiness. This change and some of the historic language in the lease prompted Directors to request a review and overhaul of the hangar lease agreement. Attached is the hangar lease agreement for review and consideration.

**Financial Impact:**

None.

**Recommendation:**

1. Board review and consider updates of the hangar lease agreement and potentially other lease agreements.
2. Board direct staff to run any agreement changes through legal counsel.

BIG BEAR AIRPORT DISTRICT  
501 Valley Boulevard  
Post Office Box 755  
Big Bear City, California 92314

AIRCRAFT HANGAR RENTAL AGREEMENT

1. PARTIES NAME: This Rental Agreement (the "Agreement") is made between the Big Bear Airport District, hereinafter called DISTRICT or LANDLORD, and \_\_\_\_\_, hereinafter called TENANT.

2. PREMISES IDENTIFIED: DISTRICT hereby rents to TENANT and TENANT rents from LANDLORD on the terms set out herein the inside of the following Aircraft Hangar at BIG BEAR CITY AIRPORT, County of San Bernardino, and State of California, known as the "demised premises".

Hangar: \_\_\_\_\_

3. TERM: This Agreement shall be for a month-to-month tenancy beginning July 1, 2019 and may be terminated as set out herein.

**PRIOR TO OCCUPYING THE HANGAR, TENANT SHALL PROVIDE DISTRICT A CURRENT CERTIFICATE OF INSURANCE (See Paragraph 9. below) AND A COPY OF EITHER THE CURRENT AIRCRAFT REGISTRATION, OR PROOF OF OWNERSHIP, AND THE ANNUAL INSPECTION CERTIFICATE (See Paragraph 11.a below). IF SAID AIRCRAFT IS OWNED BY A BUSINESS, PROOF THAT TENANT IS A PRINCIPAL IN THAT BUSINESS MUST BE SUBMITTED. UPON RECEIPT OF THE REQUIRED DOCUMENTS, TENANT WILL BE ISSUED TWO KEYS TO THE HANGAR.**

4. RENTAL FEES:

(a) Monthly Payment: TENANT hereby agrees to pay to DISTRICT as basic rent the sum of \_\_\_\_\_ & 00/100 dollars (\$\_\_\_\_\_. 00) monthly on the first day of each month of the term hereof. Rent is due and payable on the first day of the month and is delinquent if not received by the 5<sup>th</sup> of the month when a late fee of 10% will be added. If late fees are not included in the payment, the amount paid will be applied first to late fees with the remainder then applied to the amount of rent due. If the account becomes thirty (30) days in arrears, the TENANT may be served with a three-day notice to pay or quit. In the event this account is referred to an attorney, collection agency, or pursued by Airport personnel, the TENANT shall pay all fees, including necessary collection fees, attorneys' fees, administration costs, and court costs. Payments shall be made payable to: BIG BEAR AIRPORT DISTRICT; and mailed to P.O. Box 755 or delivered to 501 Valley Blvd., Big Bear City, CA, 92314. **TENANT also agrees to pay a security deposit to the Airport equal to one month's rent. The security deposit shall be returned to the TENANT provided TENANT'S obligations to the Airport are paid in full and thirty (30) days**

**Notice to Vacate has been given. In addition, the following requirements must be met:**

- 1. All personal property from the hangar must be removed;**
- 2. Hangar must be surrendered in a clean condition, floor swept, no trash, and no damage to the hangar;**
- 3. Fire extinguisher remains in hangar;**
- 4. All gate cards and/or gate openers and hangar keys must be surrendered to the Airport. A fee of \$50 will be assessed for any keys not returned upon termination of Rental Agreement.**
- 5. Any structures in hangar when first rented are in place (see attached if necessary).**

(b) Annual Payment: **(Available only on July 1<sup>st</sup>, beginning of fiscal year)** TENANT may receive a five percent (5%) discount to the annual rent payment by prepaying twelve month's rent. The annual payment shall be due on or before July 1st of each subsequent year and shall be considered delinquent if not paid within five (5) calendar days thereafter. The District is not required to send a bill for the annual Rental amount but may do so at its discretion as a reminder. In the event the annual rental payment is not made, the District may pursue the remedies set out in Section 4.a. hereof. If TENANT wishes to change from an annual payment to a monthly payment, or vice-versa, the TENANT must give the District prior written notice of such change at least thirty (30) days prior to the anniversary date on which the next annual payment will be due. Notwithstanding anything to the contrary, Airport access is a license granted by DISTRICT. Airport access will be cancelled if timely payment is not received.

| <b>HANGARS</b>   | <b>PAID MONTHLY</b> | <b>PREPAID ANNUALLY</b> |
|------------------|---------------------|-------------------------|
| A,B,C Rows       | \$200.00            | \$2,280.00              |
| North T-Hangars  | \$230.00            | \$2,622.00              |
| E & F Rows       | \$270.00            | \$3,078.00              |
| EXEC A,C,D,E,F,H | \$220.00            | \$2,508.00              |
| EXEC B,G         | \$350.00            | \$3,990.00              |
| Y 2,3            | \$350.00            | \$3,990.00              |
| PARCEL J,K,L,M   | \$440.00            | \$5,016.00              |
| PARCEL P         | \$380.00            | \$4,332.00              |
| PARCEL R,S       | \$250.00            | \$2,850.00              |
| D ROW            | \$285.00            | \$3,249.00              |
| X-RAY            | \$368.00            | \$4,195.00              |

5. ANNUAL ADJUSTMENT OF RENTAL FEE: The rental fee shall be adjusted as set out in the District Board of Director's Policy Manual. The District may increase the monthly rental amount upon thirty (30) days notice to TENANT.

6. DISTRICT'S RIGHTS: Except as specifically limited by the provisions of this Agreement, the DISTRICT retains all power and authority to direct, manage and control the operations of the Airport, including but not necessarily limited to determining its organization; directing the work of its employees; determining the times and hours of operations; determining the kinds, levels and methods of services to be provided; establishing its goals and objectives; building, moving and modifying structures; and taking action on any matter, including suspending any provision or provisions of this Agreement, during an emergency caused by an Act of God or interference by a third party beyond the control of the DISTRICT. The determination of whether an emergency exists is solely within the discretion of the DISTRICT's Board of Directors.

7. TENANT'S RIGHTS: The TENANT'S rights are limited to those set out specifically herein, and for the purpose of determining said rights this Agreement is to be strictly construed.

8. ATTORNEY FEES: In any action or proceeding to enforce this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and costs.

9. INSURANCE REQUIRED: As a condition precedent to the effectiveness of this Agreement and in partial performance of the TENANT'S obligations hereunder, TENANT, at his own expense, shall obtain and maintain through the term of this agreement the following types of insurance, and shall mail to the Big Bear Airport District, at P.O. Box 755, deliver to 501 Valley Blvd., Big Bear City, California, 92314, or fax to (909)585-2900, endorsements and/or policies of insurance as necessary to confirm that the following types and amounts of insurance are in effect during the entire term of this Agreement:

Combined single limit Public Liability Insurance, \$1 million combined single limit

(a) Bodily Injury Insurance - \$500,000.00 SINGLE LIMIT.

(b) Property Damage Insurance - \$500,000.00 SINGLE LIMIT.

Such insurance shall be occurrence-based only and from a company acceptable to DISTRICT. Such insurance shall be primary as to DISTRICT. The endorsement shall show that the Big Bear Airport District is named as additional insured under said policy or policies of insurance and that DISTRICT shall be informed in writing of any cancellation, change, expiration, or renewal of any insurance policy or policies thirty (30) days before the effective date of change. In addition, TENANT is responsible for any and all insurance for the contents of the hangar.

10. ACCEPTANCE OF PREMISES. TENANT accepts the demised premises on an "as is" basis; further, DISTRICT hereby disclaims, and TENANT accepts such

disclaimer of any warranty, express or implied, regarding condition, use, or fitness for use of the hangar. TENANT assumes full responsibility for moving his/her aircraft or other property into and out of said hangar. TENANT understands that DISTRICT does not guarantee the hangar to be weather-proof and TENANT understands that weather may penetrate the hangar through the door(s) and possibly the ceiling. TENANT understands the hangar is a metal structure and it is common for condensation to collect on the underside of the hangar roof and drip water onto aircraft and belongings.

11. **USE OF PREMISES:** Because Big Bear Airport accepts Federal Airport Grants, the DISTRICT agrees to the conditions and assurances in those grant agreements. These assurances include the obligation to use hangars for aeronautical purposes.

(a) As a condition of this Agreement, TENANT must use the demised premises for the storage of **operational** aircraft. Except as otherwise provided for construction, aircraft stored in hangars must be operational at the commencement of the agreement and continue to be operational throughout the rental period, except for occasional periods for normal maintenance and repair. The determination of whether an aircraft is operational shall be confirmed by documentation of an annual or condition inspection per FAA 14CFR 91.409. The General Manager may inspect the hangar at any time to verify this requirement is being met. Notwithstanding anything in this Agreement, if the General Manager determines the stored aircraft is not operational, the TENANT will have thirty (30) calendar days from the date of a written notice from the DISTRICT to make the aircraft operational or SURRENDER THE HANGAR to the DISTRICT.

(b) For aircraft under construction this Agreement shall be for a month-to-month tenancy not to exceed six months. If progress is shown on the construction of the aircraft the Manager will continue this agreement for another six months, at which time the Manager will determine if continued progress is being made.

(c) Items of personal property belonging to TENANT may be stored when such storage in no way interferes with the storage of aircraft, and does not otherwise violate this Agreement. DISTRICT does not warrant the protection of personal property from weather penetration into the hangar and storage of TENANT personal property is at his/her own risk.

(d) **TENANT will not store any hazardous materials, as defined by federal, state and local laws, (California Fire Code 2703.9.10 - see Section 15) except that fuel may be stored in hangars, provided it is kept in approved non-metallic safety containers of not more than 5-gallon capacity having a spring-closing lid and spout cover (four cans maximum).** Fuel may also be stored within the normal portions of any aircraft or automobile placed in said hangar. TENANT agrees that it will not, nor will TENANT allow any third party to use, generate, store or dispose of any hazardous material within hangar.

(e) No person, partnership, firm or corporation may conduct any commercial activity or business of any kind at Big Bear City Airport without first having entered into



an agreement with the Big Bear Airport District to conduct such business or carry on such commercial activity.

(f) TENANTS may not park vehicles outside his/her hangar. Parking is allowed only inside the hangar. No repairs to vehicles are allowed.

(g) TENANT may wash vehicles or airplanes only in designated wash rack area.

**(h) Where there is water to a hangar, DISTRICT will turn off water on October 1<sup>st</sup> of each year, and turn on water the following April 1<sup>st</sup>. In the event TENANT turns on water between October 1<sup>st</sup> and the following April 1<sup>st</sup>, and any damage results, TENANT shall be responsible for any and all repairs to plumbing and all associated damages.**

12. IDENTIFICATION OF AIRCRAFT: TENANT hereby states that only the following operational aircraft will be stored within the demised premises; TENANT shall notice DISTRICT immediately if TENANT is going to store a different or an additional aircraft.

Registered Owner: \_\_\_\_\_

Aircraft    Make    \_\_\_\_\_    Model    \_\_\_\_\_

N # \_\_\_\_\_                      Pilot's License #: \_\_\_\_\_

13. MAINTENANCE OF PREMISES: TENANT shall maintain the interior of the demised premises in a clean, orderly and sanitary condition at all times. TENANT may sweep out hangar but may not wash out hangar. All repairs to hangars require an approved work order from DISTRICT; alterations require the prior written approval of DISTRICT General Manager. DISTRICT agrees to maintain ingress and egress to the demised premises, and to provide for major maintenance and repair of the hangar facility, except for repair of damage caused by TENANT as set out under Section 17. TENANT assumes full responsibility for snow removal within 24 inches of the hangar.

14. RIGHT TO ENTER PREMISES: DISTRICT Staff and/or Directors shall have the right to enter said premises at any time without prior notice to TENANT as may be necessary for the safety or preservation of said premises. In addition, TENANT understands that DISTRICT annually shall conduct an inspection of the demised premises for compliance with the terms of this Agreement. TENANT may request notice of such inspection.

15. WAIVER AND RELEASE - DISTRICT HELD HARMLESS: Notwithstanding the limits of any insurance, and as further consideration for this Agreement, TENANT shall

indemnify, defend and hold harmless the DISTRICT, its Directors, officers, agents, employees or authorized volunteers from and against any and all claims, demands, loss or liability of any kind or nature which the DISTRICT, its Directors, officers, agents, employees, or authorized volunteers, or any of them, may sustain or incur or which may be imposed upon them, or any of them; including but not limited to injury to or death of persons or damage to property caused by or contributed to by the negligence of the TENANT, its Directors, officers, agents, guests, or employees, in the use of the premises described in this Agreement, including the use of the Airport and its facilities, or TENANT's performance or failure to perform hereunder, except as such may result from the sole negligence or misconduct of DISTRICT. On behalf of himself/herself and his/her family, heirs, successors and assigns, TENANT also releases, discharges in advance, and waives any such liability against the DISTRICT, its officers, agents, employees or authorized volunteers (including but not limited to attorneys' fees and costs) which they or TENANT may have, or which may hereafter accrue to any of them, as a result of this Agreement. TENANT understands the use and storage of personal aircraft is not without risk to TENANT, his/her family, guests, heirs and assigns and assumes the risk of any damage or injury resulting from such risk. TENANT specifically shall defend, indemnify and hold harmless LANDLORD, its officers, agents and employees, from and against any and all losses, liabilities, claims and/or costs (including but not limited to reasonable attorneys' fees and costs) arising from any breach of any representation, warranty or agreement of subsection 11(e) regarding hazardous materials. As used in this paragraph, "Hazardous Material" shall mean petroleum or any petroleum product, asbestos, any substance known by the State of California to cause cancer and/or reproductive toxicity, and/or any substance, chemical or waste that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. This paragraph shall survive the termination of this Agreement.

16. ASSIGNMENT AND SUBLETTING PROHIBITED: This Agreement is personal as to TENANT. TENANT shall neither sublet the demised premises, nor assign the Agreement to any other person or entity. Any assignment or subletting of this Agreement is prohibited and instead shall result in its immediate termination. Upon TENANT'S death, this Agreement shall not pass to TENANT'S heirs or successors but shall terminate immediately.

17. DAMAGE PROVISIONS: TENANT shall repair or replace at its sole expense, within thirty (30) days of written notice to do so, any damage to the demised premises or any other portion of BIG BEAR CITY AIRPORT caused by TENANT.

18. AIRPORT DEVELOPMENT: DISTRICT, at its sole discretion and as determined by the General Manager, shall determine and may from time to time change the routes of surface ingress and egress on the Airport, but shall try to locate such routes as conveniently as may be done for TENANT, having in mind the reasonable requirement of the DISTRICT with respect to the operation of the Airport. DISTRICT also reserves the right to further develop or improve the Airport as it sees fit, regardless of the desires or views of the TENANT and without interference or hindrance.

19. CONFORMANCE WITH LAW: TENANT agrees to abide by all applicable federal, state and local laws, rules and regulations, including but not limited to those of the Federal Aviation Administration, State of California, County of San Bernardino, Fire Department, Sheriff Department, and DISTRICT or any other duly constituted public authority having jurisdiction. TENANT agrees and understands that the commission of any illegal or unlawful act on the demised premises or any other portion of BIG BEAR CITY AIRPORT shall constitute a default on TENANT'S part and may be cause for DISTRICT to serve a three (3) day notice of termination.

20. REMEDIES FOR DEFAULT AND TERMINATION: In the event that TENANT, prior to the end of the term, breaches any provision of this agreement or abandons the hangar, LANDLORD may enforce all of its rights and remedies under this Agreement or state law.

21. CONTINUANCE AND TERMINATION: This Agreement shall remain in effect until terminated in one of the following ways: a) one of the parties hereto shall serve a thirty (30) day written notice on the other indicating intent to terminate without cause upon expiration of such period; b) where TENANT is in default of any provision of this Agreement, the DISTRICT may serve a notice of termination; c) or as provided in this agreement.

22. ACKNOWLEDGMENT AND CHANGES: TENANT hereby acknowledges receipt, reading and understanding of this Agreement. The parties to this Agreement agree that this Agreement shall constitute the final Agreement between said parties, and shall not be changed or modified without written agreement of both parties. No waiver of any term or condition of this Agreement shall be a continuing waiver thereof.

23. TAXES, ASSESSMENTS, AND LICENSES: TENANT shall pay before delinquency any and all property taxes, assessments, fees, or charges, including but not limited to possessory interest taxes, which may be levied or assessed upon any personal property, improvements or fixtures installed or belonging to TENANT and located within the demised premises. TENANT shall also pay all licenses or permit fees necessary or required by law for the conduct of its operation and/or in accordance with Section 107 of the California Revenue and Taxation Code. **TENANT recognizes and understands that this Agreement will create a possessory interest subject to property taxation and that the TENANT will be subject to the payment of property taxes levied on such interest.**

24. SEVERABILITY:

a. Savings Clause: If, during the life of this Agreement, there exists any law, rule, regulation or order issued by governmental authority having jurisdiction over the DISTRICT which shall render invalid, suspend or restrain compliance with or enforcement of any provision or provisions of this Agreement, such provision or provisions shall immediately

be suspended and be of no force or effect so long as such law, rule, regulation or order shall remain in effect. Such invalidation of a part or portion of this Agreement shall not invalidate any remaining portion or portions.

b. Replacement of Severed Provision(s): In the event of suspension or invalidation of any provision or provisions pursuant to this paragraph, the parties agree to meet and confer within thirty (30) days after the suspension or invalidation for the purpose of arriving at replacement provisions.

25. MODIFICATION OF AGREEMENT: Should the DISTRICT consent to future modification of this Agreement, a waiver of any term or condition hereof, such consent shall not thereafter obligate the DISTRICT to engage in further negotiations or a continuing waiver thereof.

26. BINDING AGREEMENT: This agreement is, in all of its provisions, binding on the heirs, successors and assigns of the TENANT.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

by \_\_\_\_\_  
TENANT

by \_\_\_\_\_  
BIG BEAR AIRPORT DISTRICT

TENANT:

Name \_\_\_\_\_

Billing Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

Physical Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone ( ) \_\_\_\_\_

Work Phone ( ) \_\_\_\_\_

Cell Phone ( ) \_\_\_\_\_

Item: 8.1

Email \_\_\_\_\_

Two keys issued to tenant \_\_\_\_\_ Key # \_\_\_\_\_ by \_\_\_\_\_  
Tenant's Initial BIG BEAR AIRPORT DISTRICT

DISTRICT:  
BIG BEAR AIRPORT DISTRICT  
P.O. Box 755  
501 Valley Blvd.  
Big Bear City, CA 92314

# Agenda Report



Date: July 17, 2019  
 To: Board of Directors  
 From: Jack Roberts, General Manager  
**Subject: North Facing Hangar Lease**

**Background:**

The north facing hangars on the field have a problem with ice forming in front of the hangar doors. To mitigate this, the District installed electric heat mats in the concrete in front of the north facing hangars to melt the ice. The heat mat system has been failing for a few years now in specific spots and not entirely effective. The district spends a considerable amount of money to run the marginally effective heat mat system. A way to save money for the district and tenants would be to off the hangar leases to be prorated for winter months and not turn on the heat mats system. Staff would still plow in front of the hangars, and tenants would be responsible for fully clearing the path in front of hangars if they want to get their aircraft out. Staff discussed the idea with some tenants who welcomed the idea.

The following are the economics of the electricity bills and rental income:

|                           | Dec             | Jan             | Feb             | Mar             |                    |             |              |                         |
|---------------------------|-----------------|-----------------|-----------------|-----------------|--------------------|-------------|--------------|-------------------------|
| <b>Non-Winter Average</b> | <b>\$390.29</b> | <b>\$390.29</b> | <b>\$390.29</b> | <b>\$390.29</b> | <b>Total Elec.</b> | <b>Rent</b> | <b>Delta</b> |                         |
| 2015/2016                 | \$2,897.57      | \$6,555.07      | \$5,147.87      | \$1,830.65      | \$16,431.16        | \$15,640.00 | -\$791.16    |                         |
| 2016/2017                 | \$1,872.23      | \$6,277.76      | \$7,609.01      | \$2,676.94      | \$18,435.94        | \$15,640.00 | -\$2,795.94  | <b>Average</b>          |
| 2017/2018                 | \$328.98        | \$1,850.60      | \$1,497.45      | \$3,008.94      | \$6,685.97         | \$15,640.00 | \$8,954.03   | <b>Taking out 17/18</b> |
| 2018/2019                 | \$3,283.62      | \$4,625.41      | \$4,652.31      | \$4,471.85      | \$17,033.19        | \$15,640.00 | -\$1,393.19  | <b>-\$1,660.10</b>      |
|                           |                 |                 |                 |                 |                    |             |              |                         |
|                           |                 | <b>Jan</b>      | <b>Feb</b>      | <b>Mar</b>      |                    |             |              |                         |
| <b>Non-Winter Average</b> |                 | <b>\$390.29</b> | <b>\$390.29</b> | <b>\$390.29</b> | <b>Total Elec.</b> | <b>Rent</b> | <b>Delta</b> |                         |
| 2015/2016                 |                 | \$6,555.07      | \$5,147.87      | \$1,830.65      | \$13,533.59        | \$11,730.00 | -\$1,803.59  |                         |
| 2016/2017                 |                 | \$6,277.76      | \$7,609.01      | \$2,676.94      | \$16,563.71        | \$11,730.00 | -\$4,833.71  | <b>Average</b>          |
| 2017/2018                 |                 | \$1,850.60      | \$1,497.45      | \$3,008.94      | \$6,356.99         | \$11,730.00 | \$5,373.01   | <b>Taking out 17/18</b> |
| 2018/2019                 |                 | \$4,625.41      | \$4,652.31      | \$4,471.85      | \$13,749.57        | \$11,730.00 | -\$2,019.57  | <b>-\$2,885.62</b>      |
|                           |                 |                 |                 |                 |                    |             |              |                         |
|                           |                 | <b>Jan</b>      | <b>Feb</b>      |                 |                    |             |              |                         |
| <b>Non-Winter Average</b> |                 | <b>\$390.29</b> | <b>\$390.29</b> |                 | <b>Total Elec.</b> | <b>Rent</b> | <b>Delta</b> |                         |
| 2015/2016                 |                 | \$6,555.07      | \$5,147.87      |                 | \$11,702.94        | \$7,820.00  | -\$3,882.94  |                         |
| 2016/2017                 |                 | \$6,277.76      | \$7,609.01      |                 | \$13,886.77        | \$7,820.00  | -\$6,066.77  | <b>Average</b>          |
| 2017/2018                 |                 | \$1,850.60      | \$1,497.45      |                 | \$3,348.05         | \$7,820.00  | \$4,471.95   | <b>Taking out 17/18</b> |
| 2018/2019                 |                 | \$4,625.41      | \$4,652.31      |                 | \$9,277.72         | \$7,820.00  | -\$1,457.72  | <b>-\$3,802.48</b>      |

# Agenda Report

**Financial Impact:**

Electricity bill savings to the District of up to \$3,800 and savings of up to \$15,640 for tenants (\$920 per tenant) annually.

**Recommendation:**

Adjust the north facing hangar leases to charge tenants for 8 months of rent and do not turn on the heat mat system.