

Standard form agreements – Warren Thomas (Josephburg) Aerodrome (Ward 5)**Report Purpose**

To seek Council approval for standard form long-term lease agreements for Strathcona County and the Warren Thomas (Josephburg) Aerodrome.

Recommendations

1. THAT a standard form long-term lease agreement (hanger space), including the principles as described below and numbered 1 to 7, for hanger space at the Warren Thomas (Josephburg) Aerodrome, be approved.
2. THAT a standard form long-term license agreement (tie-down space), including the principles as described below and numbered 1 to 7, for tie-down space at the Warren Thomas (Josephburg) Aerodrome, be approved.

Our Prioritized Strategic Goals

Goal 3 - Cultivate economic diversification, within the petrochemical industry and beyond, through a business-friendly environment.

Continuously improving the way we work, as one organization, in an agile and sustainable manner.

Report

The Warren Thomas (Josephburg) Aerodrome, formally the Strathcona Airport (Josephburg), was constructed in 1990 and is owned and operated by Strathcona County. The airport provides local recreational flyers, charters and small corporate aircraft the opportunity to utilize the local area. In 2008, with contribution from industry, the County extended the runway and installed new navigation aids to support larger private and corporate aircrafts.

The general principles contained within the long-term lease and license agreements include:

1. Rent – as per the Fees and Charges bylaw
2. Term of lease / license for period of ten (10) years plus an option to extend the term for two (2) additional periods of five (5) years
3. Termination notice of one hundred and twenty (120) days
4. Transfer, assignment or sublease, license; allowed during the term
5. Tenant and landlord responsibilities including utility payments, maintenance and repairs and environmental conditions
6. Insurance and indemnity including full replacement value and aviation general liability
7. Surrender of the land upon expiry of the terms

Other Impacts

Policy: SER-012-011 Land Management Policy. The term of a lease for County-owned land or facility shall not exceed 5 years unless approved by Council Resolution.

Legislative/Legal: The form of agreements has been drafted by County solicitors. The agreements provide the necessary legal documentation to occur between the County and airport tenants.

Interdepartmental: Transportation and Agricultural Services, Legislative and Legal Services

Master Plan/Framework: Municipal Land Framework

Enclosures

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| 1 | Rural location map |
| 2 | Location map |
| 3 | Air photo |