



Subject: Airport Hangar Land Lease Hangar G9

Report Number: OPD 21-19

Department: Operations and Development

Submitted by: Dan Locke, Manager of Public Works

Meeting Type: Council Meeting

Meeting Date: Monday, May 10, 2021

RECOMMENDATION

THAT Council receives report OPD 21-19 Airport Hangar Land Lease Hangar G9 as information;

AND THAT a By-Law be brought forward to authorize a Land Lease Agreement with Euclid Benoit for the West half of Hangar G9;

AND THAT a By-Law be brought forward to authorize a Land Lease Agreement with Geoff Lee for the East half of Hangar G9.

BACKGROUND

The current owner of the hangar known as G9 formerly known as hangar 13 contacted staff March 4, 2021 with the request to sell half of the hangar to another party. Mr. Euclid Benoit will be remaining as the owner of the west side of hangar G9 and Mr. Geoff Lee of 1467246 Ontario Inc. has purchased the east side of hangar G9. Staff worked with both parties to create new updated lease agreements, working towards the transfer date of April 30, 2021.

DISCUSSION

Both parties have agreed to the new lease agreement and have reviewed and provided signed copies back to staff. The lease agreement indicates a new twenty year and eight month term of lease. Which will end on January 1, 2042.

CONSULTATION

Staff worked with both parties to prepare and negotiate the new land lease agreements as well as consulted with the Corporate Services Department.

FINANCIAL IMPACT/FUNDING SOURCE

There is no financial impact as the lease rate and the square footage has not changed. The Town will have the same amount of rental revenue as it had when there was only one owner.

COMMUNITY STRATEGIC PLAN (CSP) LINKAGE

1. Excellence in Local Government
 - ☐ Demonstrate strong leadership in Town initiatives
 - ☐ Streamline communication and effectively collaborate within local government
 - ☒ Demonstrate accountability
2. Economic Sustainability
 - ☐ Support new and existing businesses and provide a variety of employment opportunities
 - ☐ Provide diverse retail services in the downtown core
 - ☐ Provide appropriate education and training opportunities in line with Tillsonburg's economy
3. Demographic Balance
 - ☐ Make Tillsonburg an attractive place to live for youth and young professionals
 - ☐ Provide opportunities for families to thrive
 - ☐ Support the aging population and an active senior citizenship
4. Culture and Community
 - ☐ Promote Tillsonburg as a unique and welcoming community
 - ☐ Provide a variety of leisure and cultural opportunities to suit all interests
 - ☐ Improve mobility and promote environmentally sustainable living

ATTACHMENTS

Appendix A – Lease Agreement Benoit
Appendix B – Lease Agreement Lee