



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: Aug 2, 2018

Staff Contact: Ken Moen, Airport Manager and Steve Tackes, Airport Counsel

Agenda Title: FOR POSSIBLE ACTION: To approve a Lease Amendment for a lot line adjustment on the lease between the Carson City Airport Authority and John Mayes.

Staff Summary: On July 18, 2018, the Carson City Airport Authority considered and approved a lease amendment for a lot line adjustment to rent an orphaned area to the adjacent tenant, John Mayes.

Agenda Action: Formal Action/Motion

Time Requested: 10min

Proposed Motion

I move to approve a Lease Amendment for a lot line adjustment on the lease between the Carson City Airport Authority and John Mayes.

Board's Strategic Goal

N/A

Previous Action

N/A

Background/Issues & Analysis

This item addresses an orphaned piece of airport property bounded on the north by a fire and utility access road, on the south by the John Mayes lease, and on the west by the back walls of the Jet Ranch hangar development. While evaluating his lot for a solar installation, John Mayes discovered the odd shaped parcel and agreed to rent it from the Airport as part of his lease. This item is a lot line adjustment and corresponding increase in rent collected on the John Mayes lease. Attached is the Lease Amendment and Record of Survey which will accomplish the lot line change.

The Airport Authority approved the lease amendment unanimously and requests that the Board of Supervisors approve the lease amendment per pursuant to section 9 of the Airport Authority Act for Carson City, Chapter 844, Statutes of Nevada, 1989, which requires that all leases be approved by the Board of Supervisors before becoming effective.

Applicable Statute, Code, Policy, Rule or Regulation

Section 9 of the Airport Authority Act for Carson City, Chapter 844, Statutes of Nevada, 1989.

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: 5051 land lease income

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: This will result in an increase in rent revenues to the Airport Authority.

Alternatives

Leave the lease as is and forfeit any rental revenue from the orphaned area since it is not large enough to be used for anything else, nor positioned for other use.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay


(Vote Recorded By)

APN 005-021-03

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Steven E. Tackes, Esq.
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89703

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).



John Mayes

**AIRPORT LEASE AMENDMENT
(Lot Line Adjustment)**

This lot line adjustment lease amendment, made and entered into this 18th day of July, 2018, effective August 1, 2018, between the CARSON CITY AIRPORT AUTHORITY (LANDLORD), whose address is 2600 College Parkway #6, Carson City, Nevada 89706, and JOHN MAYES (TENANT), whose address is 2101 Arrowhead Dr, H38, Carson City, Nevada 89706.

WITNESSETH:

WHEREAS, in order to maximize utilization of lease areas on the Airport, it is in the parties interest to lease to TENANT the odd shaped and inaccessible area of unleased space between the TENANT lease (recorded as Doc No. 452600 Contri to Mayes), the adjacent tenant, and the area reserved for utility and emergency vehicle access;


WHEREAS, TENANT desires to lease said space and pay the same rent per sq foot (\$0.12/sqft/yr per appraisal) currently paid under TENANT's lease (recorded as Doc No 471845).

WHEREAS, a boundary line adjustment is therefore appropriate to move the boundary of the lease to include the inaccessible area, and thus make the change;

ACCORDINGLY, the parties agree as follows:

1. The attached Exhibit A shows the revised legal description and map resulting from the boundary line adjustment. The attached Exhibit B shows the marginal area being added and for which the rent is being increased.
2. The annual rent for JOHN MAYES is increased by the amount of \$907.20 per year [calculated as 7,559.98 sq ft as shown on Exhibit B times current 2018 rental rate of \$0.12/sqft/yr] and may be prepaid.
3. Carson City is requested to reflect these changes in its records.
4. The other provisions of the Lease are unchanged.

JOHN MAYES



JOHN MAYES

CARSON CITY AIRPORT AUTHORITY



LINDA CHANDLER LAW, Chairman

ATTEST:



LARRY HARVEY, TREASURER

BRIAN VOWEL, VICE CHAIR

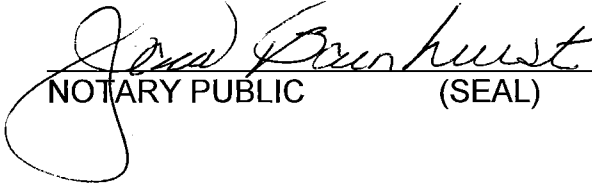
STATE OF NEVADA)

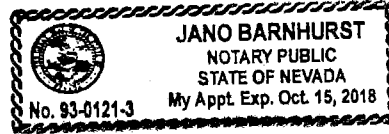
: ss.

CARSON CITY)

ON THE 5th day of July, 2018, before me, the undersigned, a Notary Public, personally appeared JOHN MAYES, who acknowledged to me that he is the owner of the affected leasehold and, in such capacity, being duly authorized to do so, executed the foregoing instrument freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this Certificate first above written.


NOTARY PUBLIC (SEAL)



CARSON CITY

Approved by the Board of Supervisors this ____ day of _____, 2018.

ROBERT L. CROWELL, Mayor

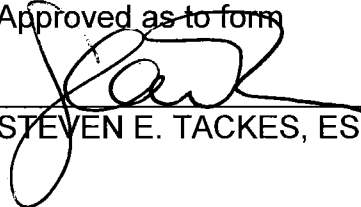
ATTEST:

CITY'S LEGAL COUNSEL
Approved as to form.

SUE MERRIWETHER, Clerk/Recorder

DISTRICT ATTORNEY

AIRPORT AUTHORITY COUNSEL
Approved as to form



STEVEN E. TACKES, ESQ.

ATKINS

Atkins North America, Inc.
10509 Professional Circle, Suite 102
Reno, Nevada 89521
Telephone: +1.775.828.1622
Fax: +1.775.851.1687
www.atkinsglobal.com/northamerica

MAYES LEASE LOT LINE ADJUSTMENT PROJECT DESCRIPTION

The applicant is requesting additional land to be contained within their lease, as shown on Document No. 186154, filed as Record of Survey Map No. 2150 for the Carson City Airport Authority. The proposed revisions will modify the northerly line of the existing lease as shown on said map. The balance of the property will be combined into a single remainder parcel designated as Lease Parcel 38 on the map submitted with this application.

**LEGAL DESCRIPTION
ADDITIONAL LAND FOR LEASE PARCEL 38**

All that portion of real property situate within the Northeast one-quarter (NE 1/4) of Section 4, Township 15 North, Range 20 East, M.D.M in Carson City, Nevada, being more particularly described as follows:

COMMENCING at the Northeast Section Corner of Section 4, Township 15 North, Range 20 East, M.D.M in Carson City, Nevada, as shown on Record of Survey Map No. 2150 for the Carson City Airport Authority, filed in the Official Records of Carson City, State of Nevada, on February 29, 1966 as Document NO. 186154;

Thence South 20° 16' 19" West, 1,107.22 feet to the previously indicated Northeast corner of Lease Parcel 38, as shown on said record of Survey, being the **POINT OF BEGINNING**;

Thence, South 1° 00' 00" West, 340.73 feet;

Thence, North 89° 00' 00" West, 210.00 feet;

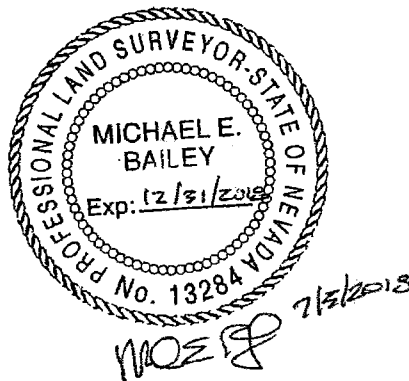
Thence, North 1° 00' 00" East, 268.24 feet;

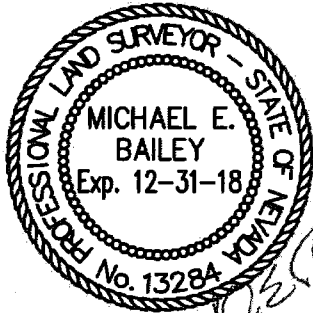
Thence, North 63° 40' 38" East, 236.37 feet;

Thence, South 1° 00' 00" West 36.00 feet to the **POINT OF BEGINNING** of this description.

Containing 67,722.33 Sq. Ft., more or less.

The Basis of Bearings for this description is the Record of Survey Map No. 2150 for the Carson City Airport Authority.





NORTHEAST CORNER
SECTION 4, T. 15 N.,
R. 20 E., M.D.M.



S20°16'19"W
1107.22'

POINT OF
BEGINNING

N63°40'38"E 236.37'
S1°00'00"W 36.00'

S1°00'00"W 340.73'

N89°00'00"W 210.00'

LEASE AREA
67,722.33 SQ. FT.

SCALE: 1"=80'

EXHIBIT B
A PORTION OF THE NE 1/4 OF
SECTION 4, T. 15 N., R. 20 E., M.D.M.

CARSON CITY AIRPORT	
MAYES LEASE PARCEL	
SCALE: 1" = 80'	SHEET
DRAWN BY: MEB	1
DATE: JULY 2018	
ATKINS	
<small>1020 Professional Circle, Suite 100 Reno, Nevada 89515-4001 Tel: +1.775.828.1433 Fax: +1.775.861.1887</small>	

Exhibit B

**LEGAL DESCRIPTION
ADDITIONAL LAND FOR LEASE PARCEL 38**

All that portion of real property situate within the Northeast one-quarter (NE 1/4) of Section 4, Township 15 North, Range 20 East, M.D.M in Carson City, Nevada, being more particularly described as follows:

COMMENCING at the Northeast Section Corner of Section 4, Township 15 North, Range 20 East, M.D.M in Carson City, Nevada, as shown on Record of Survey Map No. 2150 for the Carson City Airport Authority, filed in the Official Records of Carson City, State of Nevada, on February 29, 1966 as Document NO. 186154;

Thence South 20° 16' 19" West, 1,107.22 feet to the Northeast corner of Lease Parcel 38, as shown on said record of Survey, being the **POINT OF BEGINNING**;

Thence, along the Northerly boundary of said Lease Parcel 38 South 63° 40' 38" West, 236.37 feet;

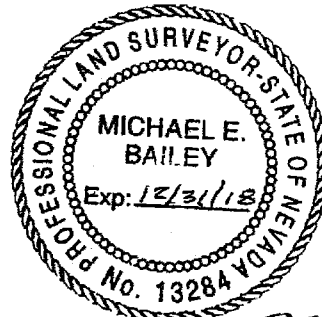
Thence, leaving said Northerly boundary, North 1° 00' 00" East, 36.00;

Thence, North 63° 40' 38" East, 236.37 feet;

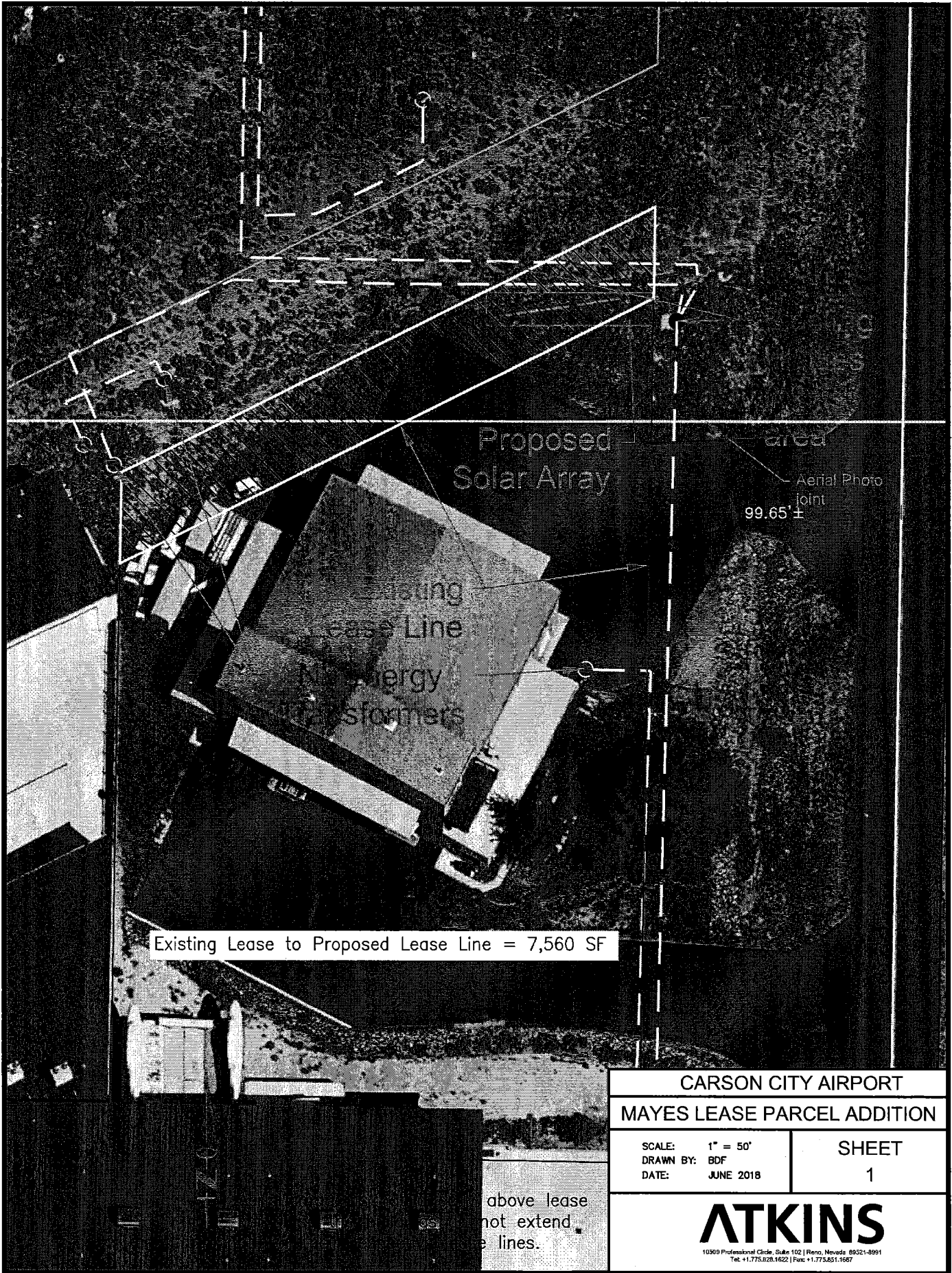
Thence, South 1° 00' 00" West 36.00 feet to the **POINT OF BEGINNING** of this description.

Containing 7,559.98 Sq. Ft., more or less.

The Basis of Bearings for this description is the Record of Survey Map No. 2150 for the Carson City Airport Authority.



Michael E. Bailey 7/2/2018



Proposed Solar Array

Existing Lease Line
Energy Transformers

area
Aerial Photo Joint
99.65' ±

Existing Lease to Proposed Lease Line = 7,560 SF

CARSON CITY AIRPORT
MAYES LEASE PARCEL ADDITION

SCALE: 1" = 50'
DRAWN BY: BDF
DATE: JUNE 2018

SHEET
1

above lease
not extend
e lines.

ATKINS

10309 Professional Circle, Suite 102 | Reno, Nevada 89521-8991
Tel: +1.775.828.1622 | Fax: +1.775.851.1687