

Legislation Details (With Text)

File #: 20-90 **Version:** 1

Type: Action Item **Status:** Passed

In control: City Council

On agenda: 3/23/2020 **Final action:** 3/23/2020

Title: Salem Municipal Airport ground lease with Valmont Industries, Inc.

Ward(s): 2
Councilor(s): Andersen
Neighborhood(s): SEMCA
Result Area(s): Good Governance; Strong and Diverse Economy

Sponsors:**Indexes:****Code sections:**

Attachments: 1. Proposed Lease

Date	Ver.	Action By	Action	Result
3/23/2020	1	City Council	approved	Pass

TO: Mayor and City Council

THROUGH: Steve Powers, City Manager

FROM: Kristin Retherford, Urban Development Department Director

SUBJECT:

Salem Municipal Airport ground lease with Valmont Industries, Inc.

Ward(s): 2
Councilor(s): Andersen
Neighborhood(s): SEMCA
Result Area(s): Good Governance; Strong and Diverse Economy

ISSUE:

Shall the City Council authorize the City Manager to execute the attached lease with Valmont Industries, Inc. for a ground lease at the Salem Municipal Airport?

RECOMMENDATION:

Authorize the City Manager to execute the attached lease with Valmont Industries, Inc. for a ground lease at the Salem Municipal Airport.

SUMMARY:

Valmont Industries, Inc. (Lessee) (via its predecessor) has leased industrial land at the Salem Municipal Airport (Airport) since 1967. The 9.59-acre site is at 3575 25th Street SE (Property).

FACTS AND FINDINGS:

Key terms of the Lease are below.

Term:	20 years
Rate per square foot:	\$0.34
Square Feet:	417,740
Rent Increases:	Subject to appraisal every five years

BACKGROUND:

Revenue from the Lease will go to the Airport Fund.

Clint Dameron
Real Property Services Manager

Attachments:

1. Proposed Lease