



## Agenda Item Summary

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**File ID:** 21-0271

**DEPT-8**

**Meeting Date:** 1/12/2021

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**PLACEMENT:** Departmental

**TITLE:**

**APPROVAL OF A SHORT-TERM LEASE AGREEMENT WITH PRECISION JET CENTER, LLC, FOR PARCEL C AT THE MARTIN COUNTY AIRPORT/WITHAM FIELD**

**EXECUTIVE SUMMARY:**

This is a request for approval of a Short-Term Lease Agreement of Parcel C at the Martin County Airport/Witham Field between Martin County and Precision Jet Center, LLC, a Florida corporation.

**DEPARTMENT:** Public Works

**PREPARED BY:** **Name:** Carla T. Segura, FRP  
**Title:** Real Property Manager

**REQUESTED BY:** Precision Jet Center, LLC and Martin County Airport

**PRESET:**

**PROCEDURES:** None

**BACKGROUND/RELATED STRATEGIC GOAL:**

**Lease Drafted by:** Martin County

**Parties to the Lease:** Martin County, Lessor  
Precision Jet Center, LLC, Lessee

**Purpose of the Lease:** Provide for short term use of Parcel C while an RFP is being prepared for bid.

**New/Renewal/Modified:** New

**Duration:** 6 months with one renewal period of 6 months with notification

**Benefits to the County:** Monthly rent until an RFP can be bid and awarded

**Cost to the County:** None

This is a proposed Short-Term Lease Agreement of Parcel C at the Martin County/Witham Field (Airport) for temporary use by Precision Jet Center, LLC (Precision Jet).

Parcel C contains a Quonset hut and is adjacent to a taxiway. Parcel C is located between two different parcels, specifically, Parcel A that contains Hangar No. 3 and Parcel B that is presently vacant land, both of which Precision Jet currently leases from County pursuant to a separate long-term lease that was awarded to Precision Jet after competitive bidding.

Since 1999, Precision Jet's affiliate Jet Team International, Inc., has subleased Parcel C from Triumph Aerostructures, LLC (Triumph), and during this time, Jet Team International has provided aviation maintenance and repair services from Parcel C.

Triumph is seeking to turnback Parcel C to the County; contemporaneous with this agenda item is an agenda item for the turnback (Amendment Six to Triumph's lease with the County). If the Board approves the turnback and the Short-Term Lease Agreement, the turnback and the Short-Term Lease Agreement would take effect at the same time, that is, January 12, 2021. Additionally, Precision Jet's sublease would terminate at the same time.

Upon the Board's approval of the same, staff will prepare and issue a Request for Proposals for Parcel C for competitive bidding.

If the Short-Term Lease Agreement is approved, Precision Jet would pay County rent in the total amount of \$10,260.00 for the six months in monthly installments of \$1,710.00. The Short-Term Lease Agreement provides for a six-month extension in the County's sole discretion except that if Precision Jet submits an unsuccessful bid for Parcel C, the Short-Term Lease Agreement is automatically renewed for another six months. There are no other extensions provided in the Short-Term Lease Agreement.

#### **ISSUES:**

None

#### **LEGAL SUFFICIENCY REVIEW:**

This item has been reviewed for legal sufficiency to determine if it is consistent with applicable law, has identified and addressed legal risks, and has developed strategies for legal defensibility.

#### **RECOMMENDED ACTION:**

#### **RECOMMENDATION**

Move that the Board approve the Short-Term Lease with Precision Jet Center, LLC and authorize the Vice Chair or appointee to execute any and all documents necessary to complete this transaction and to authorize the County Administrator to sign the extension should it be requested by Precision.

#### **ALTERNATIVE RECOMMENDATIONS**

None.

#### **FISCAL IMPACT:**

#### **RECOMMENDATION**

None

## ALTERNATIVE RECOMMENDATIONS

None

## DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment   ☐ Chair Letter   ☒ Contract / Agreement  
☐ Grant / Application   ☐ Notice   ☐ Ordinance   ☐ Resolution  
☐ Other:

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