

DEPARTMENT: Public Works By: Micahel Edwards Phone: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes ___ No x)

Resolution to purchase an existing metal hangar from a private party at the Mariposa-Yosemite Airport; direct staff to prepare purchase agreement and to amend the state loan application to include the purchase price; direct the Airport Advisory Committee to recommend the best use and rental rate for the hangar. (Refer to Attachment #1)

Staff feels this is a fair price for this hangar and will provide several good long-term options needed at the airport, such as an aircraft maintenance hangar or a hangar available for part of a desired Fixed Base Operator (F.B.O.). The hangar measures 36' x 42' (1,512 square feet), is about 5 years old and has full electrical and lighting facilities. It is located on Space #47 as shown on Attachment #2. Staff feels it could be rented out immediately, on a short-term basis, for at least \$300/month. The ground lease revenue currently received by the airport is \$18/month, which will increase to \$30/month in July. If the purchase amount is added to the current state loan, the average monthly cost (payment) would be \$266/month, based on the current loan rate of 5.5094 % and a 12-year loan. The initial cost would be lower as the loan amortization is graduated. Rental charges could be adjusted annually to correspond with the increasing loan payment amounts.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board previously applied for \$125,000 to construct smaller hangars on the existing apron. The state has made a preliminary commitment in that amount which can be adjusted based on the actual construction bid amount. That project is out to bid now with a bid opening set for January 30.

The ground-space lease agreement for this hangar space has the following language: "If, during the term of this LEASE AGREEMENT or any extensions or holding over, LESSEE desires to sell the hangar located in space number 47 and obtains a bona fide offer, LESSEE shall give County the first right to purchase the hangar at the offered price." It appears the owner has a bona fide offer.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

1. No action. The owner would sell the hangar to another private party and the County would lose its stated objectives of attracting an F.B.O. and/or an aircraft maintenance operation.
2. Direct that the purchase be made directly, without a loan, from an existing source such as General Fund Reserve for Contingencies.

COSTS: () Not Applicable	
A. Budgeted current FY	\$0
B. Total anticipated costs	\$27,500
C. Required additional funding	\$27,500
D. Internal transfers	\$
SOURCE: () 4/5th Vote Required	
A. Unanticipated revenues	\$
B. Reserve for contingencies	\$
C. Source description: State Airport Improvement Loan	
Balance in Reserve Contingencies,	
if approved: \$	

SPECIAL INSTRUCTIONS:
List the attachments and number the pages consecutively:
1. Griffin letter to Edwards
2. Map of hangar location

CLERK'S USE ONLY

Res. No.: 97-29 . No. _____

Vote - Ayes: 5 Absent: _____

Approved _____ Abstained: _____

MW) Minute Order Attached () Denied
() No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.

Date: _____

ATTEST: MARGIE WILLIAMS, Clerk of the Board
County of Mariposa, State of California

By: _____
Deputy

ADMINISTRATIVE OFFICER'S RECOMMENDATION:

This item on agenda _____ as:

- Recommended
- Not Recommended
- For Policy Determination
- Submitted with Comment
- Returned for Further Action

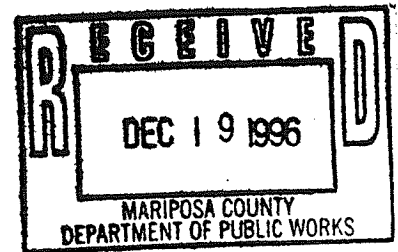
Comment: _____

A.O. Initials: gn

ROBERT GRIFFIN
3397 BEN HUR RD.
MARIPOSA CA 95338

December 17, 1996

DEPT. OF PUBLIC WORKS
MIKE EDWARDS
4639 BEN HUR RD
MARIPOSA, CA 95338



DEAR MR. EDWARDS

THIS LETTER IS TO NOTIFY YOU OF MY INTENTION TO SELL MY HANGER AT THE MARIPOSA AIRPORT.

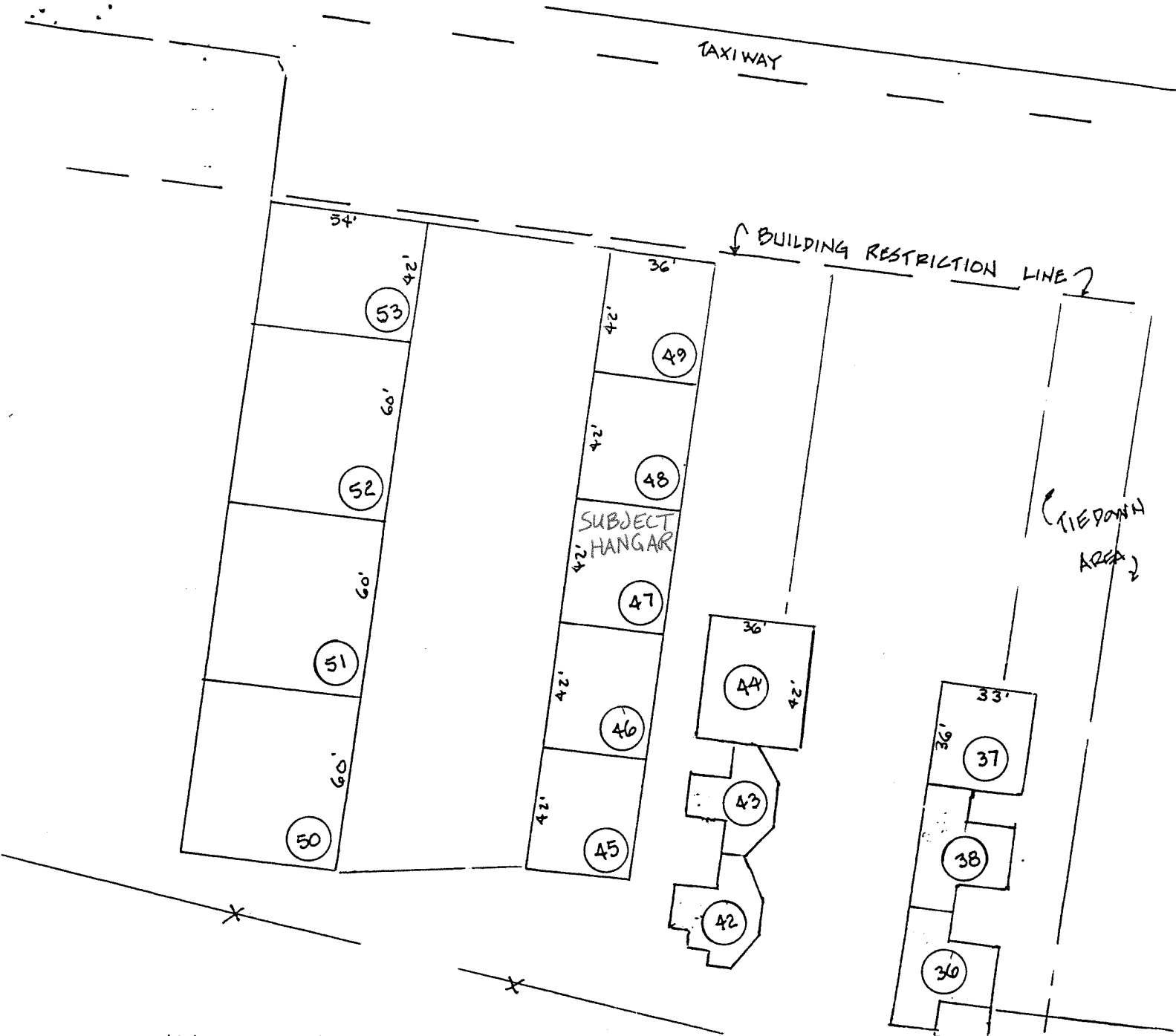
I HAVE RECEIVED AN OFFER OF \$27500. ACCORDING TO OUR LEASE YOU HAVE THE RIGHT OF FIRST REFUSAL ON THIS OFFER. PLEASE LET ME KNOW WHAT YOUR INTENTIONS ARE.

A QUICK RESPONSE WOULD BE MUCH APPRECIATED AS THE HANGER IS NOW VACANT.

SINCERELY, ROB GRIFFIN

A handwritten signature in cursive script, appearing to read "Rob Griffin". The signature is written in black ink and is positioned to the right of the typed name "SINCERELY, ROB GRIFFIN".

ATTACHMENT #1



MARIPOSA-YOSEMITE
AIRPORT
SOUTH SIDE OF RUNWAY
HANGAR LOCATIONS