

**GENERAL AVIATION HANGAR  
LEASE AGREEMENT**

This LEASE made and entered into this [REDACTED] day of [REDACTED], 2010 by and between the City of Sierra Vista, a municipal corporation, 1011 North Coronado Drive, Sierra Vista, AZ, the LANDLORD, and [REDACTED], the TENANT.

WITNESSETH: That the LANDLORD, in consideration of the covenants of said LEASE hereinafter set forth, does by these presents LEASE to said TENANT under the terms and conditions set forth:

**ARTICLE I  
PREMISES**

**A. DESCRIPTION OF LEASED PREMISES**

The General Aviation Hangar Leased Area is located at [REDACTED] Airport Avenue, Sierra Vista, Arizona, Hangar Number "[REDACTED]" and shall be hereinafter referred to as "LEASED PREMISES." The area conveyed by this LEASE is a hangar which is approximately [REDACTED] square feet of aircraft storage space. For billing purposes, Hangar Number "[REDACTED]" is referred to as a (new, old, small, large, ex-large) hangar.

**B. ACCESS TO LEASED PREMISES**

1. Adequate right-of-way for access to the LEASED PREMISES for authorized activities is hereby assured at reasonable times and under reasonable conditions. For purposes of this section, the TENANT will include its contractors, subcontractors, agents, servants, employees, patrons, invitees, suppliers of services and materials and similar persons normally authorized by LANDLORD upon the LEASED PREMISES TENANT hereby is authorized:

1.1 The right of ingress to and egress from the LEASED PREMISES over and across the public access ways intended for use by vehicles and pedestrians.

1.2 The right of ingress to and egress from the LEASED PREMISES over and across the public aprons, taxiways and runways intended for use by aircraft on the ground.

**C. CONDITIONS OF GRANTING LEASE**

1. The TENANT agrees that the privilege to use said public airport facilities in common with others authorized to do so shall be exercised only subject to and in accordance with the laws of the United States of America, the State of Arizona, and the City of Sierra Vista; the rules and regulations promulgated by their authority with reference to aviation, air navigation, and Homeland Security; and all applicable standards, rules, regulations and ordinances of the City or by direction of the LANDLORD now in force or hereafter prescribed or promulgated by City or by law.

2. The LANDLORD reserves the right to further develop or improve all areas of the Airport as it sees fit, regardless of the desires or views of the TENANT, and without interference or hindrance from any such TENANT.

3. This LEASE shall be subordinate to the provisions of any existing or future agreement between the Airport and the United States or the Airport and the State of Arizona, relative to the operation or maintenance of the Airport, the terms and execution of which have been or may be required as a condition precedent to the expenditure or reimbursement to the Airport for federal or state funds for the development of the Airport.

4. This LEASE shall also be subordinate to the provisions of any existing or future agreement between the Airport and the United States, relative to the acquisition or joint use of the Airport property.

5. The LANDLORD has the right to inspect the LEASED PREMISES at any time and the right to enter upon the LEASED PREMISES at any time, for any purpose necessary, incidental to or connected with any matter related to the exercise of its governmental functions, or as may be required in the operation, maintenance or development of the Airport, or to determine whether TENANT is in compliance with Articles of this LEASE; provided, however, that except in emergency circumstances or in situations where inspections must necessarily be undertaken during other than normal business hours, such inspections will occur only after reasonable notice to TENANT, during regular business hours, and in such a manner as to minimize interference with TENANT's use of LEASED PREMISES.
6. The LANDLORD has the right and easement to install, maintain, repair, replace, or remove and replace water or sewer pipes, electrical or phone lines, gas pipes, pavement or any other utilities or services on the LEASED PREMISES along with the right to enter the LEASED PREMISES in order to accomplish such actions as are related to this right at all times.
7. The LEASED PREMISES is leased on an "as is" basis and LANDLORD shall not be responsible for any costs or expenses the TENANT may incur in the use and occupancy of the LEASED PREMISES and, specifically, any utilities or refuse removal the TENANT may require.

## **ARTICLE II USE OF PREMISES**

### **A. PERMITTED USAGE**

The TENANT shall have the privilege of using the LEASED PREMISES for activities described in **Exhibit "C"**, Sierra Vista Municipal Airport Rules and Regulations.

### **B. NON-PERMITTED USAGE**

The TENANT shall be prohibited from using the LEASED PREMISES for activities described in **Exhibit "C"**, Sierra Vista Municipal Airport Rules and Regulations.

## **ARTICLE III OBLIGATIONS OF THE TENANT**

### **A. MAINTENANCE, REPAIRS, ALTERATIONS AND ADDITIONS**

The TENANT shall be responsible for maintenance, repairs, alterations, and additions to LEASED PREMISES as described in **Exhibit "C"**, Sierra Vista Municipal Airport Rules and Regulations.

### **B. UTILITIES**

1. The TENANT agrees to pay for his prorated share of the cost of utilities, including, but not limited to electricity, phone or Internet access services that CITY may provide to all hangers. TENANT's share of utility costs will be based on actual costs incurred by CITY to provide said utility services. The TENANT has the privilege to review any and all utility billing records within ten (10) days after utility services have been billed to the TENANT. Any other utilities installed or used by TENANT, as approved by LANDLORD, shall be paid entirely by TENANT at no cost to LANDLORD.
2. The TENANT shall provide for proper refuse handling and disposal in compliance with City's regulations. No hazardous wastes, as defined by the Federal government or LANDLORD, shall be disposed of on the Airport premises unless by special permit issued by the City. All hazardous wastes shall be handled and removed from the Airport in accordance with Federal and State laws, rules and regulations.

### C. SECURITY

1. The TENANT shall, at its sole cost and expense, take such measures as may be necessary to keep the LEASED PREMISES secure and safe at all times with the understanding that the LANDLORD will have access to the hangar at all times.. The LANDLORD has no obligation or responsibility to keep the LEASED PREMISES policed, secured or safe.
2. The TENANT acknowledges and accepts full responsibility to maintain the integrity of airfield security from or through the LEASED PREMISES to the Airfield Operations Area and hereby agrees to fully comply with all Federal, State and Local laws including but not limited to the Sierra Vista Airport Security Plan as approved by the Airport Manager, as amended from time to time, and with all rules and regulations of the Airport concerning security procedures as they presently exist or may be amended from time to time. The Sierra Vista Airport Security Plan follows TSA and FAA guidelines.
3. The TENANT is fully responsible for any lost, stolen or damaged keys or access cards, and agrees that the TENANT shall reimburse the LANDLORD for all costs for the replacement of such keys, door hardware cores, and access cards.

### D. TAXES, LICENSES AND PERMITS

The TENANT shall pay all personal property taxes which may be assessed against equipment, aircraft, or other personal property belonging to or under the control of the TENANT located on LEASED PREMISES, or other permitted improvements on the LEASED PREMISES during the term of this agreement. TENANT shall obtain and pay for all licenses, permits, fees or other authorization or charges as required under Federal, State or Local laws and regulations insofar as they are necessary to comply with the requirements of this agreement and the privileges extended hereunder.

### E. STORAGE OF PETROLEUM PRODUCTS AND OTHER FLAMMABLE MATERIALS

The TENANT shall not store combustible or hazardous materials in an aircraft hangar, except as outlined in **Exhibit "C"**, Sierra Vista Municipal Airport Rules and Regulations.

## **ARTICLE IV OBLIGATIONS OF THE LANDLORD**

### A. TITLE TO LEASED PREMISES

The LANDLORD covenants, warrants and agrees that it has, and shall continue to have during the term of this LEASE, clear and good title to the LEASED PREMISES, free and clear of all liens and encumbrances having priority over this LEASE, as evidenced by, but subject to, the terms and conditions of the deeds from the Department of Army referenced herein and available for review. The LANDLORD further warrants and agrees that it has the full rights and legal authority to lease the same as herein set forth and that all things that have happened or shall happen precedent to the granting of a valid and legally binding LEASE by the City. LANDLORD further warrants to the TENANT the peaceful possession and quiet enjoyment of the LEASED PREMISES during the term hereof, upon performance of TENANT's covenants herein.

### B. OPERATION AS PUBLIC AIRPORT

LANDLORD covenants and agrees that, during the term hereof it shall operate and maintain the Airport facilities as a public airport, subject to the Department of the Army, consistent with and pursuant to the Sponsor's Assurance given by the City to the United States Government under the Federal Airport Act and to the Deed Without Warranty issued by the United States Government to the City conveying property for public airport purposes. For purposes of this section, the Airport facilities include, among other things, the runway, taxiways, aprons, and access ways necessary to provide access to the LEASED PREMISES.

C. CONDITION AND MAINTENANCE OF LEASED PREMISES

1. The LANDLORD assumes no responsibility for the condition of the LEASED PREMISES and shall not be responsible for the construction, maintenance, up-keep, or repairs necessary to make or keep the LEASED PREMISES safe or serviceable for the intended uses, except as indicated herein;
  - 1.1 The LANDLORD will maintain all public roadways and parking lots on Apron giving access to the LEASED PREMISES in good and adequate condition for use by vehicles, and will allow free and uninterrupted access to the LEASED PREMISES over said roads at all reasonable times.
  - 1.2 The LANDLORD will maintain all paved taxiways owned by the LANDLORD and intended for public use and giving access to the LEASED PREMISES in good and adequate condition for use by approved aircraft and will allow free and uninterrupted access by approved aircraft to the LEASED PREMISES over said taxiways at all reasonable times. Approved aircraft are those aircraft listed in the Federal Aviation Administration Advisory Circular as being within the airplane design group for which the taxiway was designed or any aircraft given special permission by the Airport Manager to use the taxiway on a temporary or permanent basis.
  - 1.3 The LANDLORD will maintain the structural components of the Hangar, including doors and door mechanisms, and will provide light fixtures (including light bulbs) and normal building maintenance without additional cost to TENANT, provided, however, that the LANDLORD reserves the right to assess an additional fee for extra-ordinary consumption of utilities or improvements requested by TENANT as shall be determined in the sole and absolute discretion of the LANDLORD.
  - 1.4 The LANDLORD will maintain the structural roofing system and foundation system for building facilities.
  - 1.5 The LANDLORD will maintain the security fence around the LEASED PREMISES that has been constructed by LANDLORD.
  - 1.6 There shall be no abatement of rent and no liability of the LANDLORD by reason of any injury or interference with the TENANT arising from the making or not making of any repairs, alterations, or improvements in or to any portion of the building or LEASED PREMISES or to fixtures, appurtenances, and equipment therein. The TENANT waives the right to make repairs at the LANDLORD's expense under any law, statute, or ordinance now or hereafter in effect. In the event the TENANT cannot use the leased hangar caused by actions of the LANDLORD for more than ten (10) days, the lease payment for that month will be pro-rated.

**ARTICLE V  
TERMS**

A. PRIMARY TERM

1. Term of this LEASE shall be from **January 1, 2010** through **December 31, 2010**.
2. The TENANT shall be given sixty (60) days written notice, in the form of a new GA Hangar Lease Agreement, prior to the end of the PRIMARY TERM of this LEASE. The TENANT shall have the right of first refusal to accept a new LEASE with the LANDLORD upon terms and conditions set forth and mutually agreed upon.

## B. HOLDING OVER

In the event the TENANT shall continue to occupy the LEASED PREMISES beyond the term of this LEASE, after the LANDLORD has given written notice to vacate, such holding over shall not constitute a renewal of this LEASE but shall be a month-to-month tenancy only. The amount of rent to be paid during this hold over shall equal one and one-half (1-1/2) times the normal monthly rent in force at the termination of the LEASE.

## C. RENTAL PAYMENT

1. New TENANTS shall make a security deposit payment equal to one month's rental charge. The Security deposit shall be used for payment for damages and repairs required during or at the completion of the term of this LEASE. Security deposit shall be returned to the TENANT after the completion of the term of the LEASE if there is no damage or charges owed by TENANT.
2. For purpose of this LEASE, payment shall be due and payable on the tenth day of the month and shall be considered delinquent if not paid by the last day of the month. TENANT shall pay a monthly rental charge as shown in **Exhibit "I"** for the size and type of hangar leased. Rental for any portion of a month may be prorated on a weekly basis. Monthly rental payments shall be made to City of Sierra Vista and received at 1011 North Coronado Drive, Sierra Vista, AZ 85635. The TENANT shall be responsible for taxes, if any, that apply to rental of property and any prorated utility fees in addition to the monthly hangar rental fee.
3. Hangar TENANTS who have an approved co-occupancy agreement with another aircraft owner shall be charged a monthly co-occupancy fee in addition to the monthly hangar rental fee as shown in **Exhibit "I"**, Fees and Rental Rates.

## D. DELINQUENT RENTAL PAYMENT

All rent and other charges become delinquent if not paid in full by the end of the month, at which time the City will impose a late fee of up to ten percent (10%) and interest at the rate of up to one and one-half percent (1½%) per month pro-rated daily from the due date until paid on the amount owing, which penalty shall be immediately due and owing. If all charges, including but not limited to the delinquent penalty, are not paid within twenty days after written notice of the default in payment is sent to TENANT, the City may immediately terminate this LEASE and exercise all rights of default as provided herein.

## ARTICLE VI DEFAULT

### A. DEFAULT BY TENANT

1. The occurrence of any one or more of the following events shall constitute a default and breach of this LEASE by TENANT and may result in termination of this LEASE as provided by Article VII, Section F:
  - 1.1 The failure by TENANT to make any payment of rent or other monetary payment required to be made by TENANT hereunder, as and when due, where such failure shall continue for a period of twenty (20) days after written notice thereof by LANDLORD to the TENANT.

- 1.2 The failure by TENANT to observe or perform any of the covenants, conditions or provisions of this LEASE to be observed or performed by TENANT, other than to make payment as described herein, where such failure shall continue for a period of twenty (20) days after written notice thereof by LANDLORD to TENANT; provided, however, that if the LANDLORD determines that the nature of TENANT's default is such that more than twenty (20) days are reasonably required for its cure, then the LANDLORD may determine the TENANT shall not be deemed to be in default if TENANT commences such cure within the said twenty (20) days period and thereafter diligently prosecutes such cure to completion.
- 1.3 The making by TENANT of any general assignment or general arrangement for the benefit of creditors, or the filing by or against TENANT of a petition to have TENANT adjudged bankrupt, or a petition for reorganization or arrangement under any law relating to bankruptcy (unless in the case of a petition filed against TENANT, the same is dismissed within sixty (60) days); or the appointment of a trustee or a receiver to take possession of substantially all of TENANT's assets located at the LEASED PREMISES, or of TENANT's interest in this LEASE where possession is not restored to TENANT within thirty (30) days; or the attachment, execution or other judicial seizure of substantially all of TENANT's assets located at the LEASED PREMISES or of TENANT's interest in the LEASE, where such seizure is not discharged within thirty (30) days after the levy thereof.
- 1.4 The failure by TENANT to maintain insurance coverage as specified in **Exhibit "C"**, Airport Rules and Regulations.
- 1.5 The failure by TENANT to use the LEASED PREMISES in accordance with **Exhibit "C"**, Airport Rules and Regulations.

## **ARTICLE VII TERMINATION**

### **A. TERMINATION OF LEASE**

1. This LEASE shall terminate at the end of the full term, and the TENANT shall have the right of first refusal of a new lease agreement.
2. This agreement shall immediately terminate should the City permanently abandon or relinquish ownership of the property stated in this LEASE.
3. This lease shall terminate immediately upon repeated violation or default as outlined in ARTICLE VI, Default.

### **B. REMOVAL OF PERSONAL PROPERTY**

At notice of termination of the LEASE for any reason, after payment of all rents and charges, TENANT shall, within five (5) days, remove any and all of its property on the LEASED PREMISES, and shall repair at its own expense all damage caused by such removal. Any such personal property not removed by TENANT within such time shall become the property of the LANDLORD. Any costs associated with storage or disposal of TENANT's property shall be invoiced to the TENANT.

### **C. LANDLORD LIEN**

If the TENANT has not fully paid all rents pursuant to this agreement then the LANDLORD shall be entitled to a LANDLORD lien for the purpose of securing the payment of all rents and charges. LANDLORD shall have the right to liquidation of such personal property to satisfy any obligations of the TENANT and the costs incurred to perfect this LANDLORD lien. Any excess funds from this liquidation shall be turned over to the TENANT.

#### D. KEYS AND ACCESS CARDS

At the termination of the LEASE the TENANT shall return all keys and access cards pursuant to this agreement. Should the LANDLORD not receive all keys and access cards from TENANT as assigned by LANDLORD, the LANDLORD shall charge the TENANT twenty dollars (\$20) for each key or card not returned and the TENANT shall be responsible to pay for the cost of the unreturned items, as well as the cost to recore and/or resecure the affected areas.

#### E. TENANT MAINTENANCE AT TERMINATION

The TENANT agrees that upon the expiration of the term of this LEASE or sooner termination thereof, the LEASED PREMISES shall be delivered to the LANDLORD in as good condition as when received, allowing for reasonable wear and tear. The LANDLORD reserves the right to make periodic inspections of the LEASED PREMISES and improvements thereon during normal business hours upon providing prior notice of intent to inspect.

#### F. WAIVER OF STATUTORY NOTICE TO QUIT

In the event the LANDLORD exercises its option to terminate this LEASE upon the happening of any of the events set forth in Article VI, a notice of termination shall be sufficient to terminate this LEASE and, upon such termination, TENANT agrees that it will forthwith surrender up possession of the LEASED PREMISES to the LANDLORD. In this event, TENANT expressly waives the receipt of any notice to quit or notice of termination, which would otherwise be given by the LANDLORD.

### **ARTICLE VIII INSURANCE AND INDEMNIFICATION**

#### A. INSURANCE

1. The TENANT shall furnish the LANDLORD proof of insurance prior to execution of this LEASE agreement. Said insurance certificates shall assure that coverage may not be canceled or reduced without at least thirty (30) days written notice first given to the LANDLORD. The TENANT shall have the privilege of procuring and obtaining all such insurance through its own sources, provided however, that if the TENANT fails to produce and maintain such insurance, this LEASE shall immediately terminate. The LANDLORD reserves the right to declare the TENANT's default hereunder.

1.1 Notice of insurance shall be sent to the following location unless otherwise notified, in writing, by the LANDLORD:

City of Sierra Vista  
City Clerk  
1011 North Coronado Drive  
Sierra Vista, AZ 85635

#### B. INSURANCE COVERAGE TO BE PROVIDED

TENANT shall procure and maintain, for the duration of the LEASE Agreement, insurance against claims for injuries to persons and damages to property which may arise from or in connection with the TENANT's operation and use of the LEASED PREMISES as stipulated in **Appendix C of Exhibit "D"** Sierra Vista Municipal Airport Minimum Standards.

## C. INDEMNIFICATION

1. The TENANT shall indemnify and hold the LANDLORD harmless from any and all claims, demands, and damages arising from the TENANT's use or occupancy of the LEASED PREMISES or arising from any act, omission, or negligence of the TENANT, or any officer, agent, employee, guest, or invitees of the TENANT, and from all costs, attorneys' fees, expenses, and liabilities incurred with respect to any such claim or action. The TENANT hereby assumes all risk of damage to property or injury to persons in, upon, or about the LEASED PREMISES, from any cause other than the LANDLORD's gross negligence, and the TENANT hereby waives all claims in respect thereof against the LANDLORD.
2. Neither the LANDLORD nor its agents, contractors, or subcontractors shall be liable for any damage or loss by theft to property entrusted to employees of the building, with the TENANT's consent or otherwise, nor for any injury to persons or damage to property resulting from fire, explosion, electricity, water, or rain which may leak for any reason from any part of the building or from the roof, street, apron or sub-surface or from any other place unless due to the gross negligence of the LANDLORD, its agents, servants, or employees. The TENANT shall give prompt notice to the LANDLORD in case of theft, fire, or accident in the LEASED PREMISES or of any defects in the building therein or in the fixtures or equipment.

## ARTICLE IX GENERAL PROVISIONS

### A. IMPROVEMENTS AND MODIFICATIONS

The TENANT shall not erect any structures, make any improvements or modifications, or undertake any other construction on the LEASED PREMISES, nor alter, modify or make additions, improvements or replacement of any structure existing or built without the written permission of the LANDLORD.

### B. ASSIGNMENT and ALLOWING CO-OCCUPANCY

#### 1. ASSIGNMENT

The TENANT may request in writing to LANDLORD assignment of this LEASE subject to approval of the LANDLORD. In the event that the TENANT is unable to, or chooses not to, continue this LEASE, and requests in writing assignment of the remaining term of LEASE, LANDLORD shall, in sequential order, contact pilots on LANDLORD's "Hangar Waiting List" in an effort to reassign the LEASE. If LANDLORD is successful in locating a pilot who desires to accept this assignment, the LANDLORD will release the TENANT of the obligations of this LEASE before the end of the term, providing the new TENANT is acceptable to the LANDLORD and is willing to accept the assignment of the terms of this LEASE and no additional compensation is received by the original TENANT from the new TENANT for use of LEASED PREMISES. In the event the LEASE is unable to be assigned, the TENANT shall be responsible for all obligations defined in the LEASE and for the duration of the LEASE or until such time as the LEASE may be assigned.

#### 2. ALLOWING CO-OCCUPANCY

The TENANT is the sole LESSEE of the LEASED PREMISES; however, in accordance with the Airport Rules and Regulations a TENANT may request in writing, that another pilot be allowed to co-occupy the LEASED PREMISES for the purpose of storage of aircraft. If a co-occupant is approved in writing by the LANDLORD, a GA Hangar "Co-Occupant Lease Agreement" will be sent to TENANT and co-occupant to sign. TENANT shall return a signed Co-Occupant Lease Agreement and co-occupant's Certificate of Insurance for the aircraft to be stored as a co-occupant in the hangar. TENANT will be assessed a monthly co-occupancy fee in addition to the standard hangar rental fee as outlined in **Exhibit "I"**, Fees and Rental Rates.

3. CO-OWNERSHIP

An aircraft may be "co-owned," however; only one person shall be the TENANT. In the event the TENANT is no longer a member of the owner group, the TENANT, through written request to the LANDLORD, shall offer assignment of the LEASE to the remaining owner(s) of the aircraft. If the remaining owner group decides not to accept the LEASE, the provisions of ASSIGNMENT 1 above will apply.

C. PARAGRAPH HEADINGS

The paragraph headings are for convenience and reference and are not intended to define or limit the scope of any provision of this LEASE.

D. SAVING CLAUSE

If any term or provision of the LEASE or any application thereof shall be declared or held to be invalid or unenforceable, the remaining terms and provisions of this LEASE shall not be affected thereby.

E. COURT ACTION LEGAL FEES

In the event court action becomes necessary to enforce any of the provisions of this LICENSE, or as a result of a breach of this LICENSE, then the prevailing party shall be entitled to an award of its attorney fees and costs. This agreement shall be interpreted under the laws of the State of Arizona and the venue for any legal action hereunder shall be Cochise County, Arizona.

F. NOTICE

Whenever any notice is required by this LEASE to be made, given or transmitted to the LANDLORD, such notice shall be served by mail, addressed to:

Mr. D. Michael Clawson  
Procurement Manager  
City of Sierra Vista  
1011 North Coronado Drive  
Sierra Vista, AZ 85635

and notices, consents and approvals to TENANT addressed to:

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_  
STATE \_\_\_\_\_

or to such other addresses as the parties may designate to each other in writing.

G. EXHIBITS

1. The following Exhibits are attached to this LEASE and by reference the most current copy is made part thereof.

- Exhibit A: Drawing of LEASED PREMISES
- Exhibit F: TENANT's Certificate(s) of Insurance
- Exhibit I: Fees and Rental Rates Schedule
- Exhibit J: TENANT's Aircraft Information

2. The following Exhibits are referenced and a part of this LEASE, but copies are not included herein. A copy of each is available for review upon request.

- Exhibit B: Airport Deed from the Department of Army
- Exhibit C: Sierra Vista Municipal Airport Rules and Regulations
- Exhibit D: Sierra Vista Municipal Airport Minimum Standards
- Exhibit E: Federal Aviation Administration Standard Provisions

**TENANT:**

\_\_\_\_\_  
(Print Name)

BY: \_\_\_\_\_  
(Authorized Signature)

DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_  
PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**LANDLORD:  
CITY OF SIERRA VISTA**

\_\_\_\_\_  
D. MICHAEL CLAWSON  
Procurement Manager

DATE: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Jill Adams  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
STUART L. FAUVER  
City Attorney

\_\_\_\_\_  
MICHAEL J. HEMESATH, P.E.  
Airport Manager