

**Agenda
Monroe County Airport Authority
Regular Meeting
November 17, 2021
12:00 pm**

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|---|---------------|
| 1. Pledge of Allegiance | Vazzana |
| 2. Roll Call | Vazzana |
| 3. Notice of Public Hearing Concerning Lease of Airport Property Located at 999 Beahan Rd. | Vazzana/Crumb |
| 4. Approval of Minutes from September 22, 2021 | Vazzana |
| 5. Treasurer's Report | Franklin |
| 6. Audit Committee Report | Perrone |
| 7. Approval and Adoption of the 2022 Rates and Charges and Aviation Fees and Charges for the Monroe County Airport Authority at the Frederick Douglass Greater Rochester International Airport | Moore |
| 8. Authorize a Lease with L3 Harris Technologies, Inc. for the First Floor of the Building Located at 999 Beahan Road for the Monroe County Airport Authority at the Frederick Douglass – Greater Rochester International Airport | Moore |
| 9. Approval and Adoption of Parking Rates for the Monroe County Airport Authority at the Frederick Douglass-Greater Rochester International Airport | Moore |
| 10. Traffic Report | Haas |
| 11. Director's Report | Moore |
| 12. Annual Board Evaluation | Crumb |
| 13. Schedule the dates for the 2022 Authority Meetings | Vazzana |
| 14. Other Business | Vazzana |

Next meeting is January 19, 2022

**NOTICE OF PUBLIC HEARING
CONCERNING LEASE OF AIRPORT PROPERTY
LOCATED AT 999 BEAHAN ROAD**

NOTICE IS HEREBY GIVEN that the Monroe County Airport Authority will hold a Public Hearing at 12:00 Noon on Wednesday, November 17, 2021 at the Frederick Douglass - Greater Rochester International Airport in the Monroe County Airport Authority Boardroom at 1200 Brooks Avenue, Rochester, New York 14624. All interested persons are invited to attend and present their views on the lease of 999 Beahan Road.

MONROE COUNTY AIRPORT AUTHORITY

RESOLUTION NO. ___ OF 2021

APPROVAL AND ADOPTION OF THE 2022 RATES AND CHARGES AND AVIATION FEES AND CHARGES FOR THE MONROE COUNTY AIRPORT AUTHORITY AT THE FREDERICK DOUGLASS - GREATER ROCHESTER INTERNATIONAL AIRPORT

BE IT RESOLVED BY THE MEMBERS OF THE MONROE COUNTY AIRPORT AUTHORITY, as follows:

Section 1. The Monroe County Airport Authority hereby approves and adopts the 2022 Rates and Charges and Aviation Fees and Charges at the Frederick Douglass - Greater Rochester International Airport as presented at this meeting and appended hereto and made a part hereof.

Section 2. This resolution shall take effect immediately.

ADOPTION: Dated: November 17, 2021

Vote: x-0

I, Donald L. Crumb, Jr., Esq., Assistant Secretary,
Monroe County Airport Authority, do hereby
certify that the within Resolution was duly
adopted by the Monroe County Airport
Authority at a General Meeting November 17, 2021.

Dated: November 17, 2021

Donald L. Crumb, Jr., Esq., Assistant Secretary

MONROE COUNTY AIRPORT AUTHORITY

RESOLUTION NO. ___ of 2021

AUTHORIZE A LEASE WITH L3 HARRIS TECHNOLOGIES, INC. FOR THE FIRST FLOOR OF THE BUILDING LOCATED AT 999 BEAHAN ROAD FOR THE MONROE COUNTY AIRPORT AUTHORITY AT THE FREDERICK DOUGLASS - GREATER ROCHESTER INTERNATIONAL AIRPORT

BE IT RESOLVED BY THE MEMBERS OF THE MONROE COUNTY AIRPORT AUTHORITY, as follows:

Section 1. The County Executive, or his designee, is hereby authorized to execute a Lease with L3 Harris Technologies, Inc. to provide for the following:

- A. a premises consisting of 47,715 square feet for the first floor of the building located at 999 Beahan Road, Town of Chili, and including exclusive use of two overhead cranes and the fenced parking lot in front of the building.
- B. a term of 5 (five) years commencing on March 1, 2022 with the option to extend the lease for up to 4 (four) consequent 5 (five) year terms may be granted by mutual consent of Tenant and Landlord.
- C. an annual rent of \$214,717.50 at the rental rate of \$4.50 per square foot to be paid in 12 (twelve) equal monthly installments on the first day of each month.
- D. at the conclusion of each 3 (three) year interval thereafter during the Term and any Renewal Term, Rent shall be escalated by 2% (two percent) of the immediately preceding year's rent based upon the following rent schedule:

Initial Period

Year	Period Start	Period End	Annual Rent	Escalation	Monthly Rent
1	3/1/2022	2/28/2023	\$214,717.50	0.00%	\$17,893.13
2	3/1/2023	2/29/2024	\$214,717.50	0.00%	\$17,893.13
3	3/1/2024	2/28/2025	\$214,717.50	0.00%	\$17,893.13
4	3/1/2025	2/28/2026	\$219,011.85	2.00%	\$18,250.99
5	3/1/2026	2/28/2027	\$219,011.85	0.00%	\$18,250.99

First Option Period

Year	Period Start	Period End	Annual Rent	Escalation	Monthly Rent
6	3/1/2027	2/29/2028	\$219,011.85	0.00%	\$18,250.99
7	3/1/2028	2/28/2029	\$223,392.09	2.00%	\$18,616.01
8	3/1/2029	2/28/2030	\$223,392.09	0.00%	\$18,616.01
9	3/1/2030	2/28/2031	\$223,392.09	0.00%	\$18,616.01
10	3/1/2031	2/29/2032	\$227,859.93	2.00%	\$18,988.33

Second Option Period

Year	Period Start	Period End	Annual Rent	Escalation	Monthly Rent
11	3/1/2032	2/28/2033	\$227,859.93	0.00%	\$18,988.33
12	3/1/2033	2/28/2034	\$227,859.93	0.00%	\$18,988.33
13	3/1/2034	2/28/2035	\$232,417.13	2.00%	\$19,368.09
14	3/1/2035	2/29/2036	\$232,417.13	0.00%	\$19,368.09
15	3/1/2036	2/28/2037	\$232,417.13	0.00%	\$19,368.09

MONROE COUNTY AIRPORT AUTHORITY
RESOLUTION NO. of 2021
Page 2 of 2

Third Option Period

Year	Period Start	Period End	Annual Rent	Escalation	Monthly Rent
16	3/1/2037	2/28/2038	\$237,065.47	2.00%	\$19,755.46
17	3/1/2038	2/28/2039	\$237,065.47	0.00%	\$19,755.46
18	3/1/2039	2/29/2040	\$237,065.47	0.00%	\$19,755.46
19	3/1/2040	2/28/2041	\$241,806.78	2.00%	\$20,150.57
20	3/1/2041	2/28/2042	\$241,806.78	0.00%	\$20,150.57

Fourth Option Period

Year	Period Start	Period End	Annual Rent	Escalation	Monthly Rent
21	3/1/2042	2/28/2043	\$241,806.78	0.00%	\$20,150.57
22	3/1/2043	2/29/2044	\$246,642.92	2.00%	\$20,553.58
23	3/1/2044	2/28/2045	\$246,642.92	0.00%	\$20,553.58
24	3/1/2045	2/28/2046	\$246,642.92	0.00%	\$20,553.58
25	3/1/2046	2/28/2047	\$251,575.78	2.00%	\$20,964.65

Section 2. This resolution shall take effect immediately.

ADOPTION: Date: November 17, 2021

Vote: x-0

I, Donald L. Crumb, Jr., Esq., Assistant Secretary,
 Monroe County Airport Authority, do hereby
 certify that the within Resolution was duly
 adopted by the Monroe County Airport
 Authority at a General Meeting November 17, 2021.

Dated: November 17, 2021

Donald L. Crumb, Jr., Esq., Assistant Secretary

MONROE COUNTY AIRPORT AUTHORITY

RESOLUTION NO. ___ OF 2021

APPROVAL AND ADOPTION OF PARKING RATES FOR THE MONROE COUNTY AIRPORT AUTHORITY AT THE FREDERICK DOUGLASS - GREATER ROCHESTER INTERNATIONAL AIRPORT

BE IT RESOLVED BY THE MEMBERS OF THE MONROE COUNTY AIRPORT AUTHORITY, as follows:

Section 1. The Monroe County Airport Authority hereby approves and adopts the following modifications to the parking rates as follows:

A. Rate Modifications effective November 19, 2021, are as follows:

1.) Weekly Parking (Green Lot) becomes \$12.00 a day or \$72.00 based on a six (6) day week and the Garage Roof Parking (Third Floor) becomes \$12.00 a day or \$84.00 a week.

B. The Administrative Director, may in his discretion, raise the Garage Roof Parking (Third Floor) rate to \$14.00 a day or \$98.00 a week.

C. All other parking rates remain unchanged.

Section 2. This resolution shall take effect immediately.

ADOPTION: Dated: November 17, 2021

Vote: X - X

I, Donald L. Crumb, Jr., Esq., Assistant Secretary,
Monroe County Airport Authority, do hereby
certify that the within Resolution was duly
adopted by the Monroe County Airport
Authority at a General Meeting held November 17, 2021

Dated: November 17, 2021

Donald L. Crumb, Jr., Esq., Assistant Secretary