

**RESOLUTION AND NOTICE OF INVITATION
TO BID CARSON CITY AIRPORT LEASES**

The Carson City Airport Authority will receive sealed bids for the lease of airport property located on the east side of taxiway B (Bravo Lot), upon minimum terms and conditions as adopted by the Carson City Airport Authority on January 19, 2022. The minimum terms, conditions and specifications together with maps identifying the property available for lease are on file and available for inspection at the offices of the Carson City Airport Authority, Airport Manager, 2600 E. College Parkway, Terminal Building, Carson City, Nevada, or on the Authority's webpage www.flycarsoncity.com

Bidders may obtain copies of the documents from the Airport at no charge by downloading them from the Information page on the Authority's webpage.

The Airport Authority resolved its intention to invite bids to lease the following property:

- (a) Area offered for lease. That lot located on the Airport property, referred to as the Bravo Lot, located on the east side of taxiway B located within the northeast one-quarter (1/4) of section four (4) Township 15, North, Range 20 East, MDM, Carson City, Nevada, of approximately 12.27 acres as described in the survey document prepared by CFA Reno and posted on the airport webpage, www.flycarsoncity.com. An easement is reserved to the Airport Authority for Through-the-Fence access ways as shown in the map.
- (b) The minimum rental and terms.
1. Lease term to be 50 years, with an automatic CPI adjustment every 2 years.
 2. Minimum rental rate shall be \$0.28 per square foot per year, ie. an amount per year calculated as \$0.28 times the area leased in square feet.
 3. Lease includes aircraft access to taxiway at no additional cost. Tenant is responsible for paving or other connector to the taxiway and such included internal taxi-lanes as necessary for Tenant's hangar construction.
 4. Lessee must comply with all Airport rules, including those set forth in Carson City Municipal Code Title 19.
 5. A model lease is provided with the document package setting forth the terms.
 6. The proposed uses on the Bravo Lot are for hangar construction and aircraft storage. So long as the successful bidder can provide public access to the leased parcels separated from aircraft movement areas, the lease may provide commercial FBO services beyond aircraft storage (eg. aircraft sales, parts and accessories, charter, rental, repair, instruction, maintenance), as well as other uses proposed by the bidder which the Authority finds reasonable and compatible and otherwise permitted by Title 19.
 7. Bidders may propose a phased schedule for constructing the hangars with no more than 4 phases and no more than 1 year's time for permits and 1 additional year thereafter for completion of construction of each phase. If phased, then the successful bidder must re-parcel the phased areas per requirements of the

Carson City Assessor.

8. The successful bidder must bring utilities to the lease site at the bidder's expense.

9. The successful bidder must reimburse the Airport Authority for the proportional part of the appraisal costs.

(c) Sealed bids must be received at the office of the Carson City Airport Authority by 5:00 p.m. March 1, 2022. The bidder must supply 10 copies of his/her bid. A special public meeting of the Carson City Airport Authority will be held at the Airport Terminal Building, 2600 College Parkway, Carson City, Nevada at 5:30 pm on March 3, 2022. Any interested person may appear at the meeting. At such time all sealed proposals will be opened and examined by the Authority, and at which time the Authority will select the winning bid. In the event that additional time is needed by the Airport Authority to review and select the winning bid, a special meeting will be scheduled within 21 days of bid opening per NRS 244.283. The Airport Authority will examine all bids from the standpoint of best airport land use, appearance, and integration into other airport operations and shall accept the highest bid which meets those and the other specified terms and conditions. Terms and conditions contained in bids which differ from the specified requirements, but are considered reasonable by the Carson City Airport, may be negotiated as a condition of award. Oral bids may be made at that time under the provisions of NRS 244.283. Persons who submit sealed bids shall be considered to have given notice that they may participate in oral bidding. Persons who do not submit sealed bids must notify the Airport Authority in writing at least 5 days prior to bid opening of their intent to participate in oral bidding. At the time of such bidding, said persons must identify how their bids comply with the minimum terms.

Terms and conditions also include a requirement that the first year's minimum rent be paid in advance at the time of execution of the lease, and that said lease is conditioned upon approval by the Carson City Board of Supervisors as required by law.

Bids must be accompanied, at a minimum, by a statement setting forth the area to be leased, the bid amount (\$____ per sqft per year), building material and design specifications for the construction, an artist or architect sketch of the construction on site (general appearance and layout), a completed Lease Proposal Form, and a statement verifying that all terms and conditions set forth in the bid documents are accepted, or identifying alternative terms and conditions. All bids must remain available for acceptance for 60 days.

The Carson City Airport Authority reserves the right to reject any or all bids, or, accept reasonable modifications and limitations.

**Carson City Airport Authority,
Michael Golden, Chairman**