



City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

Airport Commission Agenda
January 28, 2021
Reedsburg Municipal Airport, 1780 E Main Street
7:30 AM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. [HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS](https://www.doj.state.wi.us/news-releases/office-open-government-advisory-coronavirus-disease-2019-covid-19-and-open-meetings)

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY ATTEND THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THE COMMON COUNCIL HAS DECISION-MAKING AUTHORITY. IF A QUORUM OF THE COMMON COUNCIL ATTENDS THIS MEETING, NO ACTION WILL BE TAKEN BY THE COMMON COUNCIL AT THIS MEETING.

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON DECEMBER 3, 2020:

THE COMMITTEE WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COMMITTEE BY MEMBERS OF THE PUBLIC. THE COMMITTEE WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING

I. GENERAL BUSINESS:

- A. Consideration of Skydive Wisconsin Dells, LLC lease agreement
- B. Consideration of Paul Schumi lease agreement
- C. Consideration of Ryte Byte Flight Simulator Service

II. ADJOURN:



The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

Reedsburg WI.
December 3, 2020

The Reedsburg Airport Commission convened in session on December 3, 2020 at 7:30 am with the following members present: Mike Gargano, Jason Schulte, Charlie Brumer and Aaron Matteson

Also Present: Steven Zibell, Tom Parker, Patrick and Carli from Skydive Wisconsin Dells and Paul Schumi

Motion by Charlie second by Aaron to approve the minutes from the October 22, 2020 meeting.

Motion Carried

Patrick and Carly presented their skydive business plan. They also showed a short video about skydiving. Patrick stated the following, open seven days a week, tandem only skydives, single aircraft, 2 to 3 jumpers at a time and open mid-April through end of October. Commission asked about parking and thought the street parking would be fine since this street is a dead end. Derek had a few technical questions and stated he would work on finalizing the lease with Patrick and have it for the next Commission meeting in January.

No Action

Zibell stated he met with Paul Schumi about his lease location and Paul would like to lease the property south of Lichte's hangar on the east side. Motion by Schulte seconded by Matteson to approve the lease location for Paul Schumi.

Motion Carried

Zibell stated it was time to look at the lease rates since it has been five years ago. Zibell stated our current rates are similar to other airports in the region and thought to keep the current rates. Motion by Schulte seconded by Matteson to approve the rate of \$250.00 per year for the next five years and revisit this in 2024 for the year 2025.

Motion Carried

Tom stated the Rotary Club is not interested in continuing the Fly-Inn. Tom discussed this with the Reedsburg Flying Club and they may be interested in pursuing promoting it, for this year, and beyond. Tom and the Flying Club are going to meet with Rotary to get more information and see if they can use or purchase their equipment.

No Action

Motion by Matteson seconded by Brumer to go into closed session.

Motion Carried

Motion by Brumer seconded by Matteson to go back into open session.

Motion Carried

Motion by Brumer seconded by Matteson to promote the Skydive lease and move forward with the lease negotiation.

Moved by Gargano second by Matteson to adjourn at 9:00 am.

Motion Carried.

Respectively Submitted,

Steven T. Zibell, Public Works Director/City Engineer

AIRPORT HANGAR GROUND LEASE

This Lease ("Lease") is by and between the City of Reedsburg, a Wisconsin municipal corporation (hereinafter "Lessor"), with its principal offices located at 134 South Locust Street, Reedsburg, Wisconsin 53959, and Skydive Wisconsin Dells, LLC (hereinafter "Lessee"), by Carly Clarissa White, single member/manager (address)

RECITALS:

The parties recite and declare:

- A. Lessor is the owner and operator of an airport known as the Reedsburg Airport, Reedsburg, Wisconsin (hereinafter "Airport").
- B. Lessee is desirous of leasing from the Lessor a certain parcel of land on the Airport premises together with such rights and privileges as set forth in the Lease.

AGREEMENT

NOW, THEREFORE, for and in consideration of the rental charges, covenants, agreements, above recitals, terms and covenants of this Lease, and other valuable consideration, the receipt of which is acknowledged, the Lessee does hereby lease from the Lessor the following premises, rights, and easements on and to the Airport upon the following terms and conditions:

1. **Property Description:**

See attached **Exhibit A** fully incorporated herein as to Hangar # 39, the one-half (1/2) West side of said Hangar.

2. **Term.** Subject to earlier termination as provided below in this Lease, the initial term of this Lease shall be for a period commencing on January 1, 2021 and ending on December 31, 2021. This Lease shall renew at the end of the one-year Lease for one successive one-year term unless either party gives written notice of intent not to renew at least sixty (60) days prior to December 31, 2021.

3. **Rentals and Charges.** During the initial term of this Lease, Lessee shall pay rent in the amount of \$200.00 per month for the months of April through October, payable on April 1, 2021 and the first of each month thereafter. During the initial term of this Lease, Lessee shall pay rent in the amount of \$50.00 per month for the months of January, February, March, November and December 2021, payable on January 1, 2021 and the first of each month listed herein. The reduced rent is conditioned upon the hangar not being occupied with an airplane.

4. **Taxes and Assessments.** Lessee shall pay any and all taxes, assessments, and/or special assessments that may be levied against the leased premises, including premises leased to Lessee exclusively and premises leased to Lessee for use in common with others,

personal property and/or buildings of the Lessee. Lessee shall indemnify and hold Lessor harmless for any and all loss or liability resulting from any and all claims or liens in connection with such taxes, assessments and special assessments.

5. **Maintenance and Utilities.**

- a. The Lessee will maintain its hangar, associated appurtenances, and the surrounding land in a safe, useful, clean, painted, neat and orderly condition, and Lessee shall perform such repairs, maintenance and upkeep as the Lessor shall deem necessary and appropriate to maintain the safety of the Airport and to maintain the attractive, professional appearance of the Airport. In the event of fire or any other damage or casualty to structures owned by the Lessee, the Lessee shall repair, replace or remove the damaged structure, and restore the leased area to its original condition, within 120 days of the date the damage occurred. Upon petition by the Lessee, the Lessor may grant an extension of time if it appears such extension is warranted.
- b. The Lessee shall be responsible for payment of all of its own utility expenses (gas, electric, telephone, heat, etc.) and at no time shall the Lessee use the utilities of the Lessor without the Lessor's prior written consent, nor shall the Lessee have its utility bills placed into the name of the Lessor.
- c. Lessee shall provide for and supply at their expense all janitorial service with respect to building and facilities used exclusively by Lessee.

6. **Rules and Regulations.** Lessee agrees and shall observe and obey Minimum Standards in Chapter 185 of the City of Reedsburg Code of Ordinances and any amendments thereto, and said Minimum Standards are incorporated herein as though fully set forth. Lessee also agrees to observe and obey reasonable rules and regulations with respect to the use of the premises; provided, however, that such rules, and regulations shall be consistent with safety and rules, regulations and orders of the Federal Aviation Administration with respect to aircraft operation at the Airport; and provided further, that any such rules and regulations shall not be inconsistent with the provisions of this agreement or the Minimum Standards or the procedures prescribed or approved from time to time by the Federal Aviation Administration, with respect to the operation of Lessee's aircraft at the airport.

7. **Other Fees.** Nothing herein shall limit the Lessor's right to impose, and the Lessee's obligation to pay, any and all other fees which the Lessor may establish from time-to-time for Airport services and privileges.

8. **Hangar Use.** Lessee is granted the use, in common with others similarly authorized, and Lessee shall use the hangar for an aeronautical purpose such as:

- a. Storage of airworthy aircraft;

- b. Shelter for maintenance, repair, or refurbishment of aircraft, but not the indefinite storage of non-operational aircraft;
- c. Non-commercial construction of amateur-built or kit-built aircraft;
- d. Storage of aircraft handling equipment, (e.g. tow bar, glider tow equipment, work benches, tools and materials used to service aircraft); and
- e. Storage of materials related to an aeronautical activity (e.g. balloon and skydiving equipment, office equipment, teaching tools).

Provided the hangar is used primarily for an aeronautical purpose, Lessee may store non-aeronautical items in the hangar provided they do not:

- a. Impede the movement of the aircraft in and out of the hangar;
- b. Displace the aeronautical contents of the hangar. A vehicle parked at the hangar while the vehicle owner is using the aircraft will not be considered to displace the aircraft;
- c. Impede access to other aeronautical contents of the hangar; and
- d. Violate building codes or local ordinances.

Lessee shall not conduct non-aeronautical business activities out of the hangar nor store items in support of a non-aeronautical business.

At no time shall the Lessee store any flammable material (except for fuel in the aircraft) nor shall the Lessee store explosives or other dangerous or hazardous materials, in or around the hangar, without the Lessor's prior written consent.

Lessee shall not hereafter make use of the premises in any manner which might create electrical or electronic interference with navigational signals or radio communications, impair the ability of pilots to visually distinguish the airfield, or otherwise endanger the landing, taking off, or maneuvering of aircraft. Lessor reserves the right to enter upon the premises hereby and abate any such hazard at the expense of Lessee.

9. **Nonexclusive Rights.** Lessee shall have the nonexclusive right, in common with others so authorized:

- a. To use the common areas of the airport, including runways, taxiways, aprons, roadways, floodlights, landing lights, signals and other conveniences for the take-off, flying and landing of aircraft.
- b. To use the airport parking areas, appurtenances and improvements thereon, but this shall not restrict the right of the Lessor to charge fees for the use of such areas.

- c. To use all access ways to and from the premises, limited to streets, driveways or sidewalks designated for such purposes by the Lessor, and which right shall extend to Lessee's employees, passengers, guests, invitees, and patrons.
10. **Obstruction Lights.** Whenever determined necessary by the Lessor, the Lessee agrees to install, maintain and operate proper obstruction lights on the tops of all of Lessee's buildings or structures, at Lessee's sole cost.
11. **Signs.** No signs or advertising matter may be erected on the leased premises without the prior written consent of the Lessor. [Sign size/location to be determined.]
12. **Rules and Regulations.** The Lessee agrees to observe and obey all current and future laws, ordinances, rules and regulations promulgated and enforced by the Lessor and by other proper authority having jurisdiction over the conduct of operations at the airport, provided the same are consistent with the procedures proscribed or approved from time-to-time by the Federal Aviation Agency for the operation of Lessee's aircraft at the airport, landing and taking off of Lessee's aircraft.
13. **Security.** Lessee shall comply at all times with all federal and state security and safety regulations and mandates. A hangar shall be locked at all times when an aircraft is stored with the hangar and Lessee, or Lessee's agent, is not present at the hangar. Keys shall not be left in any unattended aircraft whether or not the aircraft is located within a hangar.
14. **Occupants.** No person or entity may occupy the hangar of the Lessee except the Lessee, without the prior written consent of the Lessor. However, nothing herein shall prohibit the Lessee from temporarily permitting another person or entity to temporarily store aircraft in the Lessee's hangar. It is understood that any long-term storage requires the permission of the Lessor and any entity which permits temporary storage for profit must obtain an FBO permit from the Lessor. [Identify access location; vehicular traffic/parking; number of person(s); presence in hangar; capacity; method of loading person(s) into airplane; method of exiting person(s) at completion of landing; and other, etc.]
15. **Commercial Operations.** Nothing herein shall authorize the Lessee to conduct any commercial or business operations or to act as a Fixed Base Operator (FBO) on the premises leased herein. All such activities are prohibited without the prior written approval of the Lessor. However, nothing herein shall be construed to prohibit the Lessee from performing any services on its own aircraft with its own regular employees (including, but not limited to, maintenance and repair) that it may choose to perform. Lessor and Lessee agree that Lessee may operate commercial, tandem skydiving during the months of April to end of September, 2021 in accordance with the United States Parachute Association ("USPA") policies, procedures, including safety requirements, along with all federal, state, and local rules and regulations, including but not limited to the Federal Aviation Administration ("FAA"). Lessor and Lessee agree that commercial operations of skydiving is contingent upon further terms and conditions to be established

by and between the parties, including use of the facilities, hours of operation, and parking.

16. **Airport Maintenance.** Lessor reserves the right, but shall not be obligated to Lessee, to maintain and keep in repair the landing and taxi areas of the airport. Lessee shall be responsible for maintaining and keeping in repair the landing area for skydiving which shall be the exclusive obligation and duty of Lessee. The landing area is as described in the attached **Exhibit** which is fully incorporated herein.
17. **Obstructions.** Lessor reserves the right to take any action it considers necessary to protect the aerial approaches of the airport against obstruction, together with the right to prevent Lessee from erecting, or permitting to be erected, any building or other structure on the airport which, in the opinion of the Lessor, would limit the usefulness of the airport or constitute a hazard to aircraft. Lessee shall, upon approval by Lessor and prior to any construction of any nature within the boundaries of the airport, prepare and submit to the Federal Aviation Administration, FAA Form 7460-1, "Notice of Proposed Construction or Alteration", as required by Federal Aviation Regulation Part 77.
18. **Airport Development.** The Lessor reserves the right to further develop and improve the airport as Lessor sees fit, regardless of the desires or views of the Lessee, and without interference or hindrance from the Lessee. If the development of the airport requires the removal and/or relocation of the Lessee's hangar building(s), **landing area**. The Lessor and Lessee agree that such removal and/or relocation shall occur pursuant to the following terms and conditions:
 - a. The Lessor will provide the Lessee with written notice at least 90 days prior to said removal and/or relocation, and
 - b. The Lessor shall, in the Lessor's sole discretion, either:
 - i. pay a third party to relocate the Lessee's building(s) **but not landing area** to a new location on the airport, or
 - ii. pay the Lessee the fair market value of the building(s) **but not landing area** as determined by Lessor.
19. **Snow Removal.** The Lessor agrees to plow and remove the snow, at no extra charge, from the taxiways in front of the hangar, except within 10 feet of hangar doors, **and except any skydiving landing area**. The manner, speed and timeliness of snow removal shall be in the sole discretion of the Lessor, and may vary from year-to-year and from snowfall-to-snowfall. Snow removal from the taxiways in front of Lessor's hangar shall be accomplished only after all runways, aprons, and primary taxiways have been first cleared. Lessee hereby releases and holds the Lessor harmless from any liability for any and all damages, incurred by the Lessee, caused by or arising from the manner, speed or timeliness of the Lessor's snow removal.
20. **Right to Inspect.** Lessor reserves the right to enter upon the premises at any reasonable time for the purpose of making any inspection it may deem expedient to the proper enforcement of any of the covenants or conditions of this Lease, or to the operation of the

airport.

21. **Hold Harmless and Indemnification of Lessor.** The Lessor shall not be liable to the Lessee for, and Lessee shall hold the Lessor harmless from, any and all claims, damages or losses caused by the acts or omissions of the Lessee, its family, guests, invitees, employees, agents, representatives or servants, relating to or arising out of Lessee's use and enjoyment of the Airport or the rights and privileges granted by this lease. The Lessor shall not be liable for any loss or damage, not caused by negligent acts or omissions of the Lessor, which Lessee may sustain from:
- a. Theft or burglary in or about the premises;
 - b. Delay or interruption in any utility service from any cause whatsoever;
 - c. Fire, water, rain, frost, snow, gas, odors or fumes from any source whatsoever;
 - d. Any injury to any person or damage to any property; or
 - e. Failure to keep the Airport premises, appurtenances, fixtures and/or equipment in repair.

Lessee agrees to indemnify Lessor against any and all liability for injuries to persons or damage to property caused by Lessee's use or occupancy of the leased premises; provided, however, Lessee shall not be liable for any injury, damage or loss occasioned by the negligence of Lessor or its agents or employees; and provided further that Lessor shall give to Lessee prompt and timely notice of any claim made or suit instituted which in any way directly or indirectly, contingent or otherwise, affects or might affect Lessee. Lessee shall have the right to compromise and defend the suit to the extent of his own interest.

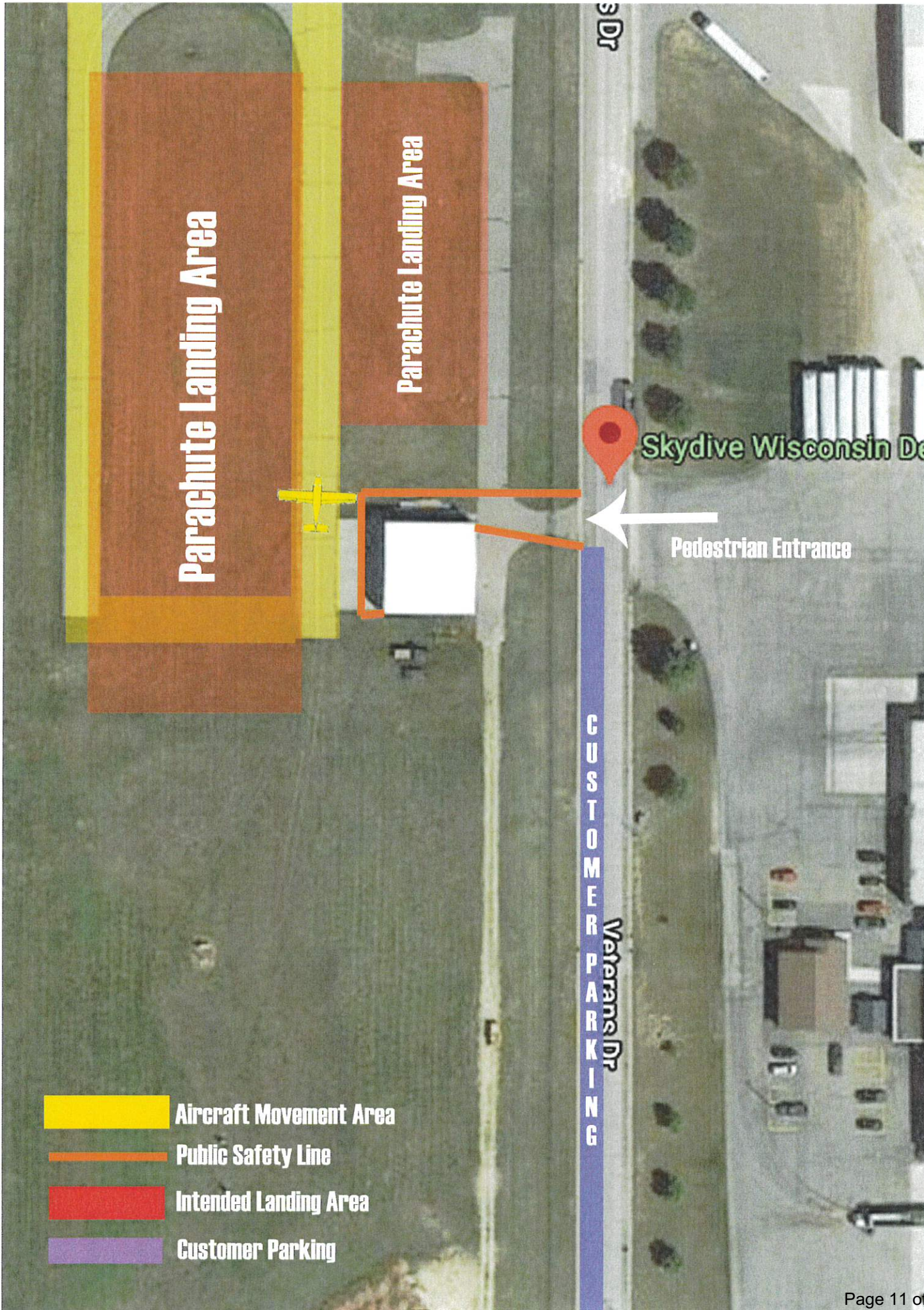
22. **Insurance.** Lessee shall procure and maintain in force insurance covering the leased premises and Lessee's activities thereon in minimum amounts as set forth in Chapter 185, Minimum Standards of the Reedsburg Code of Ordinances and as may be amended thereafter.

Not later than January 1, 2021 and every January 1 of each calendar year thereafter in which there is an active lease between Lessor and Lessee, Lessee shall furnish to Lessor copies of all insurance policies obtained by Lessee in compliance with this requirement.

- a. The insurance policies required to be carried by Lessee hereunder shall contain provisions that such policies are not subject to amendment, change, or cancellation without at least 30 days' written notice from Lessee and Lessee's insurance carrier to Lessor.
- b. Any insurance required to be maintained by Lessee under this section may be provided and maintained by blanket insurance covering the premises and other locations, properties and insurable interests of the Lessee, provided that the

coverage obtained by such blanket policy shall be in a manner sufficient to satisfy the obligations of Lessee under this Section.

- c. Lessee shall have insurance for not only use of hangar, but also any commercial operation, including skydiving and insurance on any airplane(s) used in Lessee's commercial operations. Lessor to be the primary named insured on any and all insurance policies.
23. **Abandonment.** If the Lessee fails to use the hangar, for the purpose of storing aircraft owned/rented/used by the Lessee, for a continuous period of six (6) months, then the Lessor may, in Lessor's sole discretion, terminate this lease. As provided in paragraph three (3), Lessee will not be in violation of the Lease for grounds of abandonment when an airplane is not stored during the months of January, February, March, November and December at the reduced rental fee.
24. **Liens and Encumbrances.** The Lessee shall neither create, nor cause or permit to be created, any lien, encumbrance, security interest or other charge, including liens for work, labor or materials furnished, or alleged to have been furnished, on the leased premises.
25. **Default and Termination:**
- a. **Default Defined:** Lessee shall be deemed in default upon:
 - i. Failure to pay rent or any other properly-imposed fee within 30 days after due date.
 - ii. The filing of any petition under the Federal Bankruptcy Act or any amendment thereto, including a petition for reorganization.
 - iii. The commencement of any proceeding for dissolution or for the appointment of a receiver.
 - iv. The making of an assignment for the benefit of creditors.
 - v. Violation of any of the other terms or conditions of this lease after written notice to cease and/or correct such violation has been served upon the Lessee by the Lessor, and after the Lessee has failed to correct such violation within thirty (30) days of service of such notice (or such later deadline as may be established in the Notice by the Lessee). Mailing notice by U.S. Mail, Certified Mail, shall constitute "service" of notice. In the case of a violation which cannot with due diligence be cured within a period established, the Lessee may apply to the Lessor for an extension of time within which to cure said violation.
 - b. **Effect of Default:** Default by the Lessee shall authorize the Lessor, at its sole option, to declare this lease void, to cancel the same, and to re-enter and take



- Aircraft Movement Area
- Public Safety Line
- Intended Landing Area
- Customer Parking

AIRPORT HANGAR GROUND LEASE

This Airport Hangar Ground Lease ("Lease") is by and between the City of Reedsburg, a Wisconsin municipal corporation (hereinafter "Lessor"), with its principal offices located at 134 South Locust Street, Reedsburg, Wisconsin 53959, and RPM Hangar, LLC (hereinafter "Lessee"), a Wisconsin corporation, with principal office located at 6955 North Keating Avenue, Lincolnwood, IL 60712.

RECITALS:

The parties recite and declare:

- A. Lessor is the owner and operator of an airport known as the Reedsburg Airport, Reedsburg, Wisconsin (hereinafter "Airport").
- B. Lessee is desirous of leasing from the Lessor a certain parcel of land on the Airport premises together with such rights and privileges as set forth in the Lease.
- C. Lessor represents and warrants its ownership of the parcel and its authority to lease the same to Lessee hereby.

AGREEMENT

NOW, THEREFORE, for and in consideration of the rental charges, covenants, agreements, above recitals, terms and covenants of this Lease, and other valuable consideration, the receipt of which is acknowledged, the Lessee does hereby lease from the Lessor the following premises, rights, and easements on and to the Airport upon the following terms and conditions:

1. Property Description:

See attached **Exhibit A** fully incorporated herein as to Hangar #15 only.

- 2. Term.** Subject to earlier termination as provided below in this Lease, the initial term of this Lease shall be for a period commencing on _____, 2021 and ending on _____, 2041 subject, however, to the unilateral option granted by Lessor to Lessee to renew this Lease for three additional terms of ten (10) years, under the same terms and conditions of this Lease, if Lessee is not in default of any Lease obligations at time of renewal. Lessee shall notify Lessor, in writing, of Lessee's intention to exercise each renewal option not less than nine (9) months before expiration of the applicable term of this Lease.

- 3. Rentals and Charges.** During the initial term of this Lease, Lessee shall pay rent in the amount of \$250.00 per year on or before February 15 of each year. Beginning in year 2021 and every five (5) years thereafter, Lessor shall have the right to adjust the annual rent to be paid by Lessee but in any case, by no more than 5% per year over the previous period. Notice of said adjustment in rent will be provided by Lessor to Lessee in writing and the rent increase will be due on or before February 15th of each year thereafter.

4. **Taxes and Assessments.** Lessee shall pay any and all taxes, assessments, and/or special assessments that may be levied against the leased premises, including premises leased to Lessee exclusively, personal property and/or buildings of the Lessee, except Lessee retains any and all rights to contest such taxes, and any applicable deferrals associated with such rights to contest. Lessee shall indemnify and hold Lessor harmless for any and all loss or liability resulting from any and all claims or liens in connection with such taxes, assessments and special assessments. Lessor shall pay any and all applicable county or city real property taxes.
5. **Maintenance and Utilities.**
- a. The Lessee will maintain its hangar, associated appurtenances, and the surrounding land in a safe, useful, clean, painted, neat and orderly condition, and Lessee shall perform such repairs, maintenance and upkeep as the Lessor shall deem necessary and appropriate to maintain the safety of the Airport and to maintain the attractive, professional appearance of the Airport. In the event of fire or any other damage or casualty to structures owned by the Lessee, the Lessee shall repair, replace or remove the damaged structure, and restore the leased area to its original condition, within 120 days of the date the damage occurred. Upon petition by the Lessee, the Lessor may grant an extension of time if it appears such extension is warranted.
 - b. The Lessee shall be responsible for payment of all of its own utility expenses (gas, electric, telephone, heat, etc.) and at no time shall the Lessee use the utilities of the Lessor without the Lessor's prior written consent, nor shall the Lessee have its utility bills placed into the name of the Lessor.
 - c. Lessee shall provide for and supply at its expense all janitorial service with respect to building and facilities used exclusively by Lessee.
6. **Rules and Regulations.** Lessee agrees and shall observe and obey Minimum Standards in Chapter 185 of the City of Reedsburg Code of Ordinances (the "Ordinances") and any amendments thereto, and said Minimum Standards are incorporated herein as though fully set forth. Lessee also agrees to observe and obey reasonable rules and regulations with respect to the use of the premises; provided, however, that such rules, and regulations shall be consistent with safety and rules, regulations and orders of the Federal Aviation Administration with respect to aircraft operation at the Airport; and provided further, that any such rules and regulations shall not be inconsistent with the provisions of this agreement or the Minimum Standards or the procedures prescribed or approved from time to time by the Federal Aviation Administration, with respect to the operation of Lessee's aircraft at the airport.
7. **Other Fees.** Nothing herein shall limit the Lessor's right to impose, and the Lessee's obligation to pay, any and all other fees which the Lessor may establish from time-to-time for Airport services and privileges.
8. **Hangar Construction.** The Lessee shall have the right to erect, maintain and alter buildings or structures upon the premises providing such buildings or structures are in

accordance with all federal, state, and local regulations. All plans for such buildings or structures shall be reviewed and approved in writing by the Lessor prior to construction. This agreement is contingent upon the reasonable and speedy approval of all permits needed for Lessee's intended construction. Lessee shall have the right to terminate this Lease within three (3) years of the date of this Lease if this hangar construction cannot occur.

9. **Hangar Use.** Lessee is granted the use, in common with others similarly authorized, and Lessee shall use the hangar for aeronautical purposes, such as:

- a. Storage of airworthy aircraft;
- b. Shelter for maintenance, repair, or refurbishment of aircraft, but not the indefinite storage of non-operational aircraft;
- c. Construction of amateur-built or kit-built aircraft;
- d. Storage of aircraft handling equipment, (e.g. tow bar, glider tow equipment, work benches, tools and materials used to service aircraft); and
- e. Storage of materials related to any aeronautical activity (e.g. balloon and skydiving equipment, office equipment, teaching tools).

Provided the hangar is used primarily for an aeronautical purpose, Lessee may store non-aeronautical items in the hangar provided they do not:

- a. Impede the movement of the aircraft in and out of the hangar;
- b. Displace the aeronautical contents of the hangar. A vehicle parked at the hangar while the vehicle owner is using the aircraft will not be considered to displace the aircraft;
- c. Impede access to other aeronautical contents of the hangar; and
- d. Violate building codes or local ordinances.

Lessee shall not conduct non-aeronautical business activities out of the hangar nor store items in support of a non-aeronautical business.

At no time shall the Lessee store any flammable material (except for fuels, aviation oil, materials and components of aircraft, and aeronautical equipment consistent with Lessee's use) nor shall the Lessee store explosives or other dangerous or hazardous materials, in or around the hangar, without the Lessor's prior written consent.

Lessee shall not hereafter make use of the premises in any manner which might create electrical or electronic interference with navigational signals or radio communications, impair the ability of pilots to visually distinguish the airfield, or otherwise endanger the

landing, taking off, or maneuvering of aircraft. Lessor reserves the right to enter upon the premises hereby and abate any such hazard at the expense of Lessee.

10. **Nonexclusive Rights.** Lessee shall have the nonexclusive right, in common with others so authorized:
 - a. To use the common areas of the airport, including runways, taxiways, aprons, roadways, floodlights, landing lights, signals and other conveniences for the take-off, flying and landing of aircraft.
 - b. To use the airport parking areas, appurtenances and improvements thereon, but this shall not restrict the right of the Lessor to charge fees for the use of such areas.
 - c. To use all access ways to and from the premises, limited to streets, driveways or sidewalks designated for such purposes by the Lessor, and which right shall extend to Lessee's employees, passengers, guests, invitees, and patrons.
11. **Obstruction Lights.** Whenever determined necessary by the Lessor, the Lessee agrees to install, maintain and operate proper obstruction lights on the tops of all of Lessee's buildings or structures, at Lessee's sole cost.
12. **Signs.** No signs or advertising matter may be erected on the leased premises without the prior written consent of the Lessor.
13. **Rules and Regulations.** The Lessee agrees to observe and obey all current and future laws, ordinances, rules and regulations promulgated and enforced by the Lessor and by other proper authority having jurisdiction over the conduct of operations at the airport, provided the same are consistent with the procedures proscribed or approved from time-to-time by the Federal Aviation Agency for the operation of Lessee's aircraft at the airport, landing and taking off of Lessee's aircraft.
14. **Security.** Lessee shall comply at all times with all federal and state security and safety regulations and mandates. A hangar shall be locked at all times when an aircraft is stored with the hangar and Lessee, or Lessee's agent, is not present at the hangar. Keys shall not be left in any unattended aircraft whether or not the aircraft is located within a hangar.
15. **Occupants.** No person or entity may occupy the hangar of the Lessee except the Lessee, without the prior written consent of the Lessor. However, nothing herein shall prohibit the Lessee from temporarily permitting another person or entity to temporarily store aircraft in the Lessee's hangar. It is understood that any long-term storage requires the permission of the Lessor and any entity which permits temporary storage for profit must obtain an FBO permit from the Lessor.
16. **Commercial Operations.** Nothing herein shall authorize the Lessee to conduct any commercial or business operations or to act as a Fixed Base Operator (FBO) on the premises leased herein. All such activities are prohibited without the prior written approval of the Lessor. However, nothing herein shall be construed to prohibit the Lessee from

performing any services on its own aircraft with its own regular employees (including, but not limited to, maintenance and repair) that it may choose to perform. Lessor understands and grants Lessee and RPM Aero LLC permission to operate a flying club (as defined by the Federal Aviation Administration) on the premises. Lessor agrees that Lessee's uses described in **Exhibit B** attached and incorporated hereto, meets all requirements of the Ordinances applicable to Lessee for said uses.

17. **Airport Maintenance.** Lessor reserves the right, but shall not be obligated to Lessee, to maintain and keep in repair the landing and taxi areas of the airport and all publicly owned facilities of the airport, together with the right to direct and control all activities of Lessee in this regard.
18. **Obstructions.** Lessor reserves the right to take any action it considers necessary to protect the aerial approaches of the airport against obstruction, together with the right to prevent Lessee from erecting, or permitting to be erected, any building or other structure on the airport which, in the opinion of the Lessor, would limit the usefulness of the airport or constitute a hazard to aircraft. Lessee shall, upon approval by Lessor and prior to any construction of any nature within the boundaries of the airport, prepare and submit to the Federal Aviation Administration, FAA Form 7460-1, "Notice of Proposed Construction or Alteration", as required by Federal Aviation Regulation Part 77.
19. **Airport Development.** The Lessor reserves the right to further develop and improve the airport as Lessor sees fit, regardless of the desires or views of the Lessee, and without interference or hindrance from the Lessee. If the development of the airport requires the removal and/or relocation of the Lessee's hangar building(s), the Lessor and Lessee agree that such removal and/or relocation shall occur pursuant to the following terms and conditions:
 - a. The Lessor will provide the Lessee with written notice at least 180 days prior to said removal and/or relocation, and
 - b. The Lessor shall, in the Lessor's sole discretion, either:
 - i. pay a third party to relocate the Lessee's building(s) to a new location on the airport, or
 - ii. pay the Lessee the fair market value of the building(s) as determined by agreement of the parties or Lessor and Lessee will each select a certified, qualified appraiser, providing copy of the appraisal to each other. The average of those two appraisals shall be the fair market value of the building.
20. **Snow Removal.** The Lessor agrees to plow and remove the snow, at no extra charge, from the taxiways in front of the hangars, except within 10 feet of hangar doors. The manner, speed and timeliness of snow removal shall be in the sole reasonable discretion of the Lessor, and may vary from year-to-year and from snowfall-to-snowfall. Snow removal from the taxiways in front of Lessor's hangar shall be accomplished only after all runways,

aprons, and primary taxiways have been first cleared. Lessee hereby releases and holds the Lessor harmless from any liability for any and all damages, incurred by the Lessee, caused by or arising from the manner, speed or timeliness of the Lessor's snow removal.

21. **Right to Inspect.** Lessor reserves the right to enter upon the premises at any reasonable time for the purpose of making any inspection it may deem expedient to the proper enforcement of any of the covenants or conditions of this Lease, or to the operation of the airport, after 48 hours written notice to Lessee.
22. **Hold Harmless and Indemnification of Lessor.** The Lessor shall not be liable to the Lessee for, and Lessee shall hold the Lessor harmless from, any and all claims, damages or losses caused by the acts or omissions of the Lessee, its family, guests, invitees, employees, agents, representatives or servants, relating to or arising out of Lessee's use and enjoyment of the premises or the rights and privileges granted by this Lease. The Lessor shall not be liable for any loss or damage, not caused by negligent acts or omissions of the Lessor, which Lessee may sustain from:
 - a. Theft or burglary in or about the premises;
 - b. Delay or interruption in any utility service from any cause whatsoever;
 - c. Fire, water, rain, frost, snow, gas, odors or fumes from any source whatsoever;
 - d. Any injury to any person or damage to any property; or
 - e. Failure to keep the Airport premises, appurtenances, fixtures and/or equipment in repair.

Lessee agrees to indemnify Lessor against any and all liability for injuries to persons or damage to property caused by Lessee's negligent use or occupancy of the leased premises; provided, however, Lessee shall not be liable for any injury, damage or loss occasioned by the negligence of Lessor or its agents or employees; and provided further that Lessor shall give to Lessee prompt and timely notice of any claim made or suit instituted which in any way directly or indirectly, contingent or otherwise, affects or might affect Lessee. Lessee shall have the right to compromise and defend the suit to the extent of its own interest.

23. **Insurance.** Lessee shall procure and maintain in force insurance covering the leased premises and Lessee's activities thereon in minimum amounts as set forth in Chapter 185, Minimum Standards of the Reedsburg Code of Ordinances or as required by Lessor and as may be amended thereafter. Pursuant to paragraph 16, Lessee shall have in place insurance for Hangar and commercial operation of the flying club.

On an annual basis not later than January 1 of each calendar year, Lessee shall furnish to Lessor copies of all insurance policy binders and/or certifications obtained by Lessee in compliance with this requirement.

- a. The insurance policies required to be carried by Lessee hereunder shall contain provisions that such policies are not subject to amendment, change, or cancellation without at least 30 days' written notice from Lessee and Lessee's insurance carrier to Lessor.
 - b. Any insurance required to be maintained by Lessee under this section may be provided and maintained by blanket insurance covering the premises and other locations, properties and insurable interests of the Lessee, provided that the coverage obtained by such blanket policy shall be in a manner sufficient to satisfy the obligations of Lessee under this Section.
24. **Abandonment.** If the Lessee fails to use the hangar, for the purpose of storing aircraft owned by the Lessee, for a continuous period of six (6) months, then the Lessor may, in Lessor's sole discretion, terminate this Lease.
25. **Liens and Encumbrances.** The Lessee shall neither create, nor cause or permit to be created, any lien, encumbrance, security interest or other charge, including liens for work, labor or materials furnished, or alleged to have been furnished, on the leased premises.
26. **Default and Termination:**
- a. **Default Defined:** Lessee shall be deemed in default upon:
 - i. Failure to pay rent or any other properly-imposed fee within 30 days after due date.
 - ii. The filing of any petition under the Federal Bankruptcy Act or any amendment thereto, including a petition for reorganization.
 - iii. The commencement of any proceeding for dissolution or for the appointment of a receiver.
 - iv. The making of an assignment for the benefit of creditors.
 - v. Violation of any of the other terms or conditions of this Lease after written notice to cease and/or correct such violation has been served upon the Lessee by the Lessor, and after the Lessee has failed to correct such violation within thirty (30) days of service of such notice (or such later deadline as may be established in the Notice by the Lessee). Mailing notice by U.S. Mail, Certified Mail, shall constitute "service" of notice. In the case of a violation which cannot with due diligence be cured within a period established, the Lessee may apply to the Lessor for an extension of time within which to cure said violation.

- b. **Effect of Default:** Default by the Lessee shall authorize the Lessor, at its sole option, to declare this Lease void, to cancel the same, and to re-enter and take possession of the premises.
 - c. **Remedies:** Except otherwise provided herein, no right or remedy herein conferred shall be considered exclusive of any other right or remedy and each and every right and remedy shall be cumulative and in addition to any other right and remedy given hereunder, or now or hereafter existing at law or in equity or by statute.
 - d. **Restoration of Property:** On the expiration or termination of this Lease, and except as otherwise provided in this Lease, all buildings, hangars, structures, fixtures, improvements, equipment and other property bought, installed, erected or placed by Lessee in, on or about the airport and premises leased, including, but not limited to, storage tanks, pipes, pumps, wires, poles, machinery and air conditioning equipment, shall be deemed to be personal property and shall remain the property of Lessee. Lessee shall have the right at any time during the term of this Lease, or any renewal or extension, to remove any or all such personal property from the airport, subject, however, to Lessee's obligation to repair all damage, if any, resulting from such removal. Any and all personal property, buildings, hangars, structures, fixtures, improvements, equipment, and other property not removed within ninety (90) days of expiration or termination of this Lease shall become a part of the land on which it is located and title to the property shall vest in Lessor.
 - e. **Non-waiver:** Any intentional or unintentional waiver by the Lessor of any violation of this Contract by the Lessee shall not be construed or interpreted to be a waiver of any other prior, subsequent or contemporaneous violation.
27. **Sale of Leased Property.** If the leased property is sold by the Lessor during the terms of this Lease or any extensions thereof, the Lessor may terminate and cancel this Lease by giving ninety (90) days' written notice to Lessee and paying to Lessee an amount equal to the reasonable value of the hangar and all improvements located on the leased property that is not otherwise removed by Lessee and which would not be a part of the property. The reasonable value, unless agreed upon in writing by Lessor and Lessee, shall be determined by two certified appraisers, one to be chosen by Lessor and one by Lessee. The average of those two appraisals shall be the reasonable value. Thereafter, Lessor shall have one hundred twenty (120) days to make payment to Lessee of the reasonable value contingent upon Lessee signing any and all necessary documents to release any and all interest in the leased premises and the property thereupon.
28. **Title.** Title to the building erected by the Lessee shall remain with the Lessee and shall be transferable. Upon termination of this Lease, Lessee shall remove all equipment and personal property and, although will maintain title to the building (but not the real estate), shall not have the right of use until any and all default(s) is remedied and a new Lease entered into with Lessor or transfer to a successor owner that executes a Lease with Lessor.

29. **First Right of Refusal.** During the term of the Lease and any additional terms as provided in paragraph two (2), Lessee hereby grants Lessor the right to have the first opportunity to purchase the hangar if and when such becomes available and the first right to meet any other offer from a third party. The terms of any such third-party offer shall be delivered in writing to Lessor, and Lessor shall have thirty (30) days from receipt in which to agree to meet the terms of said offer. If Lessor does not elect to purchase the hangar, Lessee may transfer the hangar to the third party on the same terms of the original offer. If Lessor elects to meet the terms of said offer, Lessor shall within 10 days pay Lessee a refundable deposit in the amount of 10% of the purchase price to be applied toward the purchase. If Lessee does not transfer the hangar pursuant to said offer, the term of this paragraph shall continue to apply.
30. **Lease Transfer.** The Lessee may not assign, sublet, or transfer this Lease or any interest contained herein, without the written consent of the Lessor, which consent shall not be unreasonably withheld.
31. **Subordination.** This Lease shall be subordinate to the provisions of any existing or future agreement between the Lessor and the United States or the State of Wisconsin relative to the operation or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal or state funds for the development of the airport. Furthermore, this Lease may be amended to include provisions required by those agreements with the United States or the State of Wisconsin.
32. **Nondiscrimination.** The Lessee, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that:
- a. No person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the Subject Property or Lessee's Improvements.
 - b. In the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination.
 - c. The Lessee shall use the Subject Property and Lessee's Improvements in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination, in Federally-assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.
33. **National Emergency.** During time of War or other State or National emergency, the Lessor shall have the right to suspend this Lease, and to turn over operation and control of the Airport to the State of Wisconsin and/or the United States Government. During any period when the airport shall be closed by any lawful authority, thereby restricting the use

of the airport in such a manner as to interfere with the use of same by Lessee, the rent shall abate, and the period of such closure shall be added to the term of this Lease so as to extend and postpone the expiration thereof.

34. **Severability.** Any covenant, condition or provision of this Lease that is held to be invalid by any court of competent jurisdiction shall be considered deleted from this Lease; but, such deletion shall in no way affect any other covenant, condition or provision of this Lease so long as the deletion does not materially prejudice Lessor or Lessee in their respective rights and obligations contained in the valid covenants, conditions or provisions of this Lease.
35. **Surrender of Possession.**
- a. On the expiration or other termination of this Lease, Lessee's rights to use of the premises, facilities and services described in and granted by this Lease shall cease; and, Lessee shall vacate the premises without unreasonable delay.
 - b. Except as otherwise provided in this Lease, all buildings, hangars, structures, fixtures, improvements, equipment and other property bought, installed, erected or placed by Lessee in, on or about the airport and premises leased, including, but not limited to, storage tanks, pipes, pumps, wires, poles, machinery and air conditioning equipment, shall be deemed to be personal property and shall remain the property of Lessee. Lessee shall have the right at any time during the term of this Lease, or any renewal or extension, to remove any or all such personal property from the airport, subject, however, to Lessee's obligation to repair all damage, if any, resulting from such removal. Any and all personal property not removed by Lessee shall become a part of the land on which it is located and title to the property shall vest in Lessor.
36. **Inspection by Lessor.** Lessor may enter the premises now or hereafter leased exclusively to Lessee at any reasonable time for any purpose necessary or incidental to the performance of its obligations under this Lease and its obligations as owner of the airport premises, after forty-eight (48) hours' written notice to Lessee.
37. **Assignment and Subletting.** Lessee shall not at any time assign or sublet his rights under this Lease or any part of them without the written consent of Lessor.
38. **Notices.** Notices provided for in this Lease shall be sufficient if sent by certified mail, postage prepaid, to the addresses set forth above or to such other addresses as the parties may from time to time designate in writing.
39. **Governing Law/Venue.** This Lease shall be governed by, construed and enforced in accordance with the laws of Wisconsin. Venue for any disputes shall be the Circuit Court for Sauk County.

40. **Effect of Lease.** All covenants, conditions and provisions in this Lease shall extend to and bind the legal representatives, successors and assigns of the respective parties.
41. **Attorney's Fees.** In the event any action is filed in relation to this Lease, the unsuccessful party in the action shall pay to the successful party, in addition to all sums that either party may be called on to pay, a reasonable sum for the successful party's attorney fees.
42. **Entire Lease.** This Lease constitutes the entire agreement between the parties, and any prior understanding or representation of any kind preceding the date of this Lease shall not be binding on either party except to the extent incorporated in this Lease.
43. **Modification of Lease.** Except as provided in Paragraph 3, any modification of this Lease or additional obligation assumed by either party in connection with this Lease shall be binding only if in writing signed by each party or an authorized representative of each party.
44. **Ground Space.** Lessor grants Lessee the exclusive use of that portion of the Airport premises in which Hangar #15 is located and is identified on the attached **Exhibit A** fully incorporated herein.
45. **Right of Ingress and Egress.** Lessee shall have at all times the full and free right of ingress to and egress from the premises and facilities referred to in this Lease for Lessee, its employees, customers, passengers, guests and other invitees. This right shall also extend to persons or organizations supplying materials or furnishing services to Lessee, to include vehicles, machinery and equipment reasonably required by such persons or organizations.

(Remainder of this page left intentionally blank)

IN WITNESS WHEREOF, each party to this Lease has caused it to be executed at Reedsburg, Wisconsin, on the dates indicated below.

LESSOR:

CITY OF REEDSBURG

Date: _____

David Estes, Mayor

Date: _____

Jacob Crosetto, City Clerk-Treasurer/Finance Director

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF SAUK)

Personally came before me this ____ day of _____, 2021, David Estes, Mayor, and Jacob Crosetto, City Clerk-Treasurer/Finance Director, of the City of Reedsburg, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Date: _____

Name: _____
Notary Public, State of Wisconsin
My commission expires: _____

MAIN ST.

CSM 1487

CSM 1194

2085-1
LOT 1

2085
LOT 1

Southeast Corner
LOT 1, C.S.M. No. 1487

N89°37'08"E
200.01'

2231

VETERANS DR.

A parcel of land located in the NW1/4 of the SE1/4, Section 11, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin, which is bounded by the following described line:

Commencing at the Southeast corner of Lot 1 of Certified Survey Map No. 1487; thence N89°37'06"E, 200.01' along the northern airport property line, thence S00°02'10"E, 473.35' along the eastern airport property line to the point of beginning; thence S00°02'10"E, 148.00' along said east airport property line; thence S89°57'50"W, 135.00'; thence N00°02'10"W, 148.00'; thence N89°57'50"E, 135.00' to the Point of Beginning of this description.

LOT

CSM 3344

2084

11
EXISTING LEASE
EWP AIRCRAFT SERVICES

13
DON LICHTE JR.

15
PROPOSED LEASE
AREA

P.O.B.

2235-3

2235-21

EXHIBIT A
DESCRIPTION OF HANGER LAND LEASE
REEDSBURG AIRPORT COMMISSION

SCALE: 1" = 100'
Nov 2020



EXHIBIT B
PROPOSED AND EXISTING USES OF THE PREMISES

The lessee and/or its successors, assigns, heirs, associates, employees, agents, subsidiaries, and parent and/or daughter companies shall use the Premises for the following activities:

A. Operation of a flying club. The RPM Aero LLC Flying Club (the “Club”) is, and shall remain, a flying club as defined by the FAA. The club advertises its membership opportunities and benefits, including lower cost of flying and flight training. The club allows non-pilots to join as members. The club has licensed FAA flight instructors as members who instruct other club members for compensation. The club leases but may own aircraft. The club leases hangar space. The club leases aircraft and hangar space from RPM Hangar LLC and/or the lessee’s owners. The club performs some or all activities of flying clubs.

B. Hangar and Aircraft Rental. The lessee rents and/or subleases the Premises for aviation uses such as a temporary hangar for storage of transient aircraft, for compensation. The lessee and/or its assigns also offer the premises for temporary storage of aircraft and aviation equipment for compensation. The lessee also rents aircraft owned by its owners or by the Club to third parties for aviation use.

C. This Exhibit may be supplemented from time to time by written amendment of the parties.

Airport FBO Agreement

Notebook: RBI Flight Sim Service

Created: 12/7/2020 3:54 AM

Updated: 12/7/2020 4:05 AM

Author: Joe Canepa

Ryte Byte Flight Simulator Service

The main purpose of the simulator will be to improve pilot skills and safety and introduce high school students to aviation through the SIA program. There will be no cost to high school students or school districts to use the simulator for aviation training. Hourly cost for use of the simulator has yet to be determined but will most likely be around \$15 to \$20 an hour excluding instructor costs. Flight instructors are not need to maintain instrument currency.

The FAA approved simulator or BATD (Basic Aviation Training Device), with both a Cessna 172 "steam gauge" version and a Cessna 172 "TAA" (Technically Advanced Aircraft) version with the Garmin G1000 avionics found in many other aircraft. The simulator has an instructors console as well.

How can the simulator be used?

Under Part 61*

- **Aeronautical experience:** Up to 2.5 hours in the BATD may be credited toward your flight training if received from an authorized instructor. 14 CFR Sec. 61.109(k)(1)
- **Instrument Rating:** Up to 10 hours in the BATD may be credited toward your Instrument Rating. 14 CFR Sec 61.65(i)

For Instrument Currency

- **Instrument recent flight experience:** Meet the requirements to act as pilot-in-command under IFR or weather conditions less than the minimums prescribed for VFR. 14 CFR 61.57 (c)
- Fly six instrument approaches, holding procedures and tasks, and intercepting and tracking courses through the use of navigational electronic systems to maintain IFR currency.

To Introduce Students to Aviation (SIA)

- Through the SIA (Students In Aviation) program created in 2016 by Ryte Byte, Inc. in close cooperation with the Baraboo School District. The SIA program was created to introduce high school students to aviation at no cost to students in at local school districts (Baraboo, Reedsburg and Wisconsin Dells). To date SIA has provided over 20 students with training materials (\$150/student) and instruction for them to take their FAA written test.

*When used for instructional purposes, only an appropriately qualified FAA-certificated flight instructor may make any subsequent endorsements and/or pilot logbook entries. Pilot time in an ATD may be logged as instruction received, instrument time, or total time only.

References:

<https://www.aopa.org/training-and-safety/active-pilots/safety-and-technique/operations/technically-advanced-airplanes>

<https://www.aopa.org/news-and-media/all-news/2007/august/01/taa-safety>

<https://www.gleimaviation.com/cockpitbatd/>

https://www.faa.gov/regulations_policies/advisory_circulars/index.cfm/go/document.information/documentID/1034348

What you get for having the simulator on site:

10% of all hourly simulator rental fees (estimated to be \$20/hour)

Support for a SIA (Students In Aviation) at your local airport. Students will receive a free Glem Student Pilot kit (\$150)

Increased traffic and commerce at your airport

Access to our scheduling system

You are free to allow your instructors to charge whatever their ground instruction rate is. We only charge the hourly rental fee for the simulator

Promotional materials

Safer pilots
New students

What we will require:

8x8 space in your facility, preferably in a room that can be locked

24/7 Internet access to the simulator (used only for remote support, updates and usage tracking)

Our tech will need access to the simulator at anytime for maintenance and support