





CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 Economic Development Division

TO:	Chair and Members Airport Sub-Committee
COMMITTEE DATE:	May 9, 2024
SUBJECT/REPORT NO:	Airport Lease (PED19084(j)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	David McCullagh (905) 546-2424 Ext. 1647
SUBMITTED BY:	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
SIGNATURE:	
SUBMITTED BY:	Raymond Kessler Chief Corporate Real Estate Officer Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION (CLOSED SESSION)

- (a) That staff be directed to enter into a new Lease Agreement with TradePort International Corporation with respect to the airport lands known as John C. Munro Hamilton International Airport as shown in Appendix “A” to Report PED19084(j) based substantially on the Terms and Conditions outlined in Appendix “B” to Report PED19084(j), and such other terms and conditions deemed appropriate by the General Manager of Planning and Economic Development Department, and that the existing Lease be terminated when the new Lease Agreement comes into effect;
- (b) That the City Solicitor be authorized and directed to complete the leasing transaction(s) pursuant to Recommendation (a) of Report PED19084(j), on behalf of the City of Hamilton, including amending and waiving terms and conditions on such terms as considered reasonable, paying any necessary

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

- expenses, due diligence, providing notices, and amending and waiving terms and conditions as deemed appropriate;
- (c) That staff be authorized and directed to draft a new Municipal Capital Facility Agreement By-Law for the new Lease Agreement with respect of the John C. Munro Hamilton International Airport;
 - (d) That staff be directed to establish a new Ward 11 Non-Property Tax Revenue Account (3302409611), and that the \$30,000 annual contribution towards local community projects be received annually into this account;
 - (e) That staff be directed to close the Airport Joint Marketing Reserve #112217 with any remaining funds beyond what is restricted under the current lease to be deposited into the Airport Capital Reserve #108043;
 - (f) That staff be direct to place the City Commercial Lands – Opportunity Cost Fees one-time payment of \$1.3 million and subsequent annual payments into the Property Purchases Reserve (#100035);
 - (g) That staff be directed to deposit the net proceeds of revenues received through the new Lease Agreement into Account #46110-812037 (Special Agreements and Leases Revenue) in the Corporate Real Estate Office, and that staff be directed to report back through the regular annual budget process on the investment of any additional revenues beyond current levels;
 - (h) That the General Manager, Planning and Economic Development Department or designate, acting on behalf of the City as Landlord/Lessor, be authorized and directed to administer the new Lease and/or any other related Agreement(s) with TradePort International Corporation including that of providing any requisite consents, approvals, and notices related to the administration of the new Lease and/or any other related Agreement(s) respecting lands known as John C. Munro Hamilton International Airport as shown in Appendix “A” to Report PED19084(j) and pursuant to Recommendation (a) of Report PED19084(j);
 - (i) That the Mayor and Clerk be authorized and directed to execute the new Lease Agreement and any and all related agreements and associated necessary documents pursuant to Recommendation (a) of Report PED19084(j), all such documents to be in a form satisfactory to the City Solicitor; and,
 - (j) That staff be authorized and directed to develop and carry out a communications strategy to appropriately advise the public on pertinent aspects of a new Lease Agreement with TradePort International Corporation.

RECOMMENDATION (OPEN SESSION)

- (a) That the direction provided to staff in Closed Session, be approved;
- (b) That the confidential Appendix "C" to Report PED19084(j), be approved and remain confidential until approval by Council;
- (c) That the Closed Session recommendations contained within Report PED19084(j), respecting the Airport Lease, remain confidential until approval by Council;
- (d) That the balance of Report PED19084(j) and the appendices, respecting the Airport Lease, remain confidential.