

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

110



FROM: Economic Development Agency

SUBMITTAL DATE:
June 25, 2008

SUBJECT: Aviation Subleases at Jacqueline Cochran Regional Airport

RECOMMENDED MOTION: That the Board of Supervisors:

1. Consent to the Subleases between TRADITION AVIATION-TRM, LLC, as Sublessor, and 1) GOOEY AIR, LLC, as Sublessee, effective June 10, 2008, and 2) R. D. & JOAN DALE HUBBARD FOUNDATION, INC., as Sublessee, effective June 10, 2008;
2. Authorize the Chairman of the Board of Supervisors to execute the Consents to Sublease; and
3. Authorize the Assistant County Executive Officer/EDA or designee to execute any additional documents required by the Subleases.

BACKGROUND: The Economic Development Agency has received Subleases between Sublessor TRADITION AVIATION-TRM, LLC, and Sublessees 1) GOOEY AIR, LLC, effective June 10, 2008, for the land to be occupied by Hangar D; and 2) R. D. & JOAN DALE HUBBARD FOUNDATION, INC., effective June 10, 2008, for the land to be occupied by Hangar C.

(Continued on page 2)

FORM APPROVED COUNTY COUNSEL
BY: Gordon V. Woo 7/7/08
DATE
GORDON V. WOO
Departmental Concurrence

Robin Zimpfer

Robin Zimpfer
Assistant County Executive Officer/EDA

RZ:DL:CC:DS:HO
S:\EDCOM\AIRPORTS\JCRA\Tradition Aviation\TA F11 sblse GA and HF
6.23.08.doc

| | | | | |
|-----------------------|-------------------------------|------|-------------------------|-----|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$ 0 | In Current Year Budget: | No |
| | Current F.Y. Net County Cost: | \$ 0 | Budget Adjustment: | No |
| | Annual Net County Cost: | \$ 0 | For Fiscal Year: | N/A |

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

| | | |
|-----------------------------|---|--------------------------|
| SOURCE OF FUNDS: N/A | Positions To Be Deleted Per A-30 | <input type="checkbox"/> |
| | Requires 4/5 Vote | <input type="checkbox"/> |

C.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer L. Sargent*

Jennifer L. Sargent

County Executive Office Signature

- Policy
- Consent
- Policy
- Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: Sept 14, 2004 3.6; Oct 17, 2006 3.11; Feb 27, 2007 3.33
District: 4th
Agenda Number:

BACKGROUND: (continued)

The Subleases are under a 16.6-acre lease at Jacqueline Cochran Regional Airport between the County of Riverside and Desert Resorts Aviation, LLC, dated September 14, 2004, amended by First Amendment, on September 29, 2006, and assigned to TRADITION AVIATION-TRM, LLC, on February 27, 2007. Sublessor also entered into separate agreements, titled Purchase and Sale Agreement for Build to Suit Hangar, with Sublessees; both agreements are dated June 10, 2008.

Economic Development Agency staff recommends that the Board of Supervisors consent to the Subleases. County Counsel has reviewed the Subleases and approved the Consents as to form.