



Agenda Date: 11/7/2006
Agenda Placement: 6N

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Michael Stoltz for Robert Peterson - Director
Airport
REPORT BY: Kathy Dubrin, Staff Services Analyst II , 259-8683
SUBJECT: Approval of Professional Services Agreement with Stahr & Associates, Inc.

RECOMMENDATION

Director of Public Works/Aviation requests approval of and authorization for the Chair to sign an agreement with Stahr & Associates, Inc. for a maximum of \$3,800 for the term November 7, 2006 through January 31, 2007 for appraisal services of the Silverado Avionics hangar property located at the Napa County Airport.

EXECUTIVE SUMMARY

The proposed action will provide for real estate appraiser services for the Silverado Avionics, Inc. hangar by an appraiser with the expertise and knowledge of the Napa County Airport.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Airport
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	In order to properly determine the current fair market value of the Silverado Avionics, Inc. hangar located at the Napa County Airport it is necessary for an appraisal to be performed. The Napa County Airport currently receives \$4,615.62 per month for the hangar and ramp space.
Is the general fund affected?	No
Future fiscal impact:	None
Consequences if not approved:	Lease negotiations would be placed on hold until a valuation of the area could

be completed. If a new lease is not agreed to, the County would lose revenue necessary for the operation of the Napa County Airport.

Additional Information: Approval of this agreement is being requested as the \$50,000 threshold for Departmental/Purchasing Agent allowable signature has been exceeded.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

On November 24, 1992 the County entered into Lease Agreement No. 767 with Silverado Avionics, Inc. to lease ramp and hangar space at the Napa County Airport for a term of seven years. The Lessee exercised its option to renew the Improved Premises Lease for a second seven-year term (the Option Term) and in accordance with the lease, an appraisal was performed with the cost of the appraisal shared equally between the County and Silverado Avionics, Inc.

On October 10, 2006 Amendment No. 2 of Lease No. 767 was approved extending the November 30, 2006 Option Term expiration date by an additional six months for a new expiration date of May 31, 2007. Negotiations are under way between the County and Silverado Avionics, Inc. to develop a new lease. A reappraisal of the ground area and hangar is necessary in order to value the property for lease negotiation purposes.

Staff recommends approval of a Professional Services Agreement with Stahr & Associates, Inc. to provide this service. Stahr & Associates, Inc. is recommended because they have completed several appraisals for the Napa County Airport including the last appraisal of the Silverado Avionics, Inc. hangar submitted to the County on November 9, 1999.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Maiko Klieman