

# BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

1. <b>REQUESTED MOTION/PURPOSE:</b> Confirm and ratify "Lease of Office Space Inside Multi-Use Hangar at Page Field" with Banyan River LLC, effective February 1, 2025.	5. <b>CATEGORY:</b> 6 Consent Agenda
2. <b>FUNDING SOURCE:</b> N/A	6. <b>ASMC MEETING DATE:</b> 2/18/2025
3. <b>TERM:</b> month to month, beginning February 1, 2025	7. <b>BoPC MEETING DATE:</b> 3/6/2025
4. <b>WHAT ACTION ACCOMPLISHES:</b> Leases office space inside the multi-use hangar at Page Field.	

## 8. AGENDA:

☐ CEREMONIAL/PUBLIC PRESENTATION  
☒ CONSENT  
☐ ADMINISTRATIVE

## 9. REQUESTOR OF INFORMATION: (ALL REQUESTS)

NAME Brian W. McGonagle  
 DIV. Administration

## 10. BACKGROUND:

Banyan River LLC ("Banyan River") desires to lease an office located in the Authority's "bulk" (or "multi-use") hangar (Hangar D) at Page Field. Banyan River will utilize the office to support the Part 91 (non-commercial) flight operations of its aircraft, which is stored in the hangar pursuant to a separate Lee County Port Authority Page Field Multi-Use Hangar License Agreement, dated December 10, 2020 ("Hangar Space Agreement").

This proposed lease agreement will provide Banyan River with Office # 107, which is approximately 258 square feet. Rent for the office will be \$387.00 per month. The term will commence on February 1, 2025, and will continue month-to-month, until the earlier of: (a) one of the parties terminates the lease with 30 days' notice prior to the end of a calendar month; or (b) the end of the calendar month in which Banyan River's Hangar Space Agreement expires or is terminated.

### Attachments:

1. Lease summary
2. Proposed Lease of Office Space Inside Multi-Use Hangar at Page Field
3. Affidavit of Compliance with F.S. 287.138 & 787.06

## 11. RECOMMENDED APPROVAL

<u>DEPUTY EXEC DIRECTOR</u>	<u>COMMUNICATIONS AND MARKETING</u>	<u>OTHER</u>	<u>FINANCE</u>	<u>PORT ATTORNEY</u>	<u>EXECUTIVE DIRECTOR</u>
Brian W. McGonagle	Victoria B. Moreland	N/A	David W. Amdor	Andrea R. Fraser	Steven C. Hennigan

## 12. SPECIAL MANAGEMENT COMMITTEE RECOMMENDATION:

APPROVED **X (7-0)**  
 APPROVED as AMENDED  
 DENIED  
 OTHER

## 13. PORT AUTHORITY ACTION:

APPROVED  
 APPROVED as AMENDED  
 DENIED  
 DEFERRED to  
 OTHER