



Snohomish County Council

Committee: Planning & Community Development **Analyst:** Ryan Countryman
ECAF: 2023-0364
Proposal: Motion 23-140 **Date:** April 18, 2023

Consideration

Proposed Motion 23-043 would authorize the County Executive to execute an Option to Lease Land to Salire, LLC at the Snohomish County Airport.

Background and Analysis

Snohomish County owns Paine Field which includes a potential 2.03-acre building pad on the east side of the general aviation runway. Salire, LLC wishes to lease this area for development consistent with the approved airport layout plan. Proposed uses include general aviation hangars, aeronautical services, and a restaurant. (See [Exhibit A attached to the Motion](#) for an identification of the area and proposed layout, PDF page 9 of 53.)

Option-to-lease fees payable to the County by Salire shall be \$839.84 per month for the term of the option and shall not be less than that amount if the parties exercise the extension. These option fees are 10% of the current market appraisal that values the full land lease rate as \$100,780.56 per year. The term of the Option is twelve (12) months with one (1) six month extension possible. An extension would depend on Salire reaching certain milestones related to soils engineering and sustainability studies on the land before developing the land and entering a final lease. If Salire enters a final lease, the fee rate will be based on a then current appraisal. This option to lease would generate approximately \$6,718.72 of new revenue in 2023 for aviation rents and \$3,359.36 in 2024. Snohomish County may receive additional aviation rents in 2024 and later years at an amount to be determined by future appraisal it was to enter a final lease with Salire.

Current Proposal

Scope: The motion would authorize the County Executive branch to execute an Option to Lease Land to Salire LLC at Paine Field.

Handling: Normal

Risk Management: Approve

Finance: Approve

Approved as to Form: Yes

Executive Recommendation: Approve

Request: Move to General Legislative Session on April 26 for consideration.