

**RESOLUTION NO. 2024 - 58**

A Resolution approving a two-year extension on Jerry Trimble Helicopters Amendment to Lease for the placement of a Modular Building, which is located at the McMinnville Municipal Airport.

**RECITALS:**

**Whereas**, On March 13, 2012, City Council approved an amendment to the Jerry Trimble Helicopters (JTH) land lease located at the McMinnville Municipal Airport for the placement of a modular building with an expiration and removal date of May 1, 2022, and

**Whereas**, On April 23, 2022, City Council approved an Amendment to Lease allowing a 3 year extension for the placement of the modular building, with an opportunity of an additional 2 year extension, if certain criteria are met, and

**Whereas**, JTH has accomplished substantial expansion of their commercial operation, and has expanded into other buildings at the Airport, and

**Whereas**, JTH is using their modular building for flight simulator training, and

**Whereas**, JTH has met or exceeded the criteria contained in the April 23, 2022, Amendment to Lease for the remaining 2 year extension, and

**Whereas**, The Airport Commission reviewed and considered JTH's commercial aeronautical activity growth, and therefore recommends City Council approval for the remaining 2 year extension, and

**Whereas**, The use of the modular building and flight simulators will contribute to the safe operation of aircraft at the Airport and elsewhere.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF McMINNVILLE, OREGON, as follows:**


1. That approval of the Extension of Amendment to Lease for the placement of the JTH modular building is hereby authorized.
2. That the City Manager is authorized and directed to execute the Extension of Amendment to Lease for the placement of the JTH modular building.
3. That this resolution shall take effect immediately upon passage and shall continue in full force and effect until revoked or replaced.

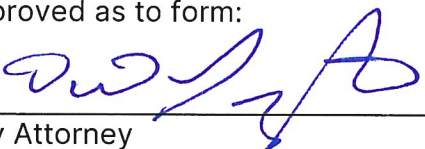
Adopted by the Common Council of the City of McMinnville at a meeting held the 12th day of November, 2024 by the following votes:

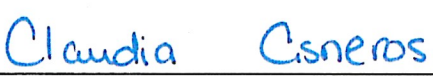
Ayes: Payne, Peralta, Menke, Garvin, Geary, Chenoweth

Nays: \_\_\_\_\_

Approved this 12th day of November, 2024.

  
\_\_\_\_\_  
MAYOR

Approved as to form:  
  
\_\_\_\_\_  
City Attorney

Attest:  
  
\_\_\_\_\_  
City Recorder

*After recording, return to:*

City of McMinnville Attn: Legal Department 230 NE Second Street McMinnville, OR 97128

## **EXTENSION OF AMENDMENT TO LEASE**

This Extension to the Amendment to Lease is entered into on November 12, 2024 and between the **City of McMinnville**, a municipal corporation of the state of Oregon (hereinafter referred to as "Lessor"), and **Alison Row** (collectively, "Lessee").

### **RECITALS:**

In 1998, Lessor entered into a Lease with Caddis Manufacturing, Inc. to lease from Lessor certain premises located at the McMinnville Municipal Airport ("Lease"). That Lease is recorded with the Yamhill County Recorder's Office as document no. 199823897. The Lease has been assigned several times since 1998, and the current Lessees are identified in the Assignment of Lease recorded with the Yamhill County Recorder's Office as document no. 201719130.

In 2012, pursuant to Resolution No. 2012-10, Lessor agreed to allow the then-lessee to place an office modular building on the Lease premises. That Resolution required the removal of the office modular building by no later than May 1, 2022.

In 2022, pursuant to Resolution No. 2022-17, Lessor agreed to extend the amendment term to terminate on May 1, 2025, with an option to further extend for an additional two (2) years.

Lessee has requested to enter the final two (2) year term extension of the placement of the office modular building on the Lease premises. The Lessee has met all criteria required for this additional extension that was identified in the Amendment to Lease.

NOW, THEREFORE, Lessor and Lessee agree as follows:

1. **Extension of Term.** The Lease Amendment option to extend is approved. The office modular building must be removed from the Lease premises by May 1, 2027 ("New Modular Term").
2. **Option to Further Extend.** There are no Options to Further Extend.
3. **All Other Terms.** All of the other terms and conditions of the Lease, as previously amended shall remain in full force and effect, as therein written. Unless otherwise defined herein, the defined terms of the Lease shall apply to this Amendment.

Amendment to Lease – Extension  
Row

IN WITNESS WHEREOF, the undersigned have executed this Amendment to Lease effective as of the date first above written.

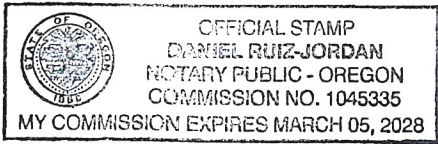
LESSOR:

ACCEPTED on behalf of the public and Lessor by the City of McMinnville, Oregon:

[Signature]  
Jeff Towery, City Manager

STATE OF OREGON        )  
  ) ss.  
County of Yamhill        )

This instrument was acknowledged before me on November 15, 2024 by.



Daniel Ruiz-Jordan  
Notary Public – State of Oregon

LESSEE:

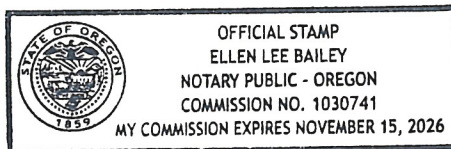
Alison Row, an individual

By: Alison Row  
Alison Row

STATE OF OREGON        )  
  ) ss.  
County of Yamhill        )

This instrument was acknowledged before me on Jan. 28, 2025 by.

Ellen Bailey  
Notary Public – State of Oregon



Amendment to Lease – Extension  
Row