

Proposed Construction of Additional T-Hangars at The Youngstown-Warren Regional Airport



Youngstown-Warren Regional Airport
1453 Youngstown-Kingsville Rd NE, Vienna, OH 44473
330-856-1537 Fax: 330-609-5371

Are you interested in leasing a new airplane T-hangar at the Youngstown-Warren Regional Airport?

There are 28 T-hangars (two 14-unit buildings) that have been constructed by the Western Reserve Port Authority over the past six years at the Youngstown-Warren Regional Airport. These T-hangars are leased at full capacity. The airport administration is maintaining a waiting list of proposed tenants that are interested in leasing a T-hangar unit.

The Western Reserve Port Authority is in the planning and marketing stages of constructing a third 14-unit T-hangar (Hangar C) along the airport's east side taxiway, adjacent to the current T-Hangars A and B. These units' locations and sizes can accommodate not just private aircraft, but also aeronautical businesses such as aircraft maintenance, charter operations, flight clubs and/or schools and or other aviation business. The standard T-hangar units are 42' wide by 32' deep with a 12' door height and approximately 1,050 square feet in area. They can typically accommodate small single engine or small twin engine general aviation (GA) aircraft.

T-hangar units are shaped in a T configuration and have the following standard features:

- *Electric bi-fold or manual sliding aircraft doors; personnel swing doors; concrete floor; adequate overhead lighting; electric outlets in each unit, insulation.*
- *Access to gas and are set-up for gas fired heating.* The building will be individually metered for power and natural gas.
- An access road has also been constructed that allow tenants to drive right up to their respective unit.
- The buildings are constructed to an occupancy standard, which allows for maintenance of the lessee's aircraft in the hangar within the limits of Hangar Lease Agreement. There is also a public restroom at the south end of T-Hangar B for tenants of the T-Hangar Complex.
- A rental rate for the first 5 years will be \$280 per month for the T-hangar units.

In order to secure one of these new units, the airport is maintaining a first-come – first-serve **T-Hangar Waiting List**. Additionally, a **Pre-Lease Option Agreement** is required from all prospective tenants. Each tenant must complete an Option to Lease Agreement and pay a \$100 non-refundable deposit, in order to be considered for a new hangar unit. A **Sample Pre- Lease Agreement** is attached.

All lessees will be provided the opportunity to choose their preferred hangar unit based on their position on the date of their Pre-Lease Agreement and receipt of deposit. If all the units requested are full, you will remain on the waiting list until occupancy is available in the next unit. This waiting list form can be mailed to the YNG Airport Administration Office at 1453 Youngstown-Kingsville Rd NE, Vienna, OH 44473. Future tenants may call any time to find out their position on the waiting list. For more information regarding these new hangars, please contact Airport Director, at 330-856-1537.

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OPTION TO PRE-LEASE YNG AIRPORT EAST TAXILANE T-HANGAR UNIT (NON-REFUNDABLE RENT DEPOSIT)

YNG Airport, owned and operated by the WRPA, (hereinafter "AUTHORITY") grants to _____ (hereinafter "TENANT") for and in consideration of a non-refundable deposit in the amount of one hundred dollars (\$100.00), to lease a T-hangar unit or box hangar unit to be built on the East Taxilane of the YNG Airport (hereinafter the "Hangar").

On the following Terms and Conditions:

- Hangar.** The T-hangar units shall be 42 ft. wide x 32 ft. deep x 12 ft. in height and shall be configured as shown in Exhibit A.
- Hangar Rental Agreement.** TENANT acknowledges that the lease shall be on the terms and conditions set forth in the Box Hangar Rental Agreement for YNG Airport.
- Rent.** The monthly rent for a T- Hangar Unit shall be \$280.00.
- Non-Refundable Deposit.** TENANT hereby deposits the sum of \$100.00 payable to the Western Reserve Port Authority. The deposit shall be credited toward the first month's rent for the hangar. The deposit shall be non-refundable, provided however, that in the event the hangar is not available for occupancy.
- Restriction on Lease and Assignment to Others.** TENANT may not assign this option or the right to exercise this option to any other person or entity without the written consent of the AUTHORITY.
- Notices.** Any notice given hereunder must be in writing. The time of service shall be the date of actual delivery to the office address served or the time of deposit in the mail, postage paid, directed to the last known address of the party to be served. Notice shall be directed to the office of the Director of Aviation, YNG Airport, 1453 Youngstown-Kingsville Rd NE, Vienna, OH 444473 and to TENANT at _____
Phone _____ E-mail _____
- Governing Law/Consent to Jurisdiction.** This option shall be construed in accordance with and governed by the laws of the State of Ohio. The parties agree that the exclusive jurisdiction and venue of any action arising under this Option shall be in Trumbull County, Ohio.

Dated: _____

Dated: _____

WRPA

TENANT

Director of Aviation

Date and time submitted to YNG Airport Office _____

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NEW T-HANGAR OR BOX HANGAR WAIT LIST FORM



Youngstown-Warren Regional Airport
1453 Youngstown-Kingsville Rd NE, Vienna, OH 44473
330-856-1537 Fax: 330-609-5371

Please print the following information:

Name: _____ Address: _____

Telephone (H): _____ (W): _____

E-mail Address: _____

Aircraft Type: _____ N# _____ Registration #: _____

Wingspan: _____ Aircraft Height: _____ Aircraft Length: _____

What size of hangar are you looking for?

T-Hangar Box-Hangar

At which airport is your aircraft currently located? _____

If partnership, names of all partners: _____

If corporation, name of corporation: _____

I have read, understand, and agree to comply with the policy governing the waiting list for aircraft hangar rentals at YNG Airport.

I understand this will be applied to my first month's rental payment when I am eligible for hangar space. I further understand that I will forfeit this deposit if I remove my name from the Waiting List.

Applicant's Signature

Applicant's Printed Name

Date

Airport Use Only

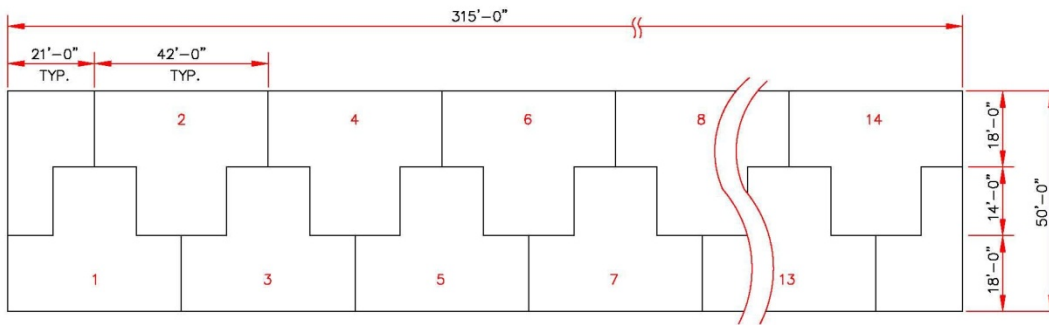
Received by: _____

Date and Time: _____

Fee Paid: _____

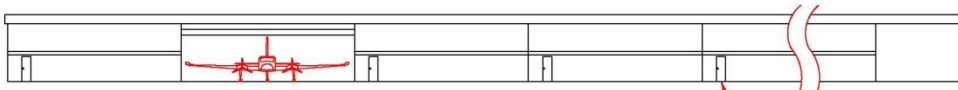
Receipt #: _____

PLAN VIEW



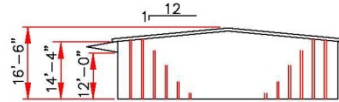
PLAN VIEW

ALL DOORS 41'-8" x 12'-0" CLEAR
BUILDING TOTALS 15,750 SQ. FT.



SIDEWALL ELEVATION

ACCESS DOOR (TYP.)



ENDWALL ELEVATION

PLAN AND ELEVATIONS
14 UNIT
BIFOLD DOOR T-HANGAR

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Dimensions for the FULFAB™ model LK32 T-Hangar:

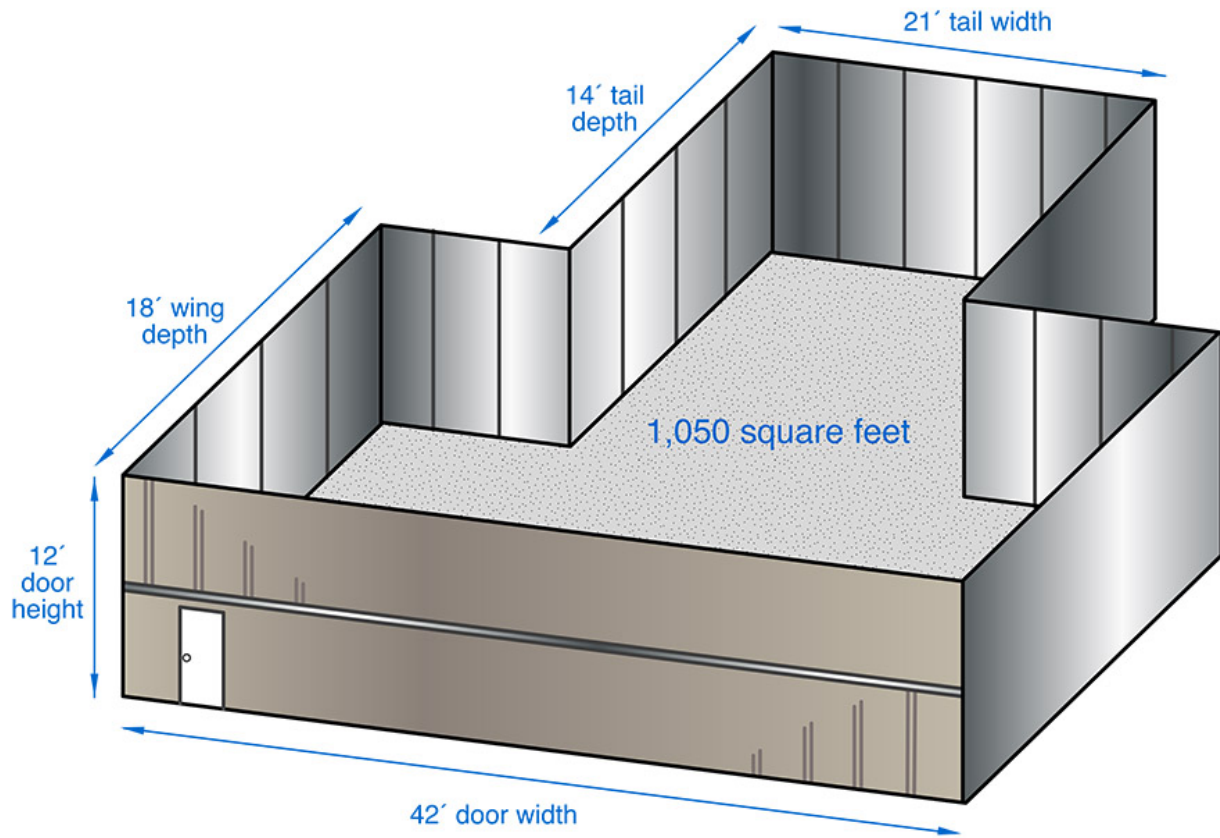


Exhibit A
T-Hangar Configuration