



CITY OF SALINAS
AIRPORT COMMISSION STAFF REPORT

DATE: MAY 28, 2026

DEPARTMENT: ADMINISTRATION DEPARTMENT

FROM: LISA MURPHY, ASSISTANT CITY MANAGER

BY: MATT NELSON, AIRPORT MANAGER

TITLE: AMENDMENT TO THE AIR TRAFFIC CONTROL TOWER SITE LEASE AGREEMENT BETWEEN THE UNITED STATES OF AMERICA DEPARTMENT OF TRANSPORTATION FEDERAL AVIATION ADMINISTRATION AND THE CITY OF SALINAS MUNICIPAL AIRPORT.

RECOMMENDED MOTION:

A motion from the Airport Commission recommending the City Council approve a resolution authorizing the City Manager to execute an Amendment to the Air Traffic Control Tower (ATCT) Site Lease Agreement between the United States of America Department of Transportation Federal Aviation Administration (USA FAA) and the City of Salinas Municipal Airport beginning October 1, 2025 through September 30, 2045.

RECOMMENDATION:

It is recommended that the Airport Commission recommend the City Council approve a resolution authorizing the City Manager to execute an Amendment to the Air Traffic Control Tower (ATCT) Site Lease Agreement between the United States of America Department of Transportation Federal Aviation Administration (USA FAA) and the City of Salinas Municipal Airport beginning October 1, 2025 through September 30, 2045.

EXECUTIVE SUMMARY:

The United States of America Department of Transportation Federal Aviation Administration (USA FAA) requests the renewal of the Air Traffic Control Tower (ATCT) Site located on the Salinas Municipal Airport in Monterey County beginning October 1, 2025 through September 30, 2045.

BACKGROUND:

The United States of America Department of Transportation Federal Aviation Administration (USA FAA) Air Traffic Control Tower (ATCT) Site located on the Salinas Municipal Airport in

Monterey County is a long-term business tenant. USA FAA entered a lease with the City of Salinas in 1985 and continued .

Term

The lease provides one twenty-year initial term from October 1, 2025 through September 30, 2045 and a yearly option to renew unless a written notice is provided within thirty (30) days before the lease expires.

Space

(USA FAA) Air Traffic Control Tower Site located on:

1. A plot of land 200’ x 170’ located on the Salinas Municipal Airport in Monterey County.

Uses

The negotiated uses include current/existing uses only. Following the execution of the lease, the lessee may request to add additional uses through a lease amendment process. The following uses are included in the lease:

1. A right-of-way for ingress to and egress from the premise
2. A right-of-way for establishing and maintaining a pole line for extending electric power and telecommunications facilities to the premises
3. A right-of way for subsurface power, communications and water lines to the premises
4. A right-of way to be over the said lands and adjoining lands of the lessor
5. A right of grading, conditioning, and installing draining facilities and weeding the soil of the premises and the removal of all obstructions from the premises which may constitute a hindrance to the establishment and maintenance of air navigation and telecommunications facilities

Base Rent

1. The monthly rate for this land is equal to \$575.50 per month or \$6,906.00 per annum
2. In addition to the Base Rent, Lessee shall pay for all water, gas, heat, light, power, telephone, sewage, garbage, and rubbish disposal, and all other services applied to the Premises.

Escalator

The annual rent shall be increased by an amount equal to three percent (3%) of the annual rent in effect during the immediately preceding year.

The Airport Commission is scheduled to receive and recommend forwarding this amendment to Council for approval on May 28, 2026, it will be forwarded to Council June 30, 2026.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project and therefore exempt as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

Not Applicable.

STRATEGIC PLAN INITIATIVE:

This item relates to the Council's Goal of Infrastructure and Environmental Sustainability and Public Safety by investing in Salinas Municipal Airport.

DEPARTMENTAL COORDINATION:

The Salinas Municipal Airport within the Administrative Department will work Legal staff to review the agreement as to form and legality, the Finance Department will assist the Airport Division on the issuance of a purchase order and monitoring of progress payments.

FISCAL AND SUSTAINABILITY IMPACT:

There will be no impact on the City's General Fund.

ATTACHMENTS:

690EGA-25-L-00085 Lease
DTFA08-85-L-11256_Previous Lease (004)
Resolution