



**TO:** Mayor  
Members of the City Council

**FROM:** Jennifer K. Eckman, Airport Director

**DATE:** March 4, 2024

**SUBJECT: LEASE RENEWAL LOT 9 WESTSIDE DEVELOPMENT**

**I. RECOMMENDED ACTION**

- A. Approve renewal option of lease terms for Lot 9, Westside Development owned by Nach, LLC

**II. DEPARTMENT CONTACT PERSONS**

Jennifer K Eckman, Airport Director	857-4724
Jessica Long, Airport Business and Development Manager	857-4725

**III. DESCRIPTION**

- A. Background  
Nach LLC, business name for Warren Piestch, has been a longstanding tenant at Minot International Airport (MOT) with multiple properties with current lease agreements and has never been in default of his payments. The current lease will expire on September 30, 2024 and has an option to extend for a total of two periods of five years each as extended terms. MOT received written notification from the lessee of intent to execute the first five-year lease extended option.
- B. Proposed Project  
City Staff recommends approving the option to renew the lease under the terms and conditions of the current ground lease agreement.
- C. Consultant Selection  
N/A

**IV. IMPACT:**

- A. Strategic Impact:  
The approval of this renewal will allow for a continuation of a revenue generating contract.
- B. Service/Delivery Impact:  
The renewal of the lease will allow for the continuation of a positive longstanding relationship with a general aviation tenant that also maintains a positive working relationship with the general aviation community at the Minot International Airport.
- C. Fiscal Impact:  
Property is currently leased at \$3,227.16/per year paid monthly and subject to annual CPI increases.

**V. CITY COUNCIL ASPIRATIONS**

Dynamic and Prosperous

**VI. ALTERNATIVES**

Alt 1. The Council could reject the request to renew and direct City staff to terminate the lease agreement.

Alt. 2. The Council could suggest amendments to the current lease agreement.

**VII. TIME CONSTRAINTS**

Timely approval of the lease renewal will allow for continuous generation of revenue.

**VIII. LIST OF ATTACHMENTS**

A. Original Lease

B. Request to Renew Lease