

COUNTY OF ROCK
Public Works
Department
Airport Division
Telephone: 608-757-5768



Southern Wisconsin
Regional Airport
4004 S. Oakhill Avenue
Janesville, WI 53546
Fax : 608-758-3060

AGENDA
Public Works Committee Meeting
Tuesday, December 4, 2012 at 8:00 a.m.

Southern Wisconsin Regional Airport Administration Office
4004 S. Oakhill Ave.
Janesville, WI 53546

1. Call to Order at 8:00 a.m.
2. Approval of Agenda
3. Approval of Minutes October 23, 2012
4. Vouchers/Bills/Encumbrances/Pre-Approved Encumbrance Amendments
5. Citizen Participation, Communications, and Announcements
6. Public Hearing on Airport Improvements (8:35 a.m.)

AIRPORT BUSINESS

7. **Action Items**

- a. Consider Resolution Petitioning the Secretary of Transportation for Airport Improvement Aid
- b. Consider Resolution Agency Agreement and Federal Block Grant Owner Assurances
- c. Consider Sending 90-day Letter of Intent to Terminate Lease Agreement with Green Fairways LLC for Failure to Observe Lease Terms
- d. Consider Sending 30-day Letter of Intent to Terminate Lease Agreement with Alex Smith for Failure to Observe Lease Terms
- e. Discuss and Set Rates for 2013
- f. Airport Accounts Receivables

8. **Information Items**

- a. Project Updates
 - 1) Update on Terminal Project
9. Next Meeting Dates for January 2013
10. Adjournment

RESOLUTION

ROCK COUNTY BOARD OF SUPERVISORS

Public Works Committee
INITIATED BY



Ronald D. Burdick, Airport Director
DRAFTED BY

Public Works Committee
SUBMITTED BY

October 30, 2012
DATE DRAFTED

PETITIONING THE SECRETARY OF TRANSPORTATION FOR AIRPORT IMPROVEMENT AID

1 WHEREAS, the County Board of Supervisors, Rock County, Wisconsin hereinafter referred
2 to as the Sponsor, being a municipal Body Corporate of the State of Wisconsin, is authorized by
3 law (sec. 114.11, Wis. Stats.) to acquire, establish, construct, own, control, lease, equip, improve,
4 maintain, and operate an airport, and

5
6 WHEREAS, the Sponsor desires to develop or improve the Southern Wisconsin Regional
7 Airport, Rock County, Wisconsin,
8

9 “PETITION FOR AIRPORT PROJECT”

10
11 WHEREAS, airport users have been consulted in formulation of the improvements included
12 in this Resolution, and
13

14 WHEREAS, a public hearing was held prior to the adoption of this petition in accordance
15 with Chapter 114.33(2) as amended, and a transcript of the hearing is transmitted with this
16 petition, and
17

18 THEREFORE, BE IT RESOLVED, By the Sponsor that a petition for Federal and (or) State
19 Aid in the following form is hereby approved:
20

21 The petitioner, desiring to sponsor an airport development project with Federal and State Aid
22 or State Aid only, in accordance with the applicable State and Federal laws, respectfully
23 represents and states:
24

- 25 1. That the airport, which it is desired to develop, should generally conform to the
- 26 requirements for a General Aviation type airport as defined by the Federal Aviation
- 27 Administration.
- 28
- 29 2. The character, extent, and kind of improvements desired under the project are as follows:
- 30
- 31 Purchase replacement snow removal vehicle; Update the Airport Improvement Plan
- 32 including surveying and clearing the approaches; Construct deicing containment system;
- 33 replace Airport Rescue and Fire Fighting vehicle; Reconstruct the terminal area access
- 34 roads and auto parking; Reconstruct the southwest apron.
- 35
- 36 3. That the airport project, which your petitioner desires to sponsor, is necessary for the
- 37 following reasons: to meet the existing and future needs of the airport.
38

39 WHEREAS, it is recognized that the improvements petitioned for as listed will be funded
40 individually or collectively as funds are available, with specific project costs to be approved as work is
41 authorized, the proportionate cost of the airport development projects described above which are to be
42 paid by the Sponsor to the Secretary of the Wisconsin Department of Transportation (hereinafter

43 referred to as the Secretary) to be held in trust for the purposes of the project; any unneeded and
44 unspent balance after the project is completed is to be returned to the Sponsor by the Secretary; the
45 Sponsor will make available any additional monies that may be found necessary, upon request of the
46 Secretary, to complete the project as described above; the Secretary shall have the right to suspend or
47 discontinue the project at any time additional monies are found to be necessary by the Secretary, and
48 the Sponsor does not provide the same; and
49

50 WHEREAS, the Sponsor is required by law (sec. 114.32(5), Wis. Stats.) to designate the Secretary
51 as its agent to accept, receive, receipt for and disburse any funds granted by the United States under the
52 Federal Airport and Airway Improvement Act, and is authorized by law to designate the Secretary as its
53 agent for other purposes.
54

55 **“DESIGNATION OF SECRETARY OF TRANSPORTATION AS SPONSOR’S AGENT”**
56

57 THEREFORE, BE IT RESOLVED, by the Sponsor that the Secretary is hereby designated as its
58 agent and is requested to agree to act as such in matters relating to the airport development project
59 described above, and is hereby authorized as its agent to make all arrangements for the development
60 and final acceptance of the completed project whether by contract, agreement, force account or
61 otherwise; and particularly, to accept, receive, receipt for and disburse federal monies or other monies,
62 either public or private, for the acquisition, construction, improvement, maintenance and operation of
63 the airport; and, to acquire property or interest in property by purchase, gift, lease, or eminent domain
64 under Chapter 32 of the Wisconsin Statutes; and, to supervise the work of any engineer, appraiser,
65 negotiator, contractor or other person employed by the Secretary; and, to execute any assurances or
66 other documents required or requested by any agency of the federal government and to comply with all
67 federal and state laws, rules, and regulations relating to airport development projects.
68

69 FURTHER, the Sponsor requests that the Secretary provide, per Section 114.33(8)(a) of the Wis.
70 Stats., that the Sponsor may acquire the required land or interests in land that the Secretary shall find
71 necessary to complete the aforesaid project.
72

73 **“AIRPORT OWNER ASSURANCES”**
74

75 AND BE IT FURTHER RESOLVED that the Sponsor agrees to maintain and operate the airport in
76 accordance with certain conditions established in Chapter Trans 55, Wisconsin Administrative Code, or
77 in accordance with Sponsor assurances enumerated in a Federal Grant Agreement.
78

79 AND BE IT FURTHER RESOLVED THAT THE County Board Chair and County Clerk be
80 authorized to sign and execute the Agency Agreement and Federal Block Grant “Owner Assurances”
81 authorized by this Resolution.
82

83 **CERTIFICATION**
84

85 I, _____, Clerk of Rock County, Wisconsin, do hereby certify that the foregoing
86 is a correct copy of a Resolution introduced at a _____ meeting of the _____
87 on _____, 2012, adopted by a majority vote, and recorded in the minutes of said
88 meeting.
89

90
91 _____
92 Clerk

Respectfully submitted,

PUBLIC WORKS COMMITTEE

Kurtis L. Yankee, Chair

Betty Jo Bussie, Vice-Chair

Eva Arnold

David Brown

Brent Fox

FISCAL NOTE:

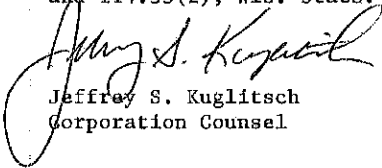
If any of the petitioned projects are granted, Rock County would be responsible for the local share, which could be 2 ½% to 20% of the projects cost, depending upon the type of Federal and/or State grant funding available for the project.



Sherry Oja
Finance Director

LEGAL NOTE:

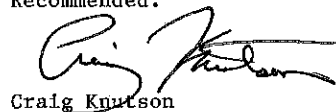
The County Board is authorized to take this action pursuant to secs. 59.02 and 114.33(2), Wis. Stats.



Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Craig Knutson
County Administrator

RESOLUTION

ROCK COUNTY BOARD OF SUPERVISORS

Public Works Committee
INITIATED BY

Public Works Committee
SUBMITTED BY



Ronald D. Burdick
DRAFTED BY

October 30, 2012
DATE DRAFTED

AGENCY AGREEMENT AND FEDERAL BLOCK GRANT OWNER ASSURANCES

1 WHEREAS, Rock County, Wisconsin, hereinafter referred to as the Sponsor, desires to
2 sponsor an airport development project to be constructed with federal aid and/or state aid, specifically,
3 the Southern Wisconsin Regional Airport project to:
4

5 Purchase replacement snow removal vehicle; Update the Airport Improvement Plan
6 including surveying and clearing the approaches; Construct deicing containment system; replace
7 Airport Rescue and Fire Fighting vehicle; Reconstruct the terminal area access roads and auto
8 parking; Reconstruct the southwest apron.
9

10
11 WHEREAS, the Sponsor adopted a resolution on _____, 2012, a
12 copy of which is attached and the prescribed terms and conditions of which are fully incorporated into
13 this agreement, designating the Secretary as its agent and requesting the Secretary to act as such as set
14 forth in the Resolution, and agreeing to maintain and operate the airport in accordance with certain
15 conditions; and
16

AGENCY AGREEMENT

17
18
19 WHEREAS, upon such request, the Secretary is authorized by law to act as agent for the
20 Sponsor until financial closing of this project;
21

22 NOW THEREFORE, the Sponsor and the Secretary do mutually agree that the Secretary
23 shall act as the Sponsor's agent in the matter of the airport development as provided by law and as set
24 forth in the referenced resolution; provided, however, that the Secretary is not required to provide legal
25 services to the Sponsor.
26

27 Secretary of Transportation

28
29
30
31
32
33 David M. Greene, Director
34 Bureau of Aeronautics

35 Date: _____
36
37

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46

FEDERAL BLOCK GRANT OWNER ASSURANCES

WHEREAS, the Sponsor does agree to the conditions established in Trans 55, Wisconsin Administrative Code, and for projects receiving federal aid, to the attached Federal Sponsor Assurances which are a condition of a Federal Grant of Funds.

The Federal Block Grant Owner Assurances shall remain in full force and effect throughout the useful life of the facilities developed under this project, but in any event not to exceed twenty (20) years from the date of the Finding;

ACCEPTANCE:

The Sponsor does hereby accept the Agency agreement and the Federal Block Grant Owner Assurances.

**SPONSOR
Rock County, Wisconsin**

Name

Title

Date

Name

Title

Date

Respectfully submitted,

PUBLIC WORKS COMMITTEE

Kurtis L. Yankee, Chair

Betty Jo Bussie, Vice-Chair

Eva Arnold

David Brown

Brent Fox

FISCAL NOTE:

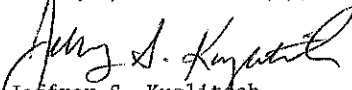
If any of the petitioned projects are granted, Rock County would be responsible for the local share, which could be 2 ½% to 20% of the projects cost, depending upon the type of Federal and/or State grant funding available for the project.



Sherry Oja
Finance Director

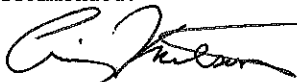
LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01, 59.02, 59.52(19) and 114.33(2), Wis. Stats.


Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Craig Knutson
County Administrator

**Executive Summary
For
Resolution
Petitioning The Secretary Of Transportation
For Airport Improvement Aid**

This Resolution petitions the State of Wisconsin and/or the Federal Government for the necessary improvements to meet the existing and future needs of the Southern Wisconsin Regional Airport.

This Resolution also outlines the state and federal requirements for applying to obtain funding assistance. This Resolution is important for the future planning and timely execution of development as it becomes necessary.

The Resolution does not require county funds to be available, however should a part or all of the projects become eligible, and state and or federal aid become available, a request would be brought to the county board through future airport capital improvement budgets to provide the sponsor share for each project.

If approved, this Resolution and the Airport Owner Assurances signed by the County Board Chair and County Clerk will be forwarded to the State of Wisconsin, Bureau of Aeronautics for their approval.

Respectfully Submitted,

Ronald D. Burdick
Airport Director

**Rock County Department of Public Works
Airport Division – Issue Paper**

Issue – Failure to Comply with Lease Agreement by Green Fairways, LLC

Discussion – Sec. 6.06 of the Lease Agreement between Green Fairways, LLC and the Southern Wisconsin Regional Airport states:

Sec 6.06 LESSEE'S Obligations; Utilities. LESSEE agrees to provide for its own connections with utilities, and to make separate arrangements with the agencies responsible for these utilities. Lessee shall pay for all utility service supplied to the said premises, and if required by the utility agencies as a condition of continuing said services, LESSEE will install and pay for standard metering devices for the measurement of such services.

Additionally, Section 11 provides the following:

Sec. 11.01 Lease Termination By LESSOR. LESSOR may give notice of termination of this Lease by giving LESSEE not less than ninety (90) days advance written notice upon LESSEE'S violation of any provision of this Lease or upon the occurrence of any one of the following events:

Green Fairways LLC assumed the interest in the Rock Ridge Golf Course, LLC Lease on July 15, 2008. On October 15, 2012 airport administration received notice from the City of Janesville, that Green Fairways LLC has not paid the water utility bill and is past due. Green Fairways was then sent a letter that if payment of the past due amount was not made by October 31, 2012 this matter would be referred to the Public Works Committee for action. As of November 27, 2012, \$1,645.88 is still unpaid and has been referred to the Rock County Treasure's office for collection from the Southern Wisconsin Regional Airport as the land owner. There is an additional amount owed to the Janesville Utilities department in the amount of \$1,522.75. The total amount outstanding for water utilities as of November 27, 2012 is \$3,168.63.

Recommendation – That a certified letter from the committee be sent to Green Fairways LLC giving 90-day notice of their intent to proceed under Section 11 of the Lease agreement and terminate this Lease unless all outstanding water utility amounts have been paid.

**Rock County Department of Public Works
Airport Division – Issue Paper**

Issue – Failure to Comply with Lease Agreement by Mr. Alex Smith

Discussion –

Article 8 of the Lease Agreement between Mr. Alex Smith and the Southern Wisconsin Regional Airport states:

Article 8 - Utilities

8.1 Payment

LESSEE shall pay for all utilities, including electric, gas, telephone, sanitary/sewer and water service. LESSOR may require all utility pipes, wires and conduits to be underground. LESSOR will provide access to sewer and water to the property line of leased premises.

Additionally, Article 30 provides the following:

Article 30 - Failure to Pay Rent or Observe Lease Terms

Failure on the part of LESSEE to pay any of the rent due and owing under the terms of this Lease or observe any of the other terms of this Lease shall be addressed as provided for under Wisconsin Statutes. In the event of any Lease termination, ownership of improvements will be as stated in Article 4, Section 4.6 and LESSEE shall have One Hundred Twenty (120) days to remove hangar complex and personal property and to restore site to original condition. Prior to termination of this lease as provided for under this Article, LESSEE shall have the right to appear before the Public Works Committee and the COUNTY BOARD as a part of the termination process.

Mr. Smith entered into a lease agreement with the airport on January 1, 2009. On October 15, 2012 airport administration received notice from the City of Janesville, that Mr. Smith has not paid his water utility bill and was past due. Mr. Smith was then sent a letter that if payment were not made by October 31, 2012 this matter would be referred to the Public Works Committee for action. As of November 27, 2012, \$71.70 is still unpaid and has been referred to the Rock County Treasurer's office for collection from the Southern Wisconsin Regional Airport as the land owner. There is an additional amount owed to the Janesville Utilities department in the amount of \$31.47. The total amount outstanding for water utilities as of November 27, 2012 is \$102.17.

Recommendation – That a certified letter from the committee be sent to Mr. Smith giving him 30-day notice of their intent to proceed under Article 30 of his lease agreement and terminate his lease.

**Rock County Department of Public Works
Airport Division – Issue Paper**

Issue – Setting the 2013 Land Lease and T-hangar Rates

Discussion – On December 18, 1991, the Public Works Committee approved an addendum to the Airport Leases to standardize the following items;

1. Lease rates equal between like businesses
2. Renegotiate lease rate annually
3. Increase based on the US CPI-U not to exceed 4% annually


Each Lease contains the following language: Annually during the month of December, rental rates shall be re-negotiated by the parties and will be based on the urban rate of inflation, not to exceed 4% annually. Said rates are to be equal to the rental rates for other buildings in its category and be effective January 1. The Airport Director shall be responsible for re-negotiating the yearly rental charge on behalf of the LESSOR, subject to final approval of the Public Works Committee.

For the 12-month period ending in October, the CPI-U increased 2.2 percent. A 2.2 percent increase would raise the current unimproved rate of .1119 per square foot to .1144 and the improved rate of .1792 per square foot to .1831 per square foot. The average monthly effect of this increase is \$12.75.

The t-hangar storage agreement states that all rates are reviewed during the month of December every year and that rates may be adjusted. Adjustments will be based on the urban rate of inflation (CPI-U). It is also agreed that the Public Works Committee may from time to time make adjustments due to market evaluations. New rates will be effective as of February 1.

Recommendation – Approve the 2.2 percent increase for land lease rates effective January 1, 2013 and t-hangar rates effective February 1, 2013.

Databases, Tables & Calculators by Subject

FONT SIZE: 

Change Output Options: From: 2002  To: 2012  

Include graphs

[More Formatting Options](#) 

Data extracted on: November 27, 2012 (3:33:48 PM)

Consumer Price Index - All Urban Consumers

Series Id: CUUR0000SA0
 Not Seasonally Adjusted
 Area: U.S. city average
 Item: All items
 Base Period: 1982-84=100

Download:  .xls

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2002	177.1	177.8	178.8	179.8	179.8	179.9	180.1	180.7	181.0	181.3	181.3	180.9	179.9	178.9	180.9
2003	181.7	183.1	184.2	183.8	183.5	183.7	183.9	184.6	185.2	185.0	184.5	184.3	184.0	183.3	184.6
2004	185.2	186.2	187.4	188.0	189.1	189.7	189.4	189.5	189.9	190.9	191.0	190.3	188.9	187.6	190.2
2005	190.7	191.8	193.3	194.6	194.4	194.5	195.4	196.4	198.8	199.2	197.6	196.8	195.3	193.2	197.4
2006	198.3	198.7	199.8	201.5	202.5	202.9	203.5	203.9	202.9	201.8	201.5	201.8	201.6	200.6	202.6
2007	202.416	203.499	205.352	206.686	207.949	208.352	208.299	207.917	208.490	208.936	210.177	210.036	207.342	205.709	208.976
2008	211.080	211.693	213.528	214.823	216.632	218.815	219.964	219.086	218.783	216.573	212.425	210.228	215.303	214.429	216.177
2009	211.143	212.193	212.709	213.240	213.856	215.693	215.351	215.834	215.969	216.177	216.330	215.949	214.537	213.139	215.935
2010	216.687	216.741	217.631	218.009	218.178	217.965	218.011	218.312	218.439	218.711	218.803	219.179	218.056	217.535	218.576
2011	220.223	221.309	223.467	224.906	225.964	225.722	225.922	226.545	226.889	226.421	226.230	225.672	224.939	223.598	226.280
2012	226.665	227.663	229.392	230.085	229.815	229.478	229.104	230.379	231.407	231.317				228.850	

12-Month Percent Change

Series Id: CUUR0000SA0
 Not Seasonally Adjusted
 Area: U.S. city average
 Item: All items
 Base Period: 1982-84=100

Download:  .xls

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2002	1.1	1.1	1.5	1.6	1.2	1.1	1.5	1.8	1.5	2.0	2.2	2.4	1.6	1.3	1.9
2003	2.6	3.0	3.0	2.2	2.1	2.1	2.1	2.2	2.3	2.0	1.8	1.9	2.3	2.5	2.0
2004	1.9	1.7	1.7	2.3	3.1	3.3	3.0	2.7	2.5	3.2	3.5	3.3	2.7	2.3	3.0
2005	3.0	3.0	3.1	3.5	2.8	2.5	3.2	3.6	4.7	4.3	3.5	3.4	3.4	3.0	3.8
2006	4.0	3.6	3.4	3.5	4.2	4.3	4.1	3.8	2.1	1.3	2.0	2.5	3.2	3.8	2.6
2007	2.1	2.4	2.8	2.6	2.7	2.7	2.4	2.0	2.8	3.5	4.3	4.1	2.8	2.5	3.1
2008	4.3	4.0	4.0	3.9	4.2	5.0	5.6	5.4	4.9	3.7	1.1	0.1	3.8	4.2	3.4
2009	0.0	0.2	-0.4	-0.7	-1.3	-1.4	-2.1	-1.5	-1.3	-0.2	1.8	2.7	-0.4	-0.6	-0.1
2010	2.6	2.1	2.3	2.2	2.0	1.1	1.2	1.1	1.2	1.1	1.5	1.6	1.6	2.1	1.2
2011	1.6	2.1	2.7	3.2	3.6	3.6	3.6	3.8	3.9	3.5	3.4	3.0	3.2	2.8	3.5
2012	2.9	2.9	2.7	2.3	1.7	1.7	1.4	1.7	2.0	2.2				2.3	

Southern Wisconsin Regional Airport

2013 Lease Rate Summary

2.2% U-CPI

Lessee	Sq. Ft.	2012	Monthly Payment	2013	Monthly Payment	Monthly Increase	Total Yearly Increase
Airport Office	384		\$0.00	0.00	\$0.00	\$0.00	\$0.00
Airport House		729.00	\$729.00	745.04	\$745.00	\$16.00	\$192.00
Bales, Peter	9,312	0.1119	\$86.83	0.1144	\$88.77	\$1.94	\$23.28
Blackhawk Technical College	15,176 72,360	0.1119 0.1792		0.1144 0.1831			
			\$1,222.09		\$1,248.77	\$26.68	\$320.16
Dacy, Susan	27,500	0.1119	\$256.44	0.1144	\$262.17	\$5.73	\$68.76
Erect-A-Tube	33,000	0.1119	\$307.73	0.1144	\$314.60	\$6.88	\$82.56
Fab-Tech	58,430 51,870	0.1119 0.1792		0.1144 0.1831			
			\$1,319.45		\$1,348.48	\$29.03	\$348.36
Helicopter Specialties	48,692 35,498	0.1119 0.1792		0.1144 0.1831			
			\$984.16		\$1,005.84	\$21.68	\$260.16
Hendricks Commercial Properties	25,115 31,025	0.1119 0.1792		0.1144 0.1831			
			\$697.50		\$712.82	\$15.32	\$183.84
Hershey Lane	9,500	0.1119	\$88.59	0.1144	\$90.57	\$1.98	\$23.76
Janesville Jet Center	36,706 73,597	0.1119 0.1792		0.1144 0.1831			
			\$1,441.33		\$1,472.90	\$31.57	\$378.84
Kealy's Airport Kafe (For Fixed Rate)+ 2.55%		629.06	629.06	642.90	\$642.90	\$13.84	\$166.08
Kealy's 2.55% Lease 2 yr Ave.							
NJJ Properties	12,452 21,400	0.1119 0.1792		0.1144 0.1831			
			\$435.69		\$445.24	\$9.55	\$114.60
Prent	30,625	0.1119	\$285.58	0.1144	\$291.96	\$6.38	\$76.56
Regal Beloit Corp.	22,756 12,000	0.1119 0.1792		0.1144 0.1831			
			\$391.40		\$400.04	\$8.64	\$103.68
S.C. Aviation	33,000 27,000	0.1119 0.1792		0.1144 0.1831			
			\$710.93		\$726.58	\$15.65	\$187.80
Seneca Foods	18,630	0.1119	\$173.73	0.1144	\$177.61	\$3.88	\$46.56
Smith, Alex	9,797	0.1119	\$91.36	0.1144	\$93.40	\$2.04	\$24.48
Total Yearly Increase							\$2,601.48

2013 T-Hangar Summary 2.2% Increase

Hangar Numbers	1 Year Current Base Rate	Increase Rounded New Base Rate	Increase	6 Month Lease = Base + \$10.00	3 Month Lease = Base + \$20.00	1 Month Lease = Base + \$30.00	
25-44	Current	\$ 216.00	\$ 221.00	\$ 5.00	\$ 231.00	\$ 241.00	\$ 251.00
	Security Deposit	One Month's Rent		50% Month's Rent	25% Month's Rent	\$ 30.00	
45-54	Current	\$ 230.00	\$ 235.00	\$ 5.00	\$ 245.00	\$ 255.00	\$ 265.00
	Security Deposit	One Month's Rent		50% Month's Rent	25% Month's Rent	\$ 30.00	
55-64	Current	\$ 253.00	\$ 259.00	\$ 6.00	\$ 269.00	\$ 279.00	\$ 289.00
	Security Deposit	One Month's Rent		50% Month's Rent	25% Month's Rent	\$ 30.00	

Current Occupancy	Current Monthly Rate	New Rate	Total Monthly Increase Based on Occupancy	Total Yearly Increase Based on Occupancy
Building 4 Out of 10	8 \$ 216.00	\$ 221.00	\$ 40.00	\$ 480.00
Building 5 Out of 10	10 \$ 216.00	\$ 221.00	\$ 50.00	\$ 600.00
Building 6 Out of 10	10 \$ 230.00	\$ 235.00	\$ 50.00	\$ 600.00
Building 7 Out of 10	10 \$ 253.00	\$ 259.00	\$ 60.00	\$ 720.00
			Total yealy Increase	\$ 2,400.00