



*Where Life is Sweet*

Mayor and Members of the City Council  
**STAFF REPORT**  
For the Meeting of April 13, 2026

**Title/Subject**

Approve Ground Lease Agreement with Windblown Ranch Inc. at the Hermiston Municipal Airport

**Summary and Background**

The Hermiston Municipal Airport leases ground to private individuals for construction and maintained use for airplane Hangar space. Windblown Ranch Inc., through its President Art Prior, wishes to continue a ground lease of 3500sq.ft. for Hangar #2. Hangar #2 has been used by the Prior family since 1996, and the Airport Board is recommending the approval of this new lease. The lease term will be for 10 years with an option to renew for an additional 10 year term.

**Tie-In to Council Goals**

**Fiscal Information**

Annual Lease payments received

**Alternatives and Recommendation**

Alternatives

1. Approve the ground lease
2. Reject the ground lease

**Recommended Action/Motion**

Approve the ground lease agreement with Windblown Ranch Inc. at the Hermiston Municipal Airport

**Submitted By:**

Mark Morgan  
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