



CITY COUNCIL MEMORANDUM

TO: Matthew R. Schmitz, MPA – City Manager

FROM: Brett Soukup – Airport Director

DATE OF MEETING: January 12, 2026

ITEM TITLE: Lease Termination – Streeter Aircraft Mechanic Services

BACKGROUND:

The Streeters began their contract in the Volt hangar in September 2025. Since that time, they have determined that the hangar is smaller than required for their operations. Consequently, the current arrangement is not working for their business needs.

On January 1, 2026, the Airport Director and City Manager received written notice from the Streeters regarding their intent to terminate their lease. They have requested this termination be effective at the end of January 2026.

DISCUSSION:

The Streeters initially proposed an alternative to stay at the Independence Municipal Airport (IIB). They requested a guaranteed space in the terminal (large) hangar, including the use of the office and tool room, while keeping the rental rate consistent with their current arrangement.

The Airport Commission met on January 7, 2026, to discuss this matter. The Commission reviewed the request to move to the terminal hangar versus the request to terminate the lease.

After review, the Airport Commission recommends accepting the lease termination as requested by the tenant. This action allows the City to market the Volt hangar to new tenants who may fit the space requirements better.

RESULTS:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by ensuring our airport assets are utilized effectively. While we regret losing a tenant, recognizing when a facility does not meet a business's needs allows us to reset and find a more suitable user for the Volt hangar.

FINANCIAL CONSIDERATION:

The City will cease receiving rental revenue from this lease after January 2026. The current rate for the space is \$575.00 per month. We will look to offset this by securing a new tenant for the Volt hangar as soon as possible. RFP's are currently being reviewed.

RECOMMENDATION:

Staff and the Airport Commission recommends that the City Council approve the lease termination for Streeter Aircraft Mechanic Services, effective January 31, 2026.