



**BUSINESS OF THE CITY COUNCIL
YAKIMA, WASHINGTON
AGENDA STATEMENT**

Item No. 7.G.
For Meeting of: October 21, 2025

ITEM TITLE: Resolution authorizing the second amendment to Lease Agreement #2 with McCormick Air at the Yakima Airport (Revenue to Airport Fund)

SUBMITTED BY: Gary Ballew, Assistant City Manager

SUMMARY EXPLANATION:

The proposed lease amendment with McCormick Air will add an additional 33,000 square feet to the existing lease, 234,488 square feet, for 267,751 square feet in total. At the current aviation land lease rate of \$0.25/sq ft the lease will generate \$66,938 annually to the Airport Fund. McCormick Air agrees to invest \$1,900,000 in the property, primarily through the development of two hangars. The investment must occur within five years of the execution of the amendment. The lease will be extended an additional 20 years. In negotiation on the lease term staff introduced the concept of 'lease term investment density', the concept that lease terms should be based on the level of investment the lessee is making in the property. The lease term investment density for this agreement is \$0.30 sq ft/year. Similar to other recently completed leases at the Yakima Airport and commensurate with other Eastern Washington airports.

ITEM BUDGETED: No

STRATEGIC PRIORITY 24-25: A Resilient Yakima

RECOMMENDATION: Adopt Resolution.

ATTACHMENTS:

[R-2025-_lease_amend_2_to_lease_agmt_2_with_McCormick_Air.docx](#)
[McCormick.Lease Amendment 2 Lease 2.pdf](#)