

110690

March 12, 2025

To: Honorable Board of Acquisition and Contract

From: Hugh J. Greechan Jr., P.E.
Commissioner of Public Works and Transportation

Re: Authority to enter into License Agreement No. WCA 25002 with JetBlue Airways Corporation for the use of space in Building 2 at Westchester County Airport for the period from March 24, 2025 through March 23, 2030, with the County's option to renew the license for five (5) more years.

Authority is requested for the County to enter into a license agreement with JetBlue Airways Corporation ("JetBlue") for the use of space in Building 2 at Westchester County Airport (the "Airport") for the term from March 24, 2025 through March 23, 2030. The term will be subject to renewal at the County's option for five (5) additional years.

The licensed premises will consist of approximately 5,063 square feet of storage and office space in Building 2, eight (8) reserved vehicular parking spaces in the vicinity of the building, and approximately 5,400 square feet of unimproved land. JetBlue will use the space for a technical operations and maintenance facility. As consideration for the use of the licensed premises, Jet Blue will pay the County a license fee at a monthly rate of \$25.00 per square foot x 5,063 square feet (the rentable area), equating to a monthly total of \$10,548.00 in the first year of the term. The annual license fee shall automatically increase by the greater of three percent (3%) or CPI-U (New York-Newark-Jersey City) each year on the anniversary of the commencement date. JetBlue will be responsible for maintenance of the licensed premises, as well as its proportionate share of utilities and applicable property taxes.

The goal and objective of the proposed License Agreement is in the best interests of the County in terms of fiscal responsibility, as it will provide revenue for the County.

The goal and objective of the proposed License Agreement will be tracked and monitored by the staff of the Department of Public Works and Transportation.

This license agreement is exempt from the County Procurement Policy pursuant to Section 3(b) thereof.

I recommend approval of the attached proposed resolution.

HJG/DLV/dv
Attachment

RESOLUTION

Upon a communication from the Commissioner of Public Works and Transportation, be it hereby

RESOLVED, that the County of Westchester is hereby authorized to enter into a license agreement with JetBlue Airways Corporation (“JetBlue”) for the use of space in Building 2 at Westchester County Airport (the “Airport”) for the term from March 24, 2025 through March 23, 2030; and be it further

RESOLVED, that the term of the license shall be subject to renewal for five (5) additional years at the County’s option; and be it further

RESOLVED, that the licensed premises will consist of approximately 5,063 square feet of storage and office space in Building 2, eight (8) reserved vehicular parking spaces in the vicinity of the building, and approximately 5,400 square feet of unimproved land. JetBlue will use the space for a technical operations and maintenance facility; and be it further

RESOLVED, that as consideration for the use of the licensed premises, Jet Blue will pay the County a license fee at a monthly rate of \$25.00 per square foot x 5,063 square feet (the rentable area), equating to a monthly total of \$10,548.00 in the first year of the term. The annual license fee shall automatically increase by the greater of three percent (3%) or CPI-U (New York-Newark-Jersey City) each year on the anniversary of the commencement date; and be it further

RESOLVED, that JetBlue will be responsible for maintenance of the licensed premises, as well as its proportionate share of utilities and applicable property taxes; and be it further

RESOLVED, that the County Executive or his duly authorized designee is authorized to execute any instruments and to take any actions reasonably necessary to implement this Resolution.

Agreement No. WCA 25002

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
	161	44	4110	9096		\$ 97,569 (2025)
	161	44	4110	9096		\$ 129,424 (2026)
	161	44	4110	9096		\$ 133,307 (2027)
	161	44	4110	9096		\$ 137,306 (2028)
	161	44	4110	9096		\$ 141,425 (2029)
	161	44	4110	9096		\$ 35,615 (2030)

Budget Funding Year(s) 2025 - 2030 Start Date 03/24/2025 End Date 03/23/2030
(must match resolution)

Funding Source Tax Dollars _____
State Aid _____
\$ 674,646.00 Federal Aid _____
(must match resolution)
Other Airport Special Revenue Fund _____