



CITY OF CONCORD

REPORT TO MAYOR AND CITY COUNCIL

FROM: Matthew R. Walsh, Deputy City Manager - Development

DATE: June 5, 2023

SUBJECT: Concord Airport Development Zone 3D
United Therapeutics Corporation Hangar Utility Services

Recommendation:

Accept this report and approve the attached consent resolution authorizing the City Manager to modify or otherwise grant easements to utility companies as to facilitate utility services to support development of the United Therapeutics Corporation's new corporate hangar located at Development Zone 3D at the Concord Municipal Airport.

Background:

On March 13, 2023, the City Council approved Resolution #9542, which authorized the City Manager to enter into a lease agreement with United Therapeutics Corporation concerning Development Zone 3D located at the Concord Municipal Airport. United Therapeutics is leasing the property for the purposes of constructing a new 35,683SF+/- hangar to house its corporate aircraft. The lease agreement was executed on April 1, 2023. Construction of the new hangar is currently underway.

Discussion:

Unitil and other private utility companies whom will be providing services to United Therapeutics Corporation's hangar have requested that the City modify, or otherwise grant, certain easements associated therewith.

By way of background, the City has granted such easements in the past. Specifically, in 2003 the City provided Unitil and other private utility companies with easements to provide utility services to the Airport's Snow Removal Equipment ("SRE") building (see easement MCRD Book 2486, Page 1725). In 2006, the City amended said easement to support the development of the East Coast Hangar facility which is also on leased land at the Airport (see easement MCRD Book 2892, Page 55).

Modification of existing easements, or granting of new easements, must occur to facilitate utility services to the new hangar project. In addition, the City may need to work with lessees of adjacent Airport Development Zones to facilitate said utility easements, and modify lease agreements associated therewith. Discussions with Unitil, the other private utilities, and affected lessees are ongoing.

Staff recommends approval of the attached consent resolution so that required utility services can be provided to the project.