



**EAST BAY REGIONAL PARK DISTRICT  
BOARD OF DIRECTORS MEETING  
AGENDA STAFF REPORT**

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<b>DATE</b>	May 20, 2025
<b>TITLE</b>	Authorization to Enter into a Three-Year Lease Agreement with Five Rivers Aviation, LLC for Hangar and Offices within the Hangar for the Air Support Unit at: 704 Terminal Circle, Livermore, California
<b>DIVISION</b>	Acquisition, Stewardship, and Development
<b>FROM</b>	Becky Bremser, Division Lead of Land Acquisition Ken Wysocki, Assistant General Manager of Acquisition, Stewardship & Development
<b>APPROVED</b>	Sabrina Landreth, General Manager 

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**RECOMMENDATION**

The General Manager recommends that the Board of Directors of the East Bay Regional Park District (Park District) authorize Public Safety to enter a lease with Five Rivers Aviation, LLC, for continued use of a hangar and office space at 704 Terminal Circle, Livermore, California at Livermore Airport. A three-year lease would cost \$18,286/month through December 31, 2025; \$19,017.44/month for 2026; \$19,778.14/month for 2027; and \$20,569.26 through May 31, 2028. Beginning January 1, 2026, a \$1/gallon discount on fuel would be granted.

**BACKGROUND**

Under Public Safety, the Air Support Unit (ASU) provides the Park District with police and fire support services using two Airbus helicopters. ASU relocated from Hayward to its current location in Livermore and began a short-term, 12-month lease with Five Rivers Aviation, LLC, in May 2024. The initial six months cost \$22,275/month and \$18,286/month thereafter. The short-term lease is expiring on May 31, 2025.

**ANALYSIS**

The Livermore location has proven to be very favorable in that it has significantly better weather days that no longer impede regular flight availability compared to the previous location. The 7,938 sq. ft. hangar contains a 960-sq-ft mobile office inside the hangar. The current facility has worked well in providing a safe working environment for the ASU equipment and personnel. The space provides adequate room for associated maintenance materials, large work stands, and parts room. The staff utilizing the space includes four police personnel and one office specialist permanently assigned to ASU. ASU desires to continue its lease for an additional three years.

A three-year lease with Five Rivers Aviation, LLC would be structured as follows:

- A three-year term secures space for a longer term than one year.
- The current rate will be locked in through the end of 2025 - \$18,286/month. (\$128,002 through the end of 2025.) This has been budgeted through the ASU budget.

- For the remaining years, the cost of the lease will increase by 4% versus the Consumer Price Index, which can vary and is less predictable.
  - \$19,017.44/month from January 1, 2026 – December 31, 2026. (\$228,209.28 for 2026)
  - \$19,778.14/month from January 1, 2027- December 31, 1027. (\$237,337.68 for 2027)
  - \$20,569.26/month from January 1, 2028 – May 31, 2028. (\$102,846.30 through May 2028)
- Lead-free jet fuel for the helicopters is purchased from Five Rivers Aviation, LLC. Beginning on January 1, 2026, the Park District will receive a \$1 discount per gallon on fuel. The Park District currently uses an average of 1,726 gallons/month.
- The proposed lease does not require a security deposit, and utilities would be on an individual meter paid by the Park District.
- The lease allows termination upon 60 days' notice.

### **FISCAL IMPACT**

The cost of the lease with Five Rivers Aviation, LLC, is \$219,432 in 2025 and will increase by 4% annually. In 2025, sufficient funds are available in ASU's adopted budget for the Five Rivers Aviation lease. Funding to support the 4% annual increase will be requested during the 2026-2028 annual budget process.

### **ATTACHMENTS**

None.



**EAST BAY REGIONAL PARK DISTRICT  
RESOLUTION NO. 2025 – 05 -  
MAY 20, 2025**

**AUTHORIZATION TO ENTER INTO A THREE-YEAR LEASE AGREEMENT WITH  
FIVE RIVERS AVIATION, LLC FOR HANGAR AND OFFICES WITHIN THE  
HANGAR FOR THE AIR SUPPORT UNIT AT: 704 TERMINAL CIRCLE,  
LIVERMORE, CALIFORNIA**

**WHEREAS**, under Public Safety, the Air Support Unit provides the East Bay Regional Park District (Park District) with police and fire support using two Airbus helicopters; and

**WHEREAS**, the Air Support Unit currently leases a 7,938-sq-ft hangar with one mobile office in the hangar located at 704 Terminal Circle, Livermore; and

**WHEREAS**, the current lease is set to expire on May 31, 2025; and

**WHEREAS**, staff has negotiated terms to lease the space for a three-year term for \$18,286/month through December 31, 2025; \$19,017.44/month for 2026; \$19,778.14/month for 2027; \$20,569.26 through May 31, 2028; and

**WHEREAS**, staff has negotiated beginning January 1, 2026, a \$1/gallon discount on fuel;

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Directors of the East Bay Regional Park District hereby authorizes Public Safety to enter into a three-year lease with Five Rivers, LLC for use of a hangar and office space at 704 Terminal Circle, Livermore, as presented to the Board on May 20, 2025; and

**BE IT FURTHER RESOLVED**, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director \_\_\_\_\_, and seconded by Director \_\_\_\_\_, and  
adopted May 20, 2025, by the following vote:

FOR:

AGAINST:  
ABSTAIN:  
ABSENT: