



PROGRAM EVALUATION DIVISION

NORTH CAROLINA GENERAL ASSEMBLY

As directed by Session Law 2010-31, the Program Evaluation Division conducted a comprehensive program and financial review of the North Carolina Global TransPark Authority to determine its effectiveness in meeting its mission and goals and to assess its ability to be self-sufficient and repay the Escheats Fund. Based on a follow-up request, the Division created this handout to provide a descriptive summary of the Authority's leases and service agreements. Included in this table is a listing of building and space leases, land leases, T-hangar leases,¹ and service agreements.

Tenant	Square Feet	Space Description	Monthly Rate	Annual Rate	Payment Source	Rate/Square Foot	Lease Term
NC's Eastern Region	5,120	Office Space in Admin Building	\$3,200.00	\$38,400.00	Tenant	\$7.50	Lease expires 12-16-11; four 5-year options
State of NC Division of Emergency Management	3,355	Office Space in Admin Building	\$2,331.73	\$27,980.76	Tenant	\$8.34	Lease expires 10-31-2011; two 3-year options
Delta Private Jets	39,050	Hangar	\$10,108.00	\$161,296.00 ²	Tenant	\$3.11	1-3-2008 to 12-31-18; three 5-year options
Spirit AeroSystems	120,000	GTP-1 - Warehouse	\$35,000.00	\$420,000.00	Tenant	\$3.50	9-1-2011, 10 years
Spatial Integrated Systems	20,000	GTP-5 - Warehouse/Office	\$18,495.00	\$221,940.00	Tenant	\$11.10	2-2-2008 to 1-31-2012; three 5-year options; option to purchase until 2-2013
DB Schenker Logistics, Inc.	19,030	GTP-2 - Warehouse/Office	\$6,073.73	\$72,884.76	Tenant	\$3.83	3-1-2010 to 2-28-2015; annual increase
Commerce Overseas Corporation	5,311	South Cargo	\$1,040.07	\$12,480.84	Tenant	\$2.35	4-3-2009 to 4-2-2011
State of NC - Highway Patrol	3,491	Hangar	\$695.29	\$8,343.48	Tenant	\$2.39	11-1-2008 to 10-31-2018; increase every 3 years
Delta Private Jets	4,112	General Aviation Terminal	\$2,398.50	\$28,782.00	Tenant	\$7.00	1-3-2008 to 12-31-18; three 5-year options
Spirit AeroSystems	27,500	GTP-3 - Warehouse/Office	\$10,839.60	\$130,075.20	GTP Foundation	\$4.73	7-1-2008 to 6-30-2013, four 5-year options; option to purchase
MJE Telestructure	11,400	North Cargo	\$3,493.20	\$41,918.40	Tenant	\$3.68	12-1-10 to 11-30-13; has exercised two of three 3-year options
Spirit AeroSystems	26,400	North Cargo	\$7,358.20	\$88,298.40	Tenant	\$3.34	1-1-10 to 12-31-10; has exercised one of two 1-year options

¹ A T-hangar is a type of enclosed structure designed to hold aircraft in protective storage. They are primarily used for private aircraft at general aviation airports.

² This rate includes an annual economic development grant valued at \$40,000. Provided the tenant meets the incentive targets, Lenoir County provides the \$40,000 grant to the Authority. If the tenant fails to meet the targets specified in the agreement, the tenant provides payment in the amount of \$40,000 to the Authority.

Longistics International, Inc.	21,000	North Cargo	\$6,401.29	\$76,815.48	Tenant	\$3.66	11-15-09 to 11-14-12
Transportation Security Administration	455	Office-Airport Terminal	\$545.62	\$6,547.44	Tenant	\$14.39	3-31-11 to 3-30-13
T-Hangars	Square Feet	Space Description	Monthly Rate	Annual Rate	Payment Source	Rate/Square Foot	Lease Term
Tim Smith	1,231	Hangar	\$190.00	\$2,280.00	Tenant	\$1.85	Month to month
Robert McGaughy	1,231	Hangar	\$190.00	\$2,280.00	Tenant	\$1.85	Month to month
Curtiss Baker	1,231	Hangar	\$190.00	\$2,280.00	Tenant	\$1.85	Month to month
Jim Davis	1,231	Hangar	\$190.00	\$2,280.00	Tenant	\$1.85	Month to month
Henley Aviation	1,231	Hangar	\$190.00	\$2,280.00	Tenant	\$1.85	Month to month
Rick Lanier	1,231	Hangar	\$190.00	\$2,280.00	Tenant	\$1.85	Month to month
JE Blizzard	1,231	Hangar	\$190.00	\$2,280.00	Tenant	\$1.85	Month to month
Dennis Millsap	1,231	Hangar	\$190.00	\$2,280.00	Tenant	\$1.85	Month to month
Robert Grady	1,231	Hangar	\$190.00	\$2,280.00	Tenant	\$1.85	Month to month
Eric Rouse	1,231	Hangar	\$225.00	\$2,700.00	Tenant	\$2.19	Month to month
Land Lease	Square Feet	Space Description	Monthly Rate	Annual Rate	Payment Source	Rate/Square Foot	Lease Term
Spirit AeroSystems	13,242,240	Land	\$0.00	\$100.00	Tenant		22 years; four 20-year options
Delta Private Jets	165,000	Land	\$1,310.00	\$15,720.00	Tenant	\$0.10	1-3-2008 to 12-31-18; three 5-year options
NC Forestry Service	1,097,712	Land	\$3,639.42	\$43,673.04	Tenant		50 year lease (thru 12-31-2020)
Federal Aviation Administration	352,400	Land	\$0.00	\$0.00	N/A	\$0.00	Renewed every year in perpetuity
Network Access/Lease Revenues	Square Feet	Service Description	Monthly Rate	Annual Rate	Payment Source	Rate/Square Foot	Lease Term
Division of Emergency Management		Network Access	\$250.00	\$3,000.00	Tenant	NA	Month to month
New Hanover Rent a Car (Avis)		Network Access	\$50.00	\$600.00	Tenant	NA	Month to month
Lenoir Community College		Dark Fiber Agreement	\$150.00	\$1,800.00	Tenant	NA	Month to month
Spirit AeroSystems		Network Access	\$2,800.00	\$33,600.00	Tenant	NA	1-20-10 to 1-17-2013; one 3-year option
Miscellaneous Revenues	Square Feet	Service Description	Monthly Rate	Annual Rate	Payment Source	Rate/Square Foot	Lease Term
Mountain Air Cargo		Janitorial Services	\$1,892.00	\$22,704.00	Tenant	NA	Month to month
Greenfield Power GTP One LLC		Roof Top Solar Energy Lease		2% of gross revenues	Tenant	NA	