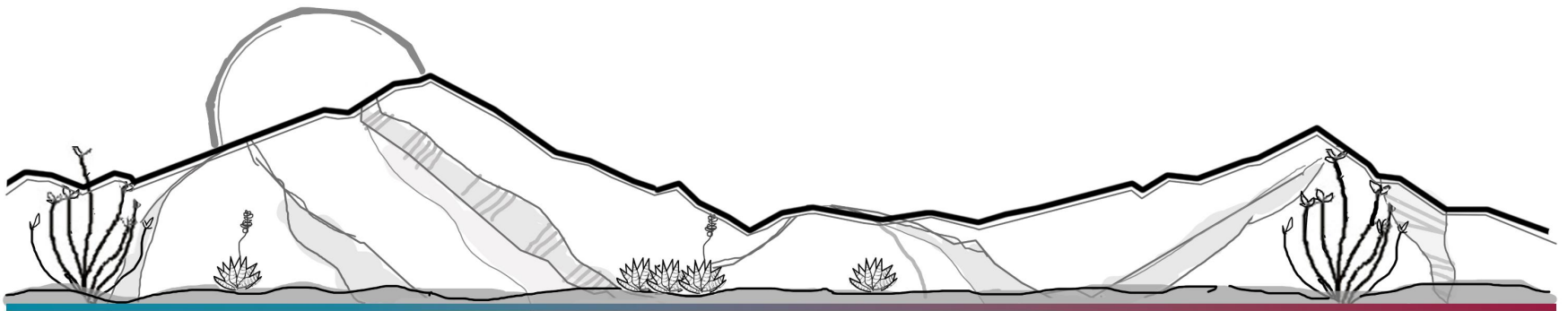


# **BDI Lease Agreement - Amendment**

## Rancho Relaxo Films

July 1, 2025  
Board of Supervisors



## Location

BDI: Public airport,  
owned and  
operated by  
Cochise County

3,000 acres, 2  
asphalt runways,  
4 hangars



## Background

Rancho Relaxo (RR Films) Films, represented by Bobby Morton, is a local independent film company

RR films wishes to enter into 15-year lease Hanger 3 at Bisbee Douglas International Airport

Cochise County is the airport sponsor  
BDI is a federally obligated airport, FAA approval is required for non-aeronautical use leases on airport property.



## Background

On April 22, 2025, the BOS approved a lease agreement. The signed lease agreement and market rate study were transmitted to FAA on April 23.

FAA requested the following amendments:

- Inclusion of FAA interim use policy language, subject to reclamation should aeronautical demand require;

- Detailed improvement plans and lessor pre-approval required for improvements exceeding \$10,000 in value;

- 15-year lease limit, with 10-year renewals

FAA provided a no objection email to the revised lease agreement (June 17, 2025)

## Key Features

Proposed use: movie studio, sound stage, and indoor FAA Part107 drone training (non-aeronautical)

The 15-year lease (July 2025–May 2040) yields \$3,750 per quarter, with annual CPI adjustments, and allows the County to reclaim the hangar with 30 days' notice if needed for aviation.

The tenant is responsible for significant improvements (HVAC, electrical, insulation) and can offset up to \$50,000 of those costs against rent, while studiospecific investments won't qualify.

Lessee must carry FAA- and County-required insurance.

## Recommendation

Staff recommends approval of the amended lease agreement.



# **BDI Hanger 3 Lease, Amended**

## Rancho Relaxo Films

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