

RESOLUTION NO. 2025-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER
APPROVING THE FIRST AMENDMENT OF THE 2016 GROUND LEASE
WITH WISK AERO LLC OF MOUNTAIN VIEW, CALIFORNIA FOR AN
ADDITIONAL 2.8 ACRES AT THE HOLLISTER MUNICIPAL AIRPORT**

WHEREAS, Wisk Aero LLC (Wisk) has been a long-term tenant at the Airport since 2015 and built its own hangar building via a 2016 ground lease, leases several on Airport hangar/building spaces, and has a “Through the Fence” Access Permit for its utilization of a building in the adjacent Airpark Business Center business park property. Wisk is an Advanced Air Mobility company focused on developing its electric vertical takeoff and landing (eVTOL) aircraft; and

WHEREAS, Wisk’s operations at the Airport continue to evolve. On the west side of the Airport, Wisk entered into a ground lease in 2016 and constructed a 15,000 square foot (sf.) hangar building with parking lot and ramp (Hangar 1), and in 2024, leased a 15,000 sf. hangar building in the Airpark Business Center with “Through the Fence” access onto airport property (Hangar 2). Wisk plans to increase the number of employees working at the Airport; and

WHEREAS, Wisk desires to ground lease the available area, approximately 2.8 acres, that is contiguous and adjacent to the 2016 Leased Premises. This area would serve to support the required additional parking for the increased occupancy at Hangar 1 and Hangar 2 locations and for future improvements to support their evolving operations; and

WHEREAS, for the design and construction of the additional parking lot, the Airport will require the current vehicle ingress/egress of the existing parking lot at Hangar 1 to be removed and re-routed through the new parking lot/additional area to eliminate vehicles moving past the nearby hangars and/or aircraft and thereby improving airfield safety at the west side hangars; and

WHEREAS, the City of Hollister Airport Advisory Commission considered the proposed use, location, and airfield safety improvement at their regular meeting of August 13, 2025, and unanimously passed a motion recommending the Airport present an Amendment to the 2016 Ground Lease for the additional ground lease area for City Council consideration and approval; and

WHEREAS, in FY 2024-25, Ground Lease revenue accounted for 22% of the Airport’s annual revenue. Wisk currently pays approximately \$7,500 per month, \$90,000 annually for the 2016 Leased Premises. The 2025 Additional Ground Lease area will generate a minimum of approximately \$6,000 per month, \$72,000 annually, and this rate will increase as improvements are constructed within the additional ground lease area. With approval of the First Amendment, the monthly ground lease rent to be paid by Wisk shall be comprised of the 2016 Leased Premises rent plus the 2025 Additional Ground Lease Area rent.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hollister does hereby approve the First Amendment of the 2016 Ground Lease with Wisk Aero LLC of Mountain View, California for an additional 2.8 acres at the Hollister Municipal Airport and authorize the Interim City Manager to execute the Amendment, subject to final review of Article 13 Insurance provisions.

PASSED AND ADOPTED, by the City Council of the City of Hollister at a regular meeting held on November 17, 2025, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

Roxanne Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:
Lozano Smith Attorneys at Law

Jennifer Woodworth, MMC, City Clerk

Jennifer P. Thompson, City Attorney

I, Jennifer Woodworth, MMC, City Clerk of the City of Hollister, do hereby certify that the attached Resolution No. 2025-XX is an original resolution, or true and correct copy of a City resolution, duly adopted by the Council of the City of Hollister at a regular meeting held on November 17, 2025, at which meeting a quorum was present.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Hollister on November 17, 2025.

Jennifer Woodworth, MMC
City Clerk of the City of Hollister