



2906 Fanta Reed Road
La Crosse, WI 54603

March 10, 2020

Mr. Ian Turner
Airport Manager
La Crosse Regional Airport
2850 Airport Drive
La Crosse, WI 54603

Dear Ian,

As you may remember, AVCAP is the non-profit entity which leases the former airport administration building from the airport. AVCAP is a local non-profit that seeks to expand education and excitement about aerospace. We do this by supporting the work of the Civil Air Patrol, the EAA Young Eagles program, and other youth focused aviation initiatives.

I am writing you today to inquire about a special rent dispensation due to furnace repairs this past winter. Under the terms of our lease the city does not repair the leased facility and AVCAP is responsible for its upkeep. This is something we take seriously including a \$100,000 investment into the property eight years ago to extend its life and usability.

This past winter we had an incident where the furnace stopped working. Over the years this has happened occasionally and thankfully the furnace company has said that, because of the simplicity of the unit, it can be repaired almost indefinitely. Typically, a repair call costs \$200-\$400, however this time the repair call was more than \$650. This amount is a significant sum for a small non-profit like ours.

We fully understand that there is no provision for reimbursement under the lease and that the lease creates no obligation for such. However, we are inquiring on whether the airport management or the Airport Board would be open to providing a rent credit equal to all or some amount of the repair. We believe having this facility has been a boon for the airport community; just last year the airport's How Time Flies event, which utilized the leased facility, attracted more than 1,000 people to the airport.

Our request is that a rent credit for \$650 be applied to our rent payments for 2020. We have begun paying our rent quarterly to reduce administrative burden on the airport, so this would equal most of one quarter's rent.



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If you would like to discuss our request or if I should instead direct the request to the Airport Board, please let me know. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd Mandel'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Todd Mandel, President

Schneider

HEATING & AIR CONDITIONING

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P.O. Box 4
Onalaska, WI 546
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Invoice

Customer ID: CIVIL001

Bill to: CIVIL AIR PATROL
2906 FANTA REED ROAD
LA CROSSE, WI 54603

Service at: CIVIL AIR PATROL
2906 FANTA REED ROAD
LA CROSSE, WI 54601

Date: 12/30/2019

Invoice #: 20072705

Reference: Work Order 1247379

Description: Work Order 1247379 NO HEAT

Terms:

Cust. PO:

Item	Description	Quantity	Unit Price	Amount
Labor	Work Order Complete	3.50	95.00	332.50
			Labor Subtotal	332.50
Miscellaneous	GAS VALVE	1.00	324.17	324.17
			Miscellaneous Subtotal	324.17

*Pd.
1-4-20*

ALL APPLICABLE TAXES ARE INCLUDED
PLEASE PAY FROM THIS INVOICE
DUE UPON RECEIPT

*Thank
You!*

Subtotal:	656.67	ind
Sales Tax:	0.00	nt.
Total Due:	656.67	ise

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