

**ORDINANCE 2026-O-118**

**AUTHORIZING THE CITY MANAGER TO EXECUTE A PARCEL DEVELOPMENT MASTER GROUND LEASE AGREEMENT BETWEEN THE CITY OF LAREDO AND FREEMAN HOLDINGS OF LAREDO, LLC, FOR A TOTAL OF 95,688.2 SQUARE FEET , MADE UP OF MULTIPLE TRACTS OF LAND OWNED AND OPERATED BY THE AIRPORT, INCLUDING: (1) A 1.37-ACRE GROUND LEASE TRACT FOR THE CONSTRUCTION AND DEVELOPMENT OF FBO IMPROVEMENTS; (2) THE EXISTING FUEL PAD FACILITY; AND (3) HANGAR 1309. THE COMBINED ANNUAL RENT FOR ALL LEASED PREMISES SHALL BE \$213,040.84, CONSISTING OF: (I) ANNUAL GROUND RENT OF \$40,000.00 FOR THE 1.37-ACRE TRACT; (II) ANNUAL RENT OF \$13,322.40 FOR THE FUEL PAD; AND (III) ANNUAL RENT OF \$159,718.44 FOR HANGAR 1309. RENTAL AMOUNTS SHALL BE ADJUSTED IN ACCORDANCE WITH CHANGES IN THE CONSUMER PRICE INDEX (CPI), IN ADDITION TO PERIODIC FAIR MARKET RENTAL VALUE ADJUSTMENTS AS PROVIDED IN THE APPLICABLE LEASE AGREEMENTS. LESSEE SHALL ALSO BE RESPONSIBLE TO COMPLY WITH FUEL FLOWAGE FEES AND LANDING FEES APPROVED BY THE LAREDO CITY COUNCIL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Laredo International Airport has proposed to enter into a master parcel development ground lease agreement with Freeman Holdings of Laredo, LLC, a limited liability corporation, for the purposes of constructing and developing a Fixed Based Operator (FBO) Facility at the Laredo International Airport; and

**WHEREAS**, Freeman Holdings of Laredo shall develop a total of 95,688.2 square feet , made up of multiple tracts of land owned and operated by the Airport, including: (1) a 1.37-acre ground lease tract for the construction and development of FBO improvements; (2) the existing fuel pad facility; and (3) hangar 1309; and

**WHEREAS**, Where ast he combined annual rent for all properties shall be \$213,040.84, consisting of (i) annual ground rent of \$40,000.00 for the 1.37-acre tract; (ii) annual rent of \$13,322.40 for the fuel pad; and (iii) annual rent of \$159,718.44 for hangar 1309; and

**WHEREAS**, rent shall be adjusted on each successive anniversary thereafter by the percentage change in the Consumer Price Index (CPI); and

**WHEREAS**, the Airport Director recommends that the Mayor and City Council authorize the City Manager to execute a parcel development ground lease agreement between the City of Laredo and Freeman Holdings of Laredo, LLC, for the purposes of constructing and developing a fixed-base operator facility; and

**WHEREAS**, the Mayor and City Council of the City of Laredo have heard the recommendations of the Airport Director and have determined that such a lease is in the best interests of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT**

**SECTION 1.** The Mayor and City Council authorize the City Manager to execute a Parcel Development master ground lease agreement between the City of Laredo and Freeman Holdings of Laredo, LLC, for a total of 95,688.2 square feet , made up of multiple tracts of land owned and operated by the airport, including: (1) a 1.37-acre ground lease tract for the construction and development of FBO improvements; (2) the existing Fuel Pad facility; and (3) Hangar 1309. The combined annual rent for all leased premises shall be \$213,040.84, consisting of: (i) annual ground rent of \$40,000.00 for the 1.37-acre tract; (ii) annual rent of \$13,322.40 for the Fuel Pad; and (iii) annual rent of \$159,718.44 for Hangar 1309. Rental amounts shall be adjusted in accordance with changes in the Consumer Price Index (CPI), in addition to periodic fair market rental value adjustments as provided in the applicable lease agreements. Lessee shall also be responsible to comply with fuel flowage fees and landing fees approved by the Laredo City Council.

**SECTION 2.** This Ordinance shall become effective immediately upon passage.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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DR. VICTOR D. TREVIÑO  
MAYOR

ATTEST:

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MARIO A. MALDONADO, JR.  
CITY SECRETARY

APPROVED AS TO FORM:

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DOANH "ZONE" T. NGUYEN  
CITY ATTORNEY