

## **ORDINANCE 2025-O-XXX**

**AN ORDINANCE OF THE CITY OF LAREDO, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PARCEL DEVELOPMENT GROUND LEASE AGREEMENT WITH GRAVITY JETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE DEVELOPMENT AND OPERATION OF A FUEL FARM TRACT LOCATED ON APPROXIMATELY 5,004.15 SQUARE FEET OF LAND WITHIN THE LAREDO INTERNATIONAL AIRPORT; THE LEASE TERM SHALL BE FOR THIRTY (30) YEARS, WITH ONE (1) OPTION TO EXTEND FOR AN ADDITIONAL TEN (10) YEARS. THE MONTHLY RENT SHALL BE \$250.00, AND SHALL BE ADJUSTED COMMENCING ON THE FIRST ANNIVERSARY OF THE OCCUPANCY TERM EFFECTIVE DATE. RENT SHALL BE ADJUSTED ON EACH SUCCESSIVE ANNIVERSARY THEREAFTER BY THE PERCENTAGE CHANGE IN THE CONSUMER PRICE INDEX (CPI); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Laredo (“City”), a home-rule municipal corporation, owns and operates the Laredo International Airport; and

**WHEREAS**, Gravity Jets, LLC (“Lessee”), desires to lease a tract of land consisting of approximately 5,004.15 square feet for the purpose of constructing and operating a fuel farm as a part of its Fixed-Base Operator (“FBO”) services at the Airport; and

**WHEREAS**, the City has determined that entering into a Lease Agreement for such purposes is in the best interests of the Airport and its continued development, and will provide for increased aeronautical services and economic benefit; and

**WHEREAS**, the Lease Agreement provides for an Initial Term, an Occupancy Term of thirty (30) years, and one ten (10) year Extension Term, along with provisions for rent, construction of improvements, environmental compliance, insurance, maintenance, indemnity, and other standard lease requirements;

**WHEREAS**, the monthly rent for this Lease Agreement shall be \$250.00 and shall be adjusted on the first anniversary of the occupancy term effective date;

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

**SECTION 1: APPROVAL OF LEASE AGREEMENT**

The City Council hereby approves the Parcel Development Ground Lease Agreement between the City of Laredo and Gravity Jets, LLC, for the lease and development of a fuel farm tract at the Laredo International Airport, as presented in Exhibit “A” attached hereto and incorporated herein for all purposes.

**SECTION 2: AUTHORIZATION TO EXECUTE**

The City Manager is hereby authorized to execute said Lease Agreement and any related documents necessary to effectuate the terms of the Lease Agreement, with such changes as may be required by the City Attorney that do not materially alter the terms and intent of the Lease.

**SECTION 3: SEVERABILITY**

If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons or circumstances shall nevertheless be valid.

**SECTION 4: EFFECTIVE DATE**

This Ordinance shall become effective immediately upon passage by the City Council and execution by the Mayor.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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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