

ORDINANCE 2024-O-187

AUTHORIZING THE CITY MANAGER TO EXECUTE A PARCEL DEVELOPMENT GROUND LEASE AGREEMENT BETWEEN THE CITY OF LAREDO AND GRAVITY JETS, LLC, FORT LAUDERDALE, FL, ON A 13.42 ACRE +/- TRACT OF LAND, LEGALLY DESCRIBED AS A 13.42 ACRES OUT OF BLOCK 1, LAREDO AIRPORT SUBDIVISION, AND ABSTRACT 239, CITY OF LAREDO, WEBB COUNTY TEXAS, AS RECORDED IN VOLUME 5, PAGE 1, OF THE PLAT RECORDS OF WEBB COUNTY, TEXAS, FOR THE PURPOSES OF CONSTRUCTING AND DEVELOPING A FIXED-BASE OPERATOR FACILITY. THE LEASE TERM SHALL BE FOR THIRTY (30) YEARS, WITH ONE (1) OPTION TO EXTEND FOR AN ADDITIONAL NINE (9) YEARS. THE MONTHLY RENT SHALL BE \$11,691.50, 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 Laredo International Airport is interested in developing a new FBO facility in order to better service customer's landing at LRD; and

WHEREAS, the Laredo International Airport has proposed to enter into a parcel development ground lease agreement with Gravity Jets, 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, Gravity Jet's shall develop a facility on a 13.42 acre tract of land owned and managed by the Airport, to provide a variety of aviation services, such as aircraft storage, maintenance, and repairs; and

WHEREAS, the lease term shall be for thirty (30) years, with one (1) option to extend for an additional nine (9) years; and

WHEREAS, the monthly rent shall be \$11,691.50, and shall be adjusted commencing on the first anniversary of the occupancy term effective date; 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 Gravity Jets, LLC, Fort Lauderdale, FL, on a 13.42 acre +/- tract of land, legally described as a 13.42 acres out of Block 1, Laredo Airport Subdivision, and Abstract 239,

City of Laredo, Webb County Texas, as recorded in Volume 5, Page 1, of the Plat Records of Webb County, Texas, 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 ground lease agreement between the City of Laredo and Gravity Jets, LLC, Fort Lauderdale, FL, on a 13.42 acre +/- tract of land, legally described as a 13.42 acres out of Block 1, Laredo Airport Subdivision, and Abstract 239, City of Laredo, Webb County Texas, as recorded in Volume 5, Page 1, of the Plat Records of Webb County, Texas, for the purposes of constructing and developing a fixed-base operator facility. The lease term shall be for thirty (30) years, with one (1) option to extend for an additional nine (9) years. The monthly rent shall be \$11,691.50, 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).

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

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
_____ DAY OF _____, 2024.

DR. VICTOR D. TREVIÑO
MAYOR

ATTEST:

MARIO A. MALDONADO, JR.
CITY SECRETARY

APPROVED AS TO FORM:

DOANH "ZONE" T. NGUYEN
CITY ATTORNEY