

ORDINANCE NO. 2025-O-63

AUTHORIZING THE CITY MANAGER TO EXECUTE A HANGAR LEASE AGREEMENT BETWEEN THE CITY OF LAREDO AND SIGNATURE FLIGHT SUPPORT, LLC FOR A PROPERTY LOCATED AT 5513 THOMAS AVENUE, KNOWN AS HANGARS 1 & 2, CONSTITUTING OF APPROXIMATELY 14,702.18 SQUARE FEET OF HANGAR SPACE. LEASE TERM SHALL BE FOR NINE (9) YEARS COMMENCING ON THE DATE OF EXECUTION. THE MONTHLY RENT SHALL BE \$4,291.00 AND WILL BE ADJUSTED ANNUALLY ACCORDING TO CHANGES IN THE CONSUMER PRICE INDEX (CPI); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Laredo, a Texas municipal corporation (the "City"), owns and operates the Laredo International Airport (the "Airport"); and

WHEREAS, the City recognizes the need to establish a formal process for leasing hangar space at the Airport to ensure effective management and use of Airport property; and

WHEREAS, the City has reviewed and approved a standard lease agreement governing the rental and use of Airport hangars in accordance with applicable federal, state, and local laws; and

WHEREAS, this ordinance seeks to formalize the terms and conditions of hangar leasing, ensuring fair and non-discriminatory access to Airport facilities while protecting the interests of the City and the Airport;

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

SECTION 1: DEFINITIONS

For purposes of this ordinance, the following definitions apply:

1. **Airport** - The Laredo International Airport, owned and operated by the City of Laredo.
2. **Hangar** - A structure located on Airport property used for the storage and maintenance of aircraft.
3. **Lease Agreement** - The standardized contract governing the rental and use of a Hangar.

4. **Tenant** – Signature Flight Support, LLC, a Delaware Limited Liability Company, leasing a Hangar under the terms of the Lease Agreement.
5. **Landlord** - The City of Laredo, acting through its designated officials.

SECTION 2: GENERAL TERMS OF HANGAR LEASE AGREEMENT

1. **Lease Term:** The lease shall be for a period of nine (9) years,
2. **Permitted Use:** The Tenant shall use the leased Hangar for the storage and maintenance of aircraft and ancillary aviation-related activities as approved by the Airport Director.
3. **Prohibited Uses:** Non-aviation activities, permanent residential use, or activities violating applicable laws and regulations are strictly prohibited.
4. **Rent and Adjustments:** The base rent shall be determined per square foot, payable monthly. Rent shall be subject to annual adjustments based on the Consumer Price Index (CPI).
5. **Security Deposit:** A deposit equivalent to three (3) months' rent shall be required.
6. **Utilities & Taxes:** Tenants shall be responsible for all utility costs and applicable taxes.
7. **Maintenance & Repairs:** The Tenant shall be responsible for maintaining the leased premises in good condition, including compliance with all safety and environmental regulations.
8. **Insurance Requirements:** Tenants must all maintain liability and property insurance as required by the City of Laredo, naming the City as an additional insured.
9. **Termination & Default:** The City reserves the right to terminate a lease for non-payment, violation of Airport regulations, or failure to comply with lease terms.

SECTION 3: ADMINISTRATION & ENFORCEMENT

1. The Airport Director or their designee shall oversee the implementation and enforcement of this ordinance.

2. Any disputes arising under the Lease Agreement shall be resolved in accordance with the terms of the agreement and applicable laws.
3. The City Council reserves the right to amend lease terms as necessary to ensure compliance with legal and regulatory requirements.

SECTION 4: EFFECTIVE DATE

This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED AND APPROVED on this ____ day of _____, 2025.

DR. VICTOR D. TREVIÑO
MAYOR

ATTEST:

BY: _____
MARIO I. MALDONADO, JR
CITY SECRETARY

APPROVED AS TO FORM:

BY: _____
DOANH “ZONE” T. NGUYEN
CITY ATTORNEY