



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
www.cityofdenton.com

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Airport

**ACM:** Frank Dixon

**DATE:** June 17, 2025

### **SUBJECT**

Consider adoption of an ordinance of the City of Denton approving a Consent to Collateral Assignment of an Airport Land Lease Agreement between HC Aviation Property Holdings, Inc and Guaranty Bank & Trust; and providing an effective date. Airport Advisory Board recommends approval (7-0).

### **BACKGROUND**

The City of Denton has received a request from HC Aviation Property Holdings, Inc. and Guaranty Bank & Trust for the execution of a Collateral Assignment of Airport Land Lease. This assignment pertains to property leased by HC Aviation Property Holdings, Inc. at Denton Enterprise Airport and is intended to secure a lien. The City Attorney's Office has reviewed and approved the form of the associated document, which is attached to the proposed ordinance. (**Exhibit 2**).

### **STAFF RECOMMENDATION**

Airport Staff recommends approval of the Ordinance (**Exhibit 2**).

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

November 19, 2025: City Council approved Airport Land Lease Agreement, Ordinance 24-2185

June 11, 2025: Airport Advisory Board recommended approval of consent to collateral assignment (7-0)

### **FISCAL INFORMATION**

The associated lease agreement is for a 1.026-acre parcel for forty (40) years beginning at a rate of \$0.38 per square foot annually (\$16,978.02). Beginning with the second anniversary of an approved lease, and every second year thereafter, the lease rate will be adjusted based upon any increase in the Consumer Price Index (CPI) as provided in the lease terms.

### **EXHIBITS**

1. Agenda Information Sheet
2. Ordinance – Consent to Collateral Assignment
3. Lessee Information

Respectfully submitted:  
Ryan Adams, C.M.  
Airport Director