City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: **Airport**

ACM: **Frank Dixon**

DATE: **October 21, 2025**

SUBJECT

Consider adoption of an ordinance of the City of Denton approving a Consent to Collateral Assignment of an Airport Land Lease Agreement covering property at 1945 Matt Wright Lane, between Sykes-Vaughan Investments, LLC and Huntington National Bank; and providing an effective date. Airport Advisory Board recommends approval (5-0).

BACKGROUND

The Sykes-Vaughan Investments, LLC lease agreement is a 30-year agreement commencing on May 15, 1997, approved by City Council May 20, 1997. The lease agreement has two (2) additional ten (10) year options, which can be exercised at the Lessee's sole discretion, extending the lease to May 14, 2047. The land lease contains one (1) 14,400 square foot two-story building.

The City of Denton has received a request from Sykes-Vaughan Investments, LLC and Huntington National Bank for the execution of a Collateral Assignment of Airport Land Lease. This assignment pertains to property leased by Sykes-Vaughan Investments, LLC 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 Consent to Collateral Assignment **(Exhibit 2)**.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

May 20, 1997:	City Council approved Airport Land Lease Agreement, Ordinance 97-148
February 20, 2024:	City Council approved Airport Lease Assignment, Ordinance 24-247
October 8, 2025:	Airport Advisory Board recommended approval of consent to collateral assignment (5-0)

FISCAL INFORMATION

This property lease is for 0.7438 acres of land for a current annual lease rate of $22,107.55. The annual lease rate is based on price per square foot and the US Department of Labor Bureau of Labor Statistics Consumer Price Index (CPI-U), adjusted every two years. The next CPI-U adjustment(s) will occur on May 1, 2026.

An administrative fee of $1,000.00 has been received from the Assignor.

EXHIBITS

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

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