



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Airport

CM/ DCM/ ACM: Mark Canizares

DATE: October 17, 2017

SUBJECT

Consider adoption of an ordinance approving a Second Amendment to a Commercial Operator Airport Lease Agreement between the City of Denton, Texas and HTA Aviation for assignment to US Trinity Holdings, LLC; and providing an effective date. Council Airport Committee recommends approval (3 - 0)

BACKGROUND

The HTA Aviation lease agreement is a 40-year agreement dated September 18, 2012, effective October 1, 2012 to September 30, 2052. The 28,630 square foot leasehold includes one, 10,400 square foot hangar, apron and auto parking.

US Trinity Holdings, LLC is currently a based customer of US Jet Center and is interested in acquiring their own hangar facility to accommodate four existing based aircraft. US Trinity Holdings, LLC is also interested in acquiring the James and Nancy Huff leasehold immediately south of the HTA Aviation leasehold, to expand the hangar capacity to possibly accommodate additional aircraft as needed. The proposed assignment does not include any renegotiated terms or conditions.

OPTIONS

1. Approve the proposed ordinance to assign the lease agreement as requested by HTA Aviation and assignee to US Trinity Holdings, LLC.
2. Assign HTA Aviation lease to US Trinity Holdings, LLC with additional direction.
3. Take no action at this time.

ESTIMATED SCHEDULE OF PROJECT

The assignment will take effect upon Council action.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Council approved the lease agreement on September 18, 2012, Ordinance 2012-236.
Council approved the first amendment on June 18, 2013, Ordinance 2013-149.
Council Airport Committee recommended approval (3-0) on October 5, 2017.

FISCAL INFORMATION

This property lease is for 28,630 square feet of land for a current annual lease rate of \$8,015.04. The annual lease rate includes annual Consumer Price Index adjustment and will be adjusted on August 7, 2018.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Economic Development

Related Goal: 1.1 Manage financial resources in a responsible manner

EXHIBITS

1. Agenda Information Sheet
2. HTA Aviation site map
3. Request to assign August 15, 2017
4. HTA Aviation Airport Lease Agreement
5. HTA Aviation Airport Lease Agreement – First Amendment
6. Ordinance

Respectfully submitted:

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Airport Manager

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