

# Mayor and Council Communication

**DATE:** 09/17/24

**M&C FILE NUMBER:** M&C 24-0811

**LOG NAME:** 21OMNI THIRD AMENDMENT

**SUBJECT**

(CD 10) Authorize Execution of a Third Amendment to the Facilities Lease Agreement with Omni Air International, LLC to Increase the Space Occupied in the Parts/Warehouse Building #11 Located at 2050 Eagle Parkway, Fort Worth, Texas 76177 at the Alliance Fort Worth Maintenance Base

**RECOMMENDATION:**

It is recommended that the City Council authorize the execution of a third amendment to the Facilities Lease Agreement with Omni Air International, LLC to increase the space occupied in the parts/warehouse building #11 located at 2050 Eagle Parkway, Fort Worth, Texas 76177 at the Alliance Fort Worth Maintenance Base.

**DISCUSSION:**

The City of Fort Worth (City) entered into a Facilities Lease Agreement with Omni Air International, LLC (Omni) on February 20, 2020 to lease approximately 26,470 square feet of space in the Structures Building #16 and in a building located on the apron portion of the Alliance Fort Worth Maintenance Base (Base) for storage, aircraft maintenance, and aircraft parking for operation of airline charter services, as City Secretary No. 53692 (Lease).

City and Omni amended the Lease on September 15, 2021 to add 27,285 square feet to the space occupied by Omni in the Structures Building #16, for a total of 53,755 square feet.

City and Omni further amended the Lease on November 18, 2022 to add 2,446 square feet to be occupied by Omni in the Parts/Warehouse Building #11, for a total of 56,201 square feet.

The Property Management Department and Omni have agreed to further amend the Lease to add 15,019 square feet to the space occupied by Omni in the Parts/Warehouse Building #11.

This third amendment to the Lease will increase the space in the Parts/Warehouse Building #11 from 2,446 SF to 17,465 SF. This increase of 15,019 SF will bring the total leased space from 56,201 SF to 71,220 SF.

The total space under the Lease will be apportioned between three separate buildings at the Base as follows:

- Approximately 17,465 square feet in the Parts/Warehouse Building #11 located at 2050 Eagle Parkway, Fort Worth, Texas 76177;
- Approximately 53,436 square feet in the Structures Building #16 located at 2070 Eagle Parkway, Fort Worth, Texas 76177; and
- Approximately 319 square feet in a building located on the apron portion of the Base.

The revised base rent, based upon 71,220 square feet, is as follows:

Term	Price per Square Foot	Monthly	Remaining Term
Upon execution of this third amendment through February 28, 2025	\$1.37	\$8,130.95	\$40,654.75

This property is located in Council District 10.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that upon approval of the above recommendation and execution of an amendment to the Lease, funds will be deposited into the Alliance Maintenance Facility Fund. The Property Management Department (and Financial Management Services) is responsible for the collection and deposit of funds due to the City.

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