

City of Fort Worth, Texas

# Mayor and Council Communication

**DATE:** 05/20/25 **M&C FILE NUMBER:** M&C 25-0468

**LOG NAME:** 55FTW AMERICAN AERO LEASE AMEND NO. 2 LEASE SITE 14C

**SUBJECT**

(CD 2) Authorize Execution of Amendment No. 2 to a Ground Lease Agreement with FW American Aero Land Company LLC to Extend Commencement of Construction Deadline by Nine Months for Lease Site 14C Located at Fort Worth Meacham International Airport

**RECOMMENDATION:**

It is recommended that the City Council authorize execution of Amendment No. 2 to City Secretary Contract No. 51704, a ground lease agreement with FW American Aero Land Company LLC to extend commencement of construction deadline by nine months for Lease Site 14C located at Fort Worth Meacham International Airport.

**DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to recommend that the City Council authorize execution of Amendment No. 2 to City Secretary Contract No. 51704, a ground lease agreement with FW American Aero Land Company LLC to extend commencement of construction deadline by nine months for Lease Site 14C located at Fort Worth Meacham International Airport.

On December 21, 2018, through M&C C-28931, The City, (Lessor) and FW American Aero Land Company LLC (American Aero) entered into City Secretary Contract (CSC) 51704, a ground lease agreement for lease space known as Lease Site 14C located at Fort Worth Meacham International Airport (Airport). The leased premises include 269,230 square feet of unimproved ground space with mandatory improvements of not less than 50,000 square feet of improvements, to be completed in no more than three phases. Commencement of construction was to begin no later than the first day after the sixtieth (60th) month following the commencement date, which was established as January 12, 2020. Commencement of construction was to begin no later than January 12, 2025. On January 17, 2019, Lessor and American Aero entered into CSC 51704 A-1 (Amendment No. 1), an amendment to replace the compensation clause to reflect the correct annual payment amount.

On or about May 6, 2024, American Aero was acquired by Modern Aviation, including all assets, obligations and holdings. As of August 20, 2024, American Aero is doing business under the assumed name Modern Aviation FTW (Modern Aviation) as filed with the Texas Secretary of State.

On or about January 10, 2025, Lessor received a request from Modern Aviation to extend the deadline for the commencement of construction due to the recent acquisition and to allow contractors time to design the reimagined site plan for Lease Site 14C.

Lessor and Modern Aviation request to amend the lease to extend the deadline to commence construction no later than October 12, 2025, and reduce the construction timeline from three to two phases, which does not effect the date all construction is to be completed. All other terms and conditions of the Lease shall remain in full force and effect unless otherwise amended.

Fort Worth Meacham International Airport is located in COUNCIL DISTRICT 2.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that approval of this recommendation will have no material effect on City funds.

**Submitted for City Manager's Office by:** Valerie Washington 6199

**Originating Business Unit Head:** Roger Venables 5402

**Additional Information Contact:** Ricardo Barcelo 5403