

# Mayor and Council Communication

**DATE:** 01/12/21

**M&C FILE NUMBER:** M&C 21-0048

**LOG NAME:** 55FTW GROUND LEASE FOR SOUTH RAMP WITH VINTAGE FLYING MUSEUM

**SUBJECT**

(CD 2) Authorize Execution of a New Ground Lease with Access Rights for Approximately 54,538 Square Feet of Ground Space, Also Known as the "South Ramp" with Vintage Flying Museum, Inc. at Fort Worth Meacham International Airport

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**RECOMMENDATION:**

It is recommended that the City Council Authorize the execution of a new ground lease with access rights for approximately 54,538 Square Feet of Ground Space, Also Known as the "South Ramp" with Vintage Flying Museum, Inc. at Fort Worth Meacham International Airport.

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**DISCUSSION:**

On October 21, 2008, Vintage Flying Museum, Inc. (VFM) entered into City Secretary Contract (CSC) No. 38004, Airport Access Agreement at Fort Worth Meacham International Airport (Airport). CSC 38004 was a three-year agreement which allowed VFM access to the Airport from their off-airport facility.

On March 7, 2014, the City and VFM entered into a five-year renewal of CSC 38004, which expired on February 28, 2019. VFM has operated under a month-to-month holdover since its expiration.

VFM uses the South Ramp on the Airport, which is adjacent to their off-airport facility (South Ramp), to access the Airport and to display and stage their planes on various occasions for museum activities. In the past, VFM has made improvements to the South Ramp due to their use.

On or about October 8, 2020, VFM requested a ground lease agreement for the majority of the South Ramp that would include access rights to enter the airport from their off-airport facility. Staff is in favor of this request since it will obligate VFM to continue to maintain the South Ramp and feels this partnership will be beneficial for both the Airport and VFM in preserving and promoting the history of aviation in Fort Worth and the North Texas Region.

The total amount of ground space requested for South Ramp is approximately 54,538 square feet. VFM covenants and agrees that it will maintain its certification as a non-profit organization, pursuant to 26 U.S.C. 501 (c)(3). As long as the 501 (c)(3) status is maintained, the ground rate, as per the current Schedule of Rates and Charges of \$0.47 per square foot, will be assessed at a discounted rate of \$.10 per square foot. The total revenue received from this lease will be approximately \$5,453.80 per year or \$454.48 per month. Rental rates shall be subject to an increase on October 1st of any given year, based on the upward percentage change in the Consumer Price Index for the Dallas/Fort Worth Metropolitan area. At no time, however, will the adjusted rate exceed that which is in the Schedule of Rates and Charges in effect at that time.

The term of the new Ground Lease Agreement with Access Agreement is recommended for five (5) years, effective upon execution of the Ground Lease Agreement with Access Rights, with no option to renew. All terms and conditions of the lease agreement will be in accordance with City of Fort Worth and Aviation Department policies.

**ADVISORY BOARD APPROVAL:** On November 12, 2020, the Aviation Advisory Board voted to recommend that the City Council approve the Ground Lease and Access Agreement.

Fort Worth Meacham International Airport is located in Council District 2.

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that upon approval of the above recommendation and execution of the lease, funds will be deposited into the Municipal Airport Fund. The Aviation Department (and Financial Management Services) is responsible for the collection and deposit of funds due to the City.

**Submitted for City Manager's Office by:** Fernando Costa 6122

**Originating Business Unit Head:** Roger Venables 6334

**Additional Information Contact:** Ricardo Barcelo 5403

