

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 06/10/25M&C FILE NUMBER: M&C 25-0541

LOG NAME: 21OMNI AIR LEASE

SUBJECT

(CD 10) Authorize the Execution of a Facility Lease Agreement with Omni Air International, LLC for Approximately 71,220 Square Feet of Space and Six Aircraft Parking Spaces Located at the Alliance Fort Worth Maintenance Facility Located at 2000 Eagle Parkway, Fort Worth, Texas, 76177

RECOMMENDATION:

It is recommended that the City Council authorize the execution of a facility lease agreement with Omni Air International, LLC for approximately 71,220 square feet of space and six aircraft parking spaces located at the Alliance Fort Worth Maintenance Facility located at 2000 Eagle Parkway, Fort Worth, Texas, 76177.

DISCUSSION:

The City of Fort Worth (City) entered into a Facilities Lease Agreement with Omni Air International, LLC (Omni) on February 20, 2020 to provide approximately 26,470 square feet of office, warehouse, and aircraft parking space at the Alliance Fort Worth Maintenance Base (Base), for the operation of airline charter services, as City Secretary No. 53692 (Original Lease).

City and Omni amended the Original Lease as follows: 1) on September 15, 2021 to add approximately 27,285 square feet of space; 2) on November 18, 2022 to add approximately 2,446 square feet of space; and 3) on September 19, 2024 to add approximately 15,019 square feet of space.

The Original Lease expired on March 1, 2025.

City and Omni have agreed to enter into a new lease agreement to allow Omni to continue to occupy approximately 71,220 square feet of office, storage, and aircraft maintenance space, apportioned among 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 situated on the apron portion of the Base located at 2000 Eagle Parkway, Fort Worth, Texas 76177.

Omni will also have access to six aircraft parking spaces located on the apron portion of the Base.

As a result of negotiations between the City's Property Management Department, Hillwood Properties (property manager) and Omni, the parties have agreed to a new lease under the following terms:

- Primary term of 5 years with 1 renewal term option of 3 years
- Renewal term rent and aircraft parking fees to be negotiated at then-current, fair market value and to include an annual rate increase
- Omni assumes all operating expenses for the leased space during the term of the lease.
- Primary term Base Rent, based upon 71,220 square feet, is as follows:

Year	Months	Rent Rate	Monthly Rent	Annual Rent
1	1 - 12	\$1.65	\$9,792.75	\$117,513.00
2	13 - 24	\$1.85	\$10,979.75	\$131,757.00
3	25 - 36	\$2.05	\$12,166.75	\$146,001.00
4	37 - 48	\$2.35	\$13,947.25	\$167,367.00
5	49 - 60	\$2.60	\$15,431.00	\$185,172.00

- Primary term Aircraft Parking Fees, based upon six (6) designated aircraft parking spaces, are as follows:

Year	Months	Monthly Rent	Annual Rent
1	1 - 12	\$13,500.00	\$162,000.00
2	13 - 24	\$13,905.00	\$166,860.00
3	25 - 36	\$14,322.15	\$171,865.80
4	37 - 48	\$14,751.81	\$177,021.72
5	49 - 60	\$15,194.36	\$182,332.32

Total base rent and aircraft parking revenues, resulting from the five (5) year primary term of this new lease agreement, are estimated to contribute \$1,607,889.84 toward the Alliance Maintenance Facility Fund.

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 the lease agreement, 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.

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

**Originating Business Unit Head:** Marilyn Marvin 7708

**Additional Information Contact:** Mark Brown 5197  
Marilyn Schoening 7581