

Mayor and Council Communication

DATE: 12/09/25

M&C FILE NUMBER: M&C 25-1172

LOG NAME: 55FTW NEW GRND LEASE FOR SOUTH RAMP WITH VINTAGE FLYING MUSEUM

SUBJECT

(CD 2) Authorize Execution of a New Five-Year Ground Lease Agreement 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

RECOMMENDATION:

It is recommended that the City Council authorize the execution of a new five-year ground lease agreement 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.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to recommend that the City Council authorize execution of a new five-year ground lease agreement with Vintage Flying Museum, Inc. (VFM) for the South Ramp at Fort Worth Meacham International Airport.

On November 20, 2020, the Aviation Advisory Board voted to recommend that the City Council approve a ground lease agreement for the southern airport ramp with VFM. VFM uses the southern ramp located on the airport side of the fence, 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 January 21, 2021, VFM entered into City Secretary Contract (CSC) No. 55214, a ground lease agreement for South Ramp, which includes access rights to enter the airport from their off-airport facility. CSC 55214 is a five-year agreement and will expire on December 31, 2025, with no options to renew.

On or about October 2, 2025, VFM requested a new five-year ground lease for South Ramp. Staff are in favor of this request since it will obligate VFM to continue to maintain the South Ramp and feel this partnership is 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 \$0.49 per square foot, will be assessed at a discounted rate of \$0.1273 per square foot. The total revenue received from this lease will be approximately \$6,942.69 per year, payable in monthly installments of \$578.56. 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 for the new ground lease agreement with access agreement is recommended for five (5) years, 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.

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

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.

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