City of Fort Worth, Texas

Mayor and Council Communication

DATE: 11/18/25 **M&C FILE NUMBER:** M&C 25-1084

LOG NAME: 55FWS AIR CENTER LEASE W3 CONSENT TO LSEHLD DEED OF TRUST

SUBJECT

(CD 8) Authorize Execution of a Consent to Leasehold Deed of Trust with Air Center Helicopters, Inc. and UMB Bank, N.A. to Enable Air Center Helicopters, Inc. to Obtain Financing Using Lease Site W3 as Collateral to Expand Aeronautical-Related Business Activity at Fort Worth Spinks Airport

RECOMMENDATION:

It is recommended that the City Council authorize execution of a consent to leasehold deed of trust with Air Center Helicopters, Inc. and UMB Bank, N.A. to enable Air Center Helicopters, Inc. to obtain financing using Lease Site W3 as collateral to expand aeronautical-related business activity at Fort Worth Spinks Airport.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize execution of a consent to leasehold deed of trust with Air Center Helicopters, Inc. (Air Center) and UMB Bank, N.A. (UMB Bank) to enable Air Center to obtain financing using Lease Site W3 as collateral to expand aeronautical-related business activity at Fort Worth Spinks Airport.

On or about March 29, 2022, through Mayor and Council Communication (M&C 22-0236), City Council approved City Secretary Contract Nos. (CSC) 48209-CA2 and CSC48209-CD1, a Consent to Assignment to transfer ground lease agreement CSC 48209 from Marline Aviation LLC to Air Center and a Consent to Leasehold Deed of Trust in favor of Independent Financial for Lease Site W3, at Fort Worth Spinks Airport. Lease Site W3 consists of 42,992 square feet of ground space, including a 19,723 square foot hangar, 49,992 square feet of shared aircraft parking, and 3,923 square feet of a shared access easement. CSC 48209 expires on August 31, 2046 with two options to renew for five years each. The current annual revenue is \$23,993.87, payable in monthly installments of \$1,999.49. Additionally, on October 7, 2025, Independent Financial submitted a release of the lien associated with the consent to leasehold deed of trust.

On or about October 8, 2025, Air Center's new lender, UMB Bank, requested a deed of trust on its leasehold interest. The consent to leasehold deed of trust will grant Air Center's new lender, UMB Bank the right, subject to the previous lien, to operate as Lessee or secure another tenant in place of Air Center, if previously approved by the City Council, in the event Air Center defaults on its loan or its lease with the City of Fort Worth. The lease agreement prohibits Air Center from making any assignment of the lease or causing a lien to be made on improvements constructed on the leased premises without City Council approval. This type of transaction is routine for airport tenants and staff has no objection to Air Center's request.

Fort Worth Spinks Airport is located in COUNCIL DISTRICT 8.

FISCAL INFORMATION / CERTIFICATION:

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

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