

ORDINANCE

APPROVING A LEASE AGREEMENT WITH LYNXS SAN ANTONIO CARGOPORT, LP FOR BUILDING 2650 AND GROUND SPACE LOCATED AT 10315 WETMORE ROAD AT THE SAN ANTONIO INTERNATIONAL AIRPORT FOR A TERM OF ONE YEAR WITH AN ANNUAL RENT OF \$171,522.15 WHICH WILL BE DEPOSITED INTO THE AIRPORT OPERATING AND MAINTENANCE FUND.

* * * * *

WHEREAS, Lynxs has been a tenant at San Antonio International Airport (SAT) since 2011, operating at 10315 Wetmore Road and utilizes its leasehold primarily for air cargo operations, including the loading, unloading, and sorting of cargo transported via aircraft; and

WHEREAS, in September 2023, the Aviation Terminal Development Plan (TDP) team identified a need to relocate OPS from its existing location at 453 Sandau, and the Lynxs leasehold was identified as a suitable location for OPS in light of the upcoming expiration of the current lease on July 31, 2024; and

WHEREAS, in February 2024, the City engaged in discussions with Lynxs and successfully negotiated a build-out plan under which Lynxs would perform specific renovations to the first floor of the building on behalf of the City in exchange for rent credits; and

WHEREAS, the lease ending on July 31, 2024 was amended effective July 17, 2024 to allow for a rent credit in the amount of \$26,359.08 to be issued for the month on July 2024; and

WHEREAS, a short-term lease agreement was executed, commencing on August 1, 2024; however, the planned renovations are expected to extend beyond the lease term, with anticipated rent credits for this short term lease of \$159,122.88; and

WHEREAS, the planned renovations have been underway and will continue within the facility's first floor and surrounding areas; to date, invoices, and estimates total \$332,205.57, with all associated costs to be paid directly to SpawGlass Construction by Lynxs and reimbursed by SAT through rent credits; and

WHEREAS, this ordinance approves a lease agreement with Lynxs San Antonio CargoPort, LP (Lynxs) for Building 2650 located at 10315 Wetmore Road at the San Antonio International Airport for a term of one year, and generating an annual rent of \$318,245.76 with anticipated rent credits of \$146,723.61 to be issued resulting in a net revenue of \$171,522.15 which will be deposited into the Airport Operating and Maintenance Fund; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager, or designee, is authorized to execute a lease agreement with , Lynxs San Antonio CargoPort, LP (Lynxs) for Building 2650 located at 10315 Wetmore Road at the San Antonio International Airport for a term of one year, and generating an annual rent of \$318,245.76 with anticipated rent credits of \$146,723.61 to be issued resulting in a net revenue of \$171,522.15 which will be deposited into the Airport Operating and Maintenance Fund a copy of which is set out in **Exhibit 1**.

SECTION 2. Funds received for lease agreement this ordinance for will be deposited in Fund 51001000, Internal Order 233000000006 and General Ledger 4409040.

SECTION 3. Funds received for lease agreement this ordinance for will be deposited in Fund 51001000, Internal Order 233000000006 and General Ledger 4409016.

SECTION 4. Funds for anticipate rent credits this ordinance for will be deposited in Fund 51001000, Internal Order 233000000006 and General Ledger 4407718.

SECTION 5. Funds for anticipate rent credits this ordinance for will be deposited in Fund 51001000, Internal Order 233000000006 and General Ledger 4405954.

SECTION 6. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 7. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED and APPROVED this 16th day of January 2025.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

MAT
01.16.2025
Item No.

THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.

EXHIBIT 1
LYNXS LEASE

DRAFT