

ORDINANCE

APPROVING A LEASE AGREEMENT WITH OCOTILLO AVIATION, LLC FOR 349,656 SQUARE FEET OF GROUND SPACE OVER SEVERAL PARCELS AT STINSON MUNICIPAL AIRPORT AND INCLUDES FOUR BUILDINGS AND THE CONSTRUCTION OF FOUR NEW BOX HANGARS FOR A THIRTY-YEAR TERM AND GENERATING AN ESTIMATED ANNUAL REVENUE OF \$81,600.64 OVER THE FIRST FIVE YEARS OF THE TERM WHICH WILL INCREASE EVERY FIVE YEARS, WITH REVENUES DEPOSITED INTO THE AIRPORT OPERATING AND MAINTENANCE FUND.

* * * * *

WHEREAS, Ocotillo Aviation, LLC has been a tenant at Stinson Municipal Airport when it was assigned the lease agreement held by Check-Six and currently leases 214,356 square feet of ground space which includes four buildings (616A, 616B, 616C and 673), which it uses for aircraft storage and various aeronautical activities; and

WHEREAS, Ocotillo Aviation would like to grow their leasehold to include the construction of four new box hangars, and this new lease agreement includes an additional 135,300 square feet on which Ocotillo will construct those hangars; and

WHEREAS, this ordinance approves a lease agreement with Ocotillo Aviation, LLC. at Stinson Municipal Airport and includes ground space and four buildings at 8619 Mission Road and four future box hangars at 1226 99th Street which Ocotillo Aviation, LLC will construct during the 30-year term of the agreement, and which will generate an estimated annual revenue of \$81,600.64 during the first five years of the agreement, 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 Ocotillo Aviation, LLC. at Stinson Municipal Airport which includes ground space and four buildings at 8619 Mission Road and four future box hangars at 1226 99th Street which Ocotillo Aviation, LLC will construct during the 30-year term of the agreement, and which will generate an estimated annual revenue of \$81,600.64 during the first five years of the agreement, 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 this ordinance will be deposited in Fund 51001000, Internal Order 233000000xxx and General Ledger Account xxxxxx.

SECTION 3. The acquisition of surplus property must be coordinated through the City's Finance Department to assure the addition of these assets into the City's financial records and to record the proper accounting transactions.

SECTION 4. 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

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

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

PASSED and APPROVED this 21st day of November, 2024.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

MAT
11.21.2024
Item No.

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

EXHIBIT 1

OCOTILLO AVIATION LEASE

DRAFT