



# City of San Antonio

## Legislation Details (With Text)

**File #:** 13-1206

**Type:** Real Property Lease

**In control:** City Council A Session

**On agenda:** 12/19/2013

**Title:** An Ordinance authorizing a lease agreement with Alamo Helicopter Tours San Antonio LLC for two suites in the terminal of Stinson Municipal Airport for a term of three years with the option to extend for two, one-year periods with associated annual rental rate of \$7,506.70. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

**Sponsors:**

**Indexes:** Aviation Lease Agreements, Stinson

**Code sections:**

**Attachments:** 1. Disclosure Form- signed, 2. Lease Agreement Alamo, 3. Draft Ordinance, 4. Ordinance 2013-12-19-0914

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

**DEPARTMENT:** Aviation

**DEPARTMENT HEAD:** Frank Miller

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Lease Agreement with Alamo Helicopter Tours San Antonio LLC at Stinson Municipal Airport

**SUMMARY:**

This Ordinance authorizing a lease agreement with Alamo Helicopter Tours San Antonio LLC for two suites in the terminal of Stinson Municipal Airport for a term of three years with the option to extend for two, one-year periods.

**BACKGROUND INFORMATION:**

Alamo Helicopter Tours San Antonio, LLC is a tenant at the Stinson Municipal Airport Terminal Building. It offers aerial sightseeing tours of San Antonio and the surrounding areas as well as a professional helicopter training program.

The term of the lease agreement is for three years with an option to extend for two, one-year periods. Alamo Helicopter is leasing two suites, 103 and 104, for a total square footage of 570.

**ISSUE:**

Approval of this action is consistent with the City's policy to lease City-owned property to generate revenue.

**ALTERNATIVES:**

City Council could direct staff to issue Request For Proposals for the leasehold. However, this action would require Alamo Helicopter to relocate to a new location. The lease agreement generates \$7,506.70 per year.

**FISCAL IMPACT:**

The annual rental rate will be \$10.00 per square foot for Suite 103 and \$12.00 per square foot for Suite 104. The projected annual revenue to the City is \$7,506.70. This revenue will be generated in the Airport Operating & Maintenance Fund.

| Description                             | Square Footage | Annual Rate/sq. ft. | Annual Rent       |
|---|----------------|---------------------|-------------------|
| Suite 103                               | 154            | \$10.00             | \$1,540.00        |
| *Common Area Maintenance for Suite 103  | 154            | \$ 1.71             | \$263.34          |
| Suite 104                               | 416            | \$12.00             | \$4,992.00        |
| * Common Area Maintenance for Suite 104 | 416            | \$ 1.71             | \$ 711.36         |
| <b>TOTAL</b>                            | <b>570</b>     |                     | <b>\$7,506.70</b> |

\* Per City Ordinance a monthly charge for common area maintenance not to exceed 25% of monthly rent will be assessed. The rate is subject to adjustment each October 1.

**RECOMMENDATION:**

Staff recommends the authorization of a lease agreement with the Alamo Helicopter at Stinson Municipal Airport for a period of three years with the option to extend for two, one-year periods.