



# 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
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**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.