



City of San Antonio

Legislation Details (With Text)

File #: 18-6381

Type: Real Property Lease

In control: City Council A Session

On agenda: 12/13/2018

Title: Ordinance approving a lease agreement with Civil Air Patrol for 13,307 square feet of ground space and 10,621 square feet of hangar space at 8500 Mission Road at Stinson Municipal Airport to house emergency operations and related administrative and training functions of their Texas Wing. A monthly rent is not required under the provisions authorized by the Federal Aviation Administration but improvements to the leasehold by Civil Air Patrol in the amount of \$47,000.00 will be required. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

Sponsors:

Indexes: Aviation Lease Agreements, Aviation Stinson

Code sections:

Attachments: 1. 2018 CAP Lease Agreement, 2. CAP Disclosure Form, 3. Draft Ordinance, 4. Ordinance 2018-12-13-1012

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Aviation

DEPARTMENT HEAD: Russell J. Handy

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Lease Agreement with Civil Air Patrol at Stinson Municipal Airport

SUMMARY:

This ordinance authorizes a lease agreement with Civil Air Patrol for 13,307 square feet of ground space and 10,621 square feet of hangar space at 8500 Mission Road at Stinson Municipal Airport to house emergency operations and related administrative and training functions of their Texas Wing. The initial term is for five years with the option to renew for two additional one-year periods. Civil Air Patrol will not provide monthly rent for the space it will utilize at Stinson as allowed under provisions of the Policy and Procedures published by the Federal Aviation Administration (FAA) in 64 Federal Register 7721 (February 16, 1999) Part II, Section VII E.1.c. The non-profit corporation is responsible for all operational and maintenance costs for the ground space under its lease.

BACKGROUND INFORMATION:

Civil Air Patrol is a non-profit corporation, operating under its corporate office, Civil Air Patrol Headquarters Group V, Texas Wing. Established in 1941 to patrol the coastlines of the continental United States, Civil Air Patrol volunteers have contributed significantly to the deterrence of enemy operations and search and rescue mission during emergency situations. Over 77 years later, it continues to operate with a modern well equipped fleet of aircraft and equipment that is exercised and utilized daily.

Civil Air Patrol houses the emergency operations and related administrative and training function for its Texas Wing at Stinson Municipal Airport. The leasehold includes Building No. 675 (Hangar 41), a 10,621 square foot facility, and 13,307 square feet of ground space located at 8500 Mission Road. The initial term is for five years with the option for two, one-year renewals.

As part of the lease agreement, Civil Air Patrol agrees to make improvements to the facility including the electrical systems, HVAC and finish-out in the amount of \$44,000.00 and upgrades to the furniture, fixtures and equipment in the amount of \$3,000.00. These improvements must be made within six months of the approval of the lease agreement by City Council.

ISSUE:

The ordinance is consistent with City Council policy of leasing space in consideration of the provision of facility capital improvements as well as the provision of services beneficial to the City.

ALTERNATIVES:

City Council could elect to not approve the lease agreement with Civil Air Patrol. If so, the organizations could decide to relocate elsewhere in the state.

FISCAL IMPACT:

As outlined in the Policy and Procedures Concerning Use of Airport Revenue published by the FAA in 64 Federal Register 7721 (Feb. 16, 1999) Part II, Section VII E.1.c., base rental shall not be required under this agreement. Civil Air Patrol is required to complete improvements, outlined above, and totaling \$47,000.00 within six months of the approval by City Council of the lease agreement.

RECOMMENDATION:

Staff recommends approval of the lease agreement with Civil Air Patrol at Stinson Municipal Airport.