



Ordner Farms & 4S Partnership Grazing Lease

Ordinance Authorizing Lease of Grazing Land Parcel 3

**Corpus Christi International Airport
Director – Richard McCurley**



May 19, 2026

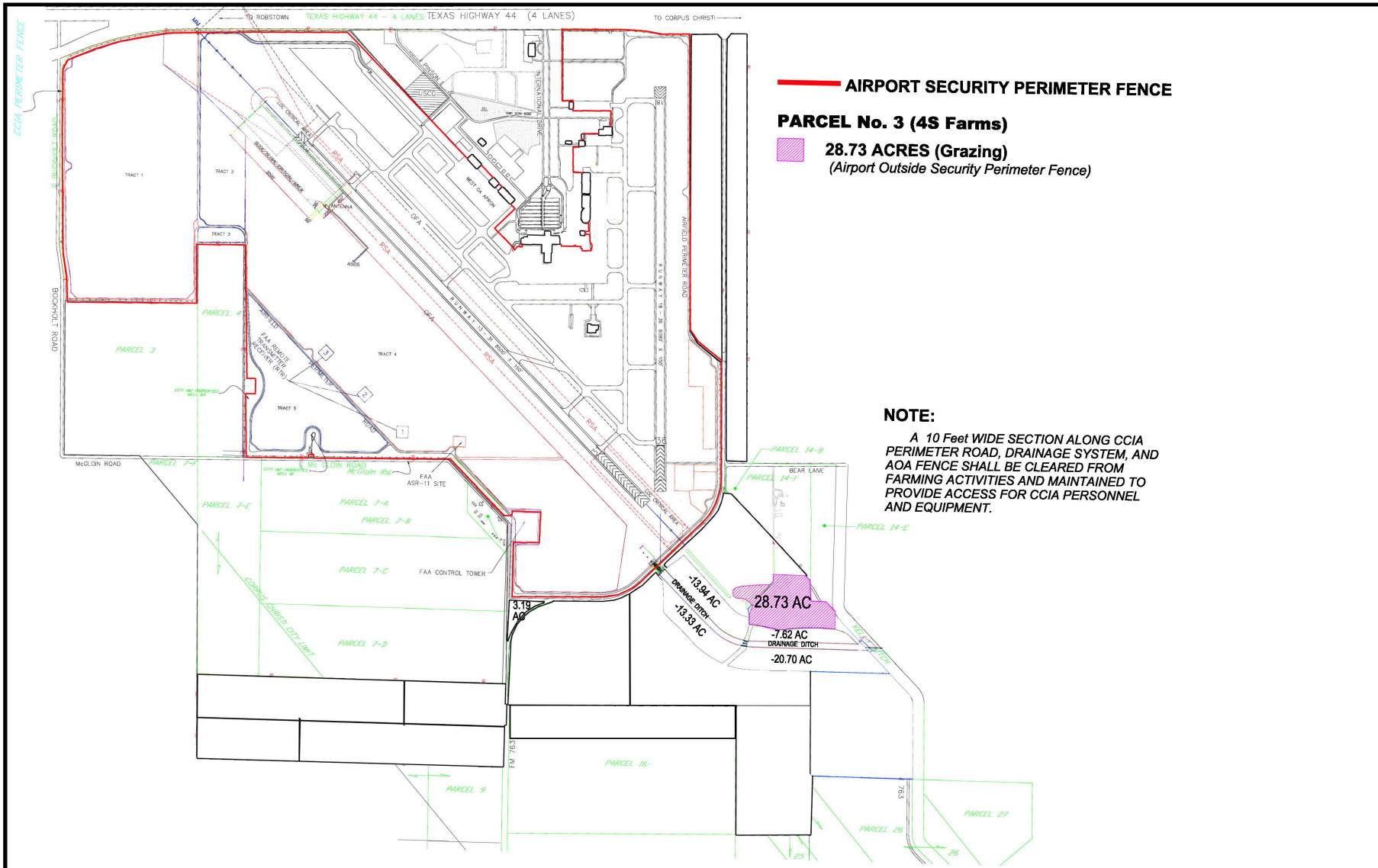
Parcel 3 Grazing Lease

Background: This request pertains to a Grazing Lease for Parcel 3, a 28.73-acre tract at the Corpus Christi International Airport. The land is currently managed by the 50/50 partnership of 4S Farms Partnership and Ordner Farms. This partnership represents a continuation of the long-standing relationship between the City and these operators, who have managed various airport parcels since 2011.

Summary: The proposed lease terms are highly favorable to the City, securing a guaranteed revenue stream for a five-year term with an additional three-year option to renew. Key highlights of the agreement include:

- **Market Position:** The starting rental rate is positioned above the current Fair Market Value (FMV).
- **Revenue Growth:** A fixed annual escalation of 1% ensures consistent growth over the life of the lease.
- **Utility:** Utilizing this parcel for grazing ensures the grass is maintained at appropriate levels, reducing the airport's maintenance burden and mitigating potential wildlife hazards.

Recommendation: City staff and the Airport Board Staff recommend approval of this lease. 4S Farms and Ordner Farms have proven to be valued partners who consistently meet their obligations and maintain the land to airport standards.



— AIRPORT SECURITY PERIMETER FENCE

PARCEL No. 3 (4S Farms)

28.73 ACRES (Grazing)
(Airport Outside Security Perimeter Fence)

NOTE:

A 10 Feet WIDE SECTION ALONG CCIA PERIMETER ROAD, DRAINAGE SYSTEM, AND AOA FENCE SHALL BE CLEARED FROM FARMING ACTIVITIES AND MAINTAINED TO PROVIDE ACCESS FOR CCIA PERSONNEL AND EQUIPMENT.



**EXHIBIT
 4S FARMS GRAZING**

Not to Scale

Sheet No. 1 of 1

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Date: 02/09/2026