



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting June 28, 2022
Second Reading Ordinance for the City Council Meeting July 19, 2022

DATE: May 25, 2022
TO: Peter Zaroni, City Manager
FROM: Kevin Smith, Director of Aviation
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Ordinance authorizing the City Manager to execute a month-to-month lease agreement with AI Dodds Aviation, LLC, for aviation office space at the Corpus Christi International Airport.

CAPTION:

Ordinance authorizing a month-to-month lease agreement with AI Dodds Aviation LLC for aviation office space, apron area and vehicular parking area at the Corpus Christi International Airport.

SUMMARY:

The proposed lease agreement between the City of Corpus Christi and AI Dodds Aviation, LLC for premises located at the Corpus Christi International Airport for a month-to-month lease agreement, for monthly rent in the amount of \$1,503.55 for a total of \$18,042.65 per year. The lease agreement is for office, apron space, and parking on the east side of the airport adjacent to Hangar #3.

Lessee will occupy 2,774.40 square feet of office, with 2,241.06 square feet of uncovered parking, and 1,601.56 square feet of the concrete apron.

Category	Acreage	Square Feet	Monthly Rate	Annual Total
Concrete Apron OF-5 (adjacent to Hangar 3)	0.037	1,601.56	\$ 64.06	\$ 768.75
Office OF-5	0.064	2,774.40	\$ 1,387.20	\$ 16,646.40
Parking Lot OF-5 (adjacent to Hangar 3)	0.051	2,241.06	\$ 52.29	\$ 627.50
	0.152	6,617	\$ 1,503.55	\$ 18,042.65

BACKGROUND AND FINDINGS:

These facilities enhance customer service and provide additional space for aeronautical operations.

Al Dodds Aviation is an existing tenant at CCIA with past multiple leased premises, and currently provides pilot and aviation services for various clients. Al Dodds Aviation operated under a sublease with Signature Flight Support, Fixed Based Operator (FBO), when the company was on-site at CCIA. Upon Signature's departure, Atlantic Aviation was responsible for maintenance and collection of monthly rent for the referenced facilities through a management agreement. That agreement has since expired, precluding the need for a direct lease agreement with Al Dodds Aviation.

Al Dodds Aviation, LLC has requested a reduction in leased space as they sold off and reduced operations.

ALTERNATIVES:

The alternative includes not leasing the facility and having a vacant building or continuing to allow Al Dodds Aviation to operate without an agreement.

FISCAL IMPACT:

The proposed new lease agreement will provide CCIA with a total annual rent revenue of \$18,042.65 per year.

FUNDING DETAIL:

Fund:	4610
Organization/Activity:	35000 – Airport Administration
Mission Element:	888
Project # (CIP Only):	N/A
Account:	320230

RECOMMENDATION:

City staff recommends approval of this action item.

The Airport Board recommended approval of this action item at their regularly scheduled meeting.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Lease Agreement with Exhibits
Presentation