



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#18-0739

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: July 10, 2018

TITLE: Resolution Authorizing a Consent to Assignment of Lease Agreement -
Ross Southern Properties, LLC to GTN Properties, LLC for Parcel 2A at
Fort Lauderdale Executive Airport

Recommendation

It is recommended that the City Commission adopt a resolution authorizing the City Manager to execute a Consent to Assignment of Lease Agreement from Ross Southern Properties, LLC to GTN Properties, LLC for Parcel 2A at Fort Lauderdale Executive Airport.

Background

Ross Southern Properties, LLC (RSP) leases Parcel 2A located on Airport property (Exhibit 1). RSP entered into a land lease agreement with the City for 2.18 acres that commenced for a 30-year term on April 1, 2005 and will expire on March 31, 2035. The current annual land rent is \$40,190.47 (\$.42/SF).

The improved facility contains a total area of approximately 30,014 square feet and includes two, 10,000 - gallon fuel tanks on the leasehold. The hangar portion of the building contains 17,570 square feet (59%) and is of pre-engineered metal construction, and the remaining improvements consist of 12,444 square feet (41%) of attached office and storage support area. The building is considered to be in good condition with adequate maintenance provided.

RSP has requested to assign its lease for Parcel 2A to GTN Properties, LLC (GTN) (Exhibit 2). GTN, which is beneficially owned by Mr. Ignacio Martinez, entered into an Agreement with RSP and is exercising its option to purchase the Parcel 2A leasehold interest (Exhibit 3). Mr. Martinez has had business interests at Executive Airport since 2010 when he acquired a controlling interest in Professional Flight Transport, Inc. d/b/a Windsor Jet Management (Windsor Jet) based at Executive Airport on Parcel 2A.

RSP understands and agrees that its obligations under the Lease Assignment will continue, and will not expire or terminate as a result of this Consent to Assignment. An assignment of this type is permitted under the terms of the Lease, subject to consent of the City, which shall not be unreasonably withheld. The City Attorney's Office has reviewed the Lease Assignment request and does not object to this type of transaction.

At its meeting of June 28, 2018 the Aviation Advisory Board supported staff's recommendation to approve the Consent to Assignment of Lease Agreement for Parcel 2A.

Resource Impact

There is no new fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Business Development Cylinder of Excellence, specifically advancing:

- Goal 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections.
- Objective 4: Deliver best-in-class regional general aviation airport amenities and services to domestic and international.
- Initiative 1: Examine the highest and best use of airport property to stimulate economic development and create jobs.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Prosperous*.

Attachments

Exhibit 1 - Parcel Map

Exhibit 2 - Letter of Intent from Ross Southern Properties

Exhibit 3 - Letter of Intent from GTN Properties

Exhibit 4 - Consent to Assignment of Lease

Exhibit 5 - Resolution

Prepared by: Rufus A. James, Transportation and Mobility

Department Director: Diana Alarcon, Transportation and Mobility