



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#21-0705**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** September 9, 2021

**TITLE:** Resolution Authorizing a Consent to Assignment of Lease Agreement from  
GTN Properties, LLC to MNREH Florida, LLC for Parcel 2A at Fort  
Lauderdale Executive Airport – **(Commission District 1)**

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**Recommendation**

Staff recommends the City Commission adopt a resolution authorizing the City Manager to execute a Consent to Assignment of Lease Agreement from GTN Properties, LLC (GTN) to MNREH Florida, LLC (MNREH) for Parcel 2A at Fort Lauderdale Executive Airport (FXE).

**Background**

GTN leases Parcel 2A at FXE by virtue of a lease dated March 15, 2005. Described lease will expire on March 31, 2035 (Exhibit 1). The Parcel 2A Lease is zoned General Aviation Airport and is purposed as an aeronautical use property sitting on approximately 2.18 acres with structural improvements. The current annual land rent is \$42,413.65 (\$.44/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 (Exhibit 2). The hangar portion of the building contains 17,570 square feet (59%) and is constructed 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 in good condition with adequate maintenance provided.

On March 4, 2021, MNREH purchased the GTN entity, thus gaining 100% control of the Airport Lease for Parcel 2A. MNREH is a registered Florida Limited Liability company with Mr. David MacNeil serving as the sole member. Mr. McNeil has requested to transfer and assign the Lease for Parcel 2A to MNREH (Exhibit 3). Mr. McNeil is an U.S. businessman, entrepreneur, owner, and Chief Executive Officer of WeatherTech. He has been a long-time sub-tenant of FXE, owning and operating several aircraft, and will be using the Parcel 2A facilities to house his fleet of personal aircraft.

MNREH agrees to the terms of the Lease and understands its obligations under the Lease Assignment (Exhibit 4). 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 24, 2021, the Aviation Advisory Board supported staff's recommendation to approve this Lease Assignment.

Staff recommends that the City consent to the requested Lease Assignment of Parcel 2A, GTN Properties, LLC to MNREH Florida, LLC.

### **Resource Impact**

There is no new fiscal impact associated with this action.

### **Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Provide the best-in-class regional general aviation airport amenities and services
- Objective: Create a responsive and proactive business climate to attract emerging industries

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

This item supports the Advance Fort Lauderdale Comprehensive Plan, specifically advancing:

- The Business Development Focus Area
- The Economic Development Element
- Goal 3: Recognize and include in economic development planning the role of Port Everglades and the Fort Lauderdale-Hollywood International Airport and Fort Lauderdale Executive Airports.

### **Attachments**

Exhibit 1 - Lease Agreement and Amendments

Exhibit 2 - Maps

Exhibit 3 - GTN Letter of Intent

Exhibit 4 - Consent to Assignment of Lease Agreement

Exhibit 5 - Resolution

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Prepared by: Rufus A. James, Airport Director – City Manager's Office

Charter Officer: Chris Lagerbloom, ICMA-CM, City Manager