



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/18/2018

District I

Item Creation Date: 8/23/2018

HAS - Lease with Manning Family Partnership, LP at HOU

Agenda Item#: 3.

Background:

RECOMMENDATION:

Enact and ordinance approving a lease agreement between the City of Houston and Manning Family Partnership, LP, for certain premises at William P. Hobby Airport (HOU).

SPECIFIC EXPLANATION:

Manning Family Partnership, LP, (Lessee), has requested to lease a driveway located at 8777 Tallyho, William P. Hobby Airport (HOU).

The pertinent terms and conditions of the lease agreement are as follows:

1. **Premises:** Approximately 3,694 square feet of land improved with a driveway at 8777 Tallyho, HOU.
2. **Term:** The term is for ten (10) years from the date of countersignature (Effective Date), unless sooner terminated in accordance with the lease.
3. **Use:** Lessee shall use the leased premises as a driveway access to its adjacent fee-owned property.
4. **Rent:** \$3,285.80 annually, escalated 15% after initial five years.
5. **Performance Security:** Lessee shall provide a performance bond or an irrevocable letter of credit in the amount of \$1,642.90, which represents six month's rent.
6. **Maintenance and Utilities:** Lessee shall assume the entire responsibility, cost and expense for all repair and maintenance of the leased premises.
7. **Indemnification and Insurance:** Lessee shall indemnify and hold the City harmless and shall provide the required insurance in the limits as stated in the lease.
8. **Environmental and Airport Rules:** Lessee shall comply with all federal, state and local environmental laws and all airport policies and procedures.
9. **Other:** Lessee agrees to comply with all rules and regulations adopted by the airport and/or TSA and/or the FAA, and to comply with all federal, state and local statutes, ordinances, regulations and policies.

Fiscal Note:

Funding for this item was included in the FY2019 Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

Director's Signature:

Mario C. Diaz
Houston Airport System

Amount of Funding:

Estimated Fiscal Operation Impact (Projected Revenue)			
Fund Name	Current Fiscal Year	Out Years	Total
HAS Revenue (8001)	\$2,738.17	\$32,584.18	\$35,322.35

Contact Information:

Todd Curry 281/233-1896
Ian Wadsworth 281/233-1682

ATTACHMENTS:

Description

Appraisal
RCA Budget Funding Information Request

Type

Backup Material
Financial Information