

January 14, 2026

~~WHEREAS~~, the City owns and operates an airport in the City, Dallas County, Texas, known as Dallas Executive Airport (the "Airport"); and

~~WHEREAS~~, JetRail LLC ("JetRail") responded to a solicitation conducted by the City's Department of Aviation to lease and operate the restaurant space at the Airport; and

~~WHEREAS~~, JetRail's proposal was determined to be the most advantageous to the City; and

~~WHEREAS~~, the City now desires to enter into a five-year lease agreement with one five-year renewal option with JetRail to operate a full-service restaurant in the Airport terminal building.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS

SECTION 1. That the City Manager is hereby authorized to execute a five-year lease agreement, with one five-year renewal option, with JetRetail LLC for approximately 4,248 square feet of restaurant and support space located in the Terminal Building at Dallas Executive Airport ("Lease") between the City of Dallas and JetRail LLC, approved as to form by the City Attorney.

SECTION 2. That the lease agreement shall evidence, among other things, the following key terms and conditions:

- a. The lease agreement shall be for a primary term of five years with one five-year renewal option.
- b. During the primary term of the lease agreement, the lessee shall pay as monthly rent the greater of:(i) \$2,124.00 or (ii) three percent of monthly gross receipts.
- c. The lessee shall be required to expend no less than \$17,000.00 on capital improvements, including new equipment, furniture, and fixtures to establish and operate the restaurant.

SECTION 3. That the Chief Financial Officer is hereby authorized to deposit all revenues received under the lease agreement to: Aviation Fund, Fund 0130, Department AVI, Unit 7731, Revenue Code 7709.

SECTION 4. That this lease agreement is designated as Contract No. AVI-2026-00029506.

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SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.