

June 25, 2025

**WHEREAS**, on August 12, 1998, the City Council authorized a Lease of Land and Facilities with MLT Development Co. ("MLT") at Dallas Love Field Airport with a thirty-year primary term and two five-year extension options for approximately 945,986 square feet (21.29 acres) of land improved with hangars, aircraft ramp areas, and automobile parking, by Resolution No. 98-2271; and

**WHEREAS**, on August 11, 1999, the City Council authorized the First Amendment to the lease agreement with MLT, to grant MLT an additional twelve months in which to expend \$6,000,000.00 for capital improvements to the leased premises and add approximately 48,755 square feet (1.12 acres) of land to the leased premises and increase the rent accordingly, by Resolution No. 99-2286; and

**WHEREAS**, on February 13, 2002, the City Council authorized the Second Amendment to the lease agreement with MLT, to add approximately 61,694 square feet (1.42 acres) of land to the leased premises and increase the rent accordingly, by Resolution No. 02-0627; and

**WHEREAS**, on August 9, 2006, the City Council authorized the Third Amendment to the lease agreement with MLT, to add approximately 165,283 square feet (3.79) acres of land to the leased premises and increase the rent accordingly, by Resolution No. 06-2000; and

**WHEREAS**, on April 10, 2013, the City Council authorized the Fourth Amendment to the lease agreement with MLT to provide rent abatement as consideration for the City's temporary use of an undeveloped portion of the leased premises containing approximately 123,475 square feet (2.83 acres) as a staging area for the Love Field runway 31R/13L safety enhancement phase II project, by Resolution No. 13-0604; and

**WHEREAS**, on January 14, 2015, the City Council authorized the Fifth Amendment to the lease agreement with MLT to add approximately 53,523 square feet (1.23 acres) of land to the leased premises and increase the rent accordingly, by Resolution No. 15-0104; and

**WHEREAS**, on December 14, 2016, the City Council authorized the Sixth Amendment to the lease agreement with MLT to provide rent abatement as consideration for the City's temporary use of an undeveloped portion of the leased premises containing approximately 176,998 square feet (4.06 acres) as a staging area for the Airfield Pavement Repair Project as well as four subsequent airfield projects at Dallas Love Field, by Resolution No. 16-1905; and

**WHEREAS**, on March 24, 2021, the City Council authorized the Seventh Amendment to the lease with MLT to extend the primary term of the lease by thirty-one years, require a new capital improvement investment of no less than \$5,000,000.00 on the construction of new leasehold improvements within 36 months, and provide rent abatement as

June 25, 2025

consideration for the City's temporary use of an undeveloped portion of the leased premises containing approximately 241,743 square feet (5.55 acres) and the granting of a temporary license agreement on an undeveloped portion of property adjacent to the leased premises containing approximately 769,162 square feet (17.66 acres) that is owned by MLT Development Co. for use as a staging and batch plant area for Dallas Love Field Airport's runway reconstruction project and subsequent airfield projects, by Resolution No. 21-0480; and

**WHEREAS**, the City and MLT Development Co. desire to enter into the Eighth Amendment to the lease agreement to reduce the leased premises by approximately 16,576 square feet (0.38 acres) for the purpose of constructing a new airport vehicle access road, add approximately 102,315 square feet (2.35 acres) of land improved with an approximately 14,938 square-foot building to the leased premises and increase the rent accordingly, and grant MLT an additional twenty four months in which to expend \$5,000,000.00 for capital improvements to the leased premises.

**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 the Eighth Amendment to the Lease of Land and Facilities ~~between the City of Dallas and~~ with MLT Development Co. to (1) reduce the leased premises by approximately 16,576 square feet (0.38 acres) for the purpose of constructing a new airport vehicle access road (2) add approximately 102,315 square feet (2.35 acres) of land improved with an approximately 14,938 square-foot building to the leased premises and increase the rent accordingly; and (3) increase the rent accordingly and grant MLT an additional twenty four months in which to expend \$5,000,000.00 for capital improvements to the leased premises, approved as to form by the City Attorney.

**SECTION 2.** That the Chief Financial Officer is hereby authorized to deposit all revenues received under the lease to: Aviation Operating Fund, Fund 0130, Department AVI, Unit 7722, Revenue Code 7707.

**SECTION 3.** That this contract is designated as Contract No. AVI-2025-00027961.

**SECTION 4.** 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.