

February 11, 2026

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

**WHEREAS**, the City's Department of Aviation is committed to the continued growth and development of the Airport; and

**WHEREAS**, Hampton Hospitality Limited Partnership approached the Department of Aviation with a proposal to lease available non-aeronautical Airport property for the development of a new hotel; and

**WHEREAS**, the City now desires to enter into a forty-year lease at the Airport with Hampton Hospitality Limited Partnership for approximately 168,142 square feet (3.86 acres) of land.

**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 forty-year lease agreement with Hampton Hospitality Limited Partnership for approximately 168,142 square feet (3.86 acres) of undeveloped land at Dallas Executive Airport to be used for the development of a new hotel, approved as to form by the City Attorney.

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

- a. The lease shall be for a primary term of 40 years.
- b. The lessee shall be required to expend no less than \$7,000,000.00 for the development and construction of a new approximately 87 room hotel.
- c. Rent shall be abated during construction, for a period not to exceed 24 months.
- d. In addition to the ground rent payment, commencing in the eleventh year of the lease, the lessee shall pay the City a percentage of the lessee's monthly net profit, beginning with five percent and increasing to 10 percent by the 21 year of the lease.

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

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**SECTION 4.** That this lease agreement is designated as Contract No. AVI-2026-00029680.

**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.