



**City of Dallas**

# **2028 Airline Use & Lease Agreement at Dallas Love Field**

**City Council Briefing  
May 21, 2025**

Patrick Carreno, Director  
Department of Aviation

# Overview



- Airline Use and Lease Agreement (AULA) Purpose
- Background/History of the Dallas Love Field (DAL) AULA
- 2028 AULA Provisions
- Dallas Love Field Expansion Airport Program (LEAP)
- Next Steps



# Airport Use and Lease Agreement Purpose



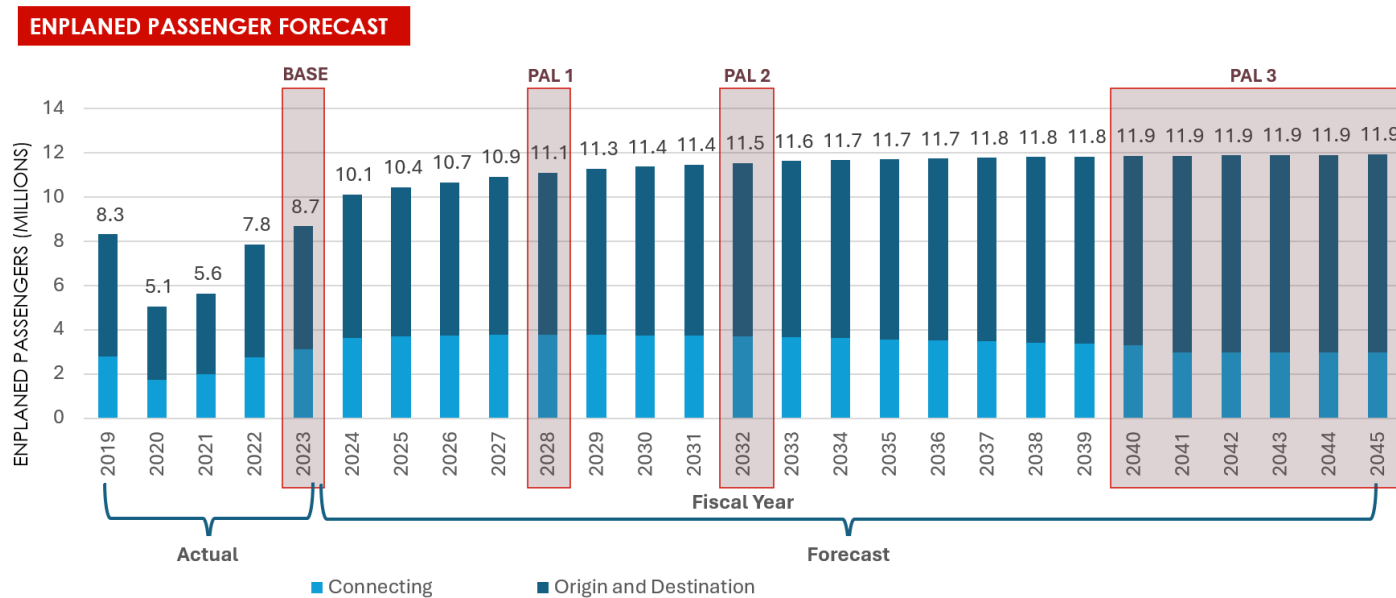
- The AULA sets the relationship between an airport and its airlines
- Sets rates and charges for airlines
- Provides long-term certainty to fund capital programs using only airport and airline revenue



# Background/History



- Current AULA was adopted in 2008 and expires September 30, 2028
- The terminal was designed for 6 million enplaned passengers. DAL is approaching 10 million enplaned passengers



NOTE: PAL = passenger activity level Approved by FAA July 2024. SOURCES: Dallas Airport System (historical enplaned passengers), September 2023; Ricondo & Associates, Inc. (forecast enplaned passengers), November 2023.

- A 2028 AULA expiring in 2040 would give the City and SWA long-term certainty



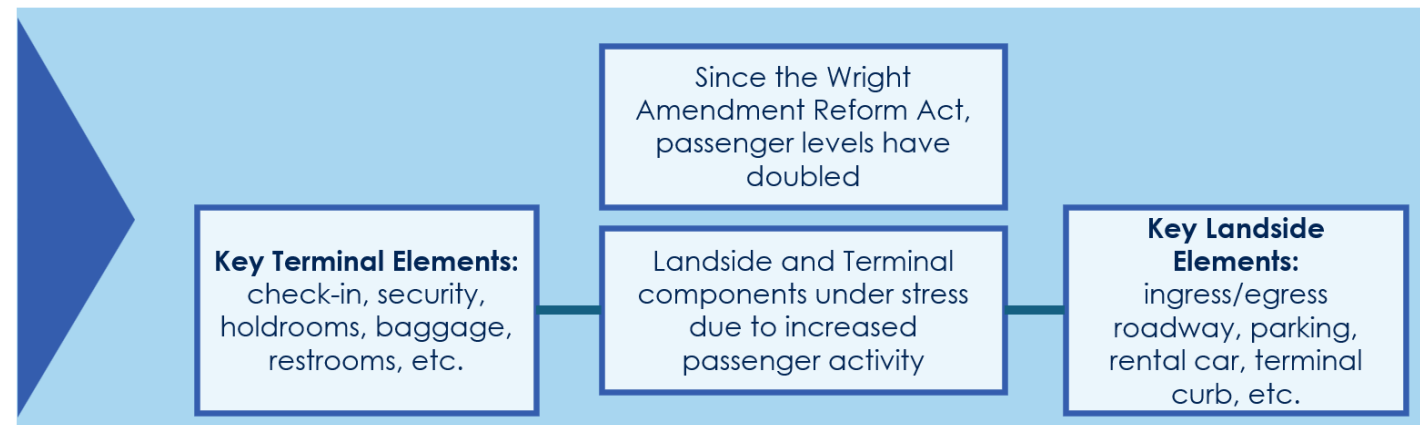
# Background/History



- Development to relieve congestion needs to start now – before the current AULA expires



## BACKGROUND



# 2028 Airport Use and Lease Agreement Provisions



- Term to 2040 for long-term certainty
- Airport's ability to finance projects without short term instruments
- Gate allocation – Southwest (18), Delta (1), and an Aviation controlled gate for a new entrant or expansion of existing service
- Gate utilization standard with the ability retain and Aviation to have the ability to recapture gates





# 2028 Airport Use and Lease Agreement Provisions



- Gate accommodation protocols allowing use
- A gate expansion and formula with the ability of Aviation to have gates to lease to airlines, should federal law change
- No subleasing or sublicensing of gates. Aviation will have the direct relationship with the airlines
- Voluntary noise curfew reporting mechanism



# Dallas Love Field Expansion Airport Program (LEAP)



- Aviation plans to implement the core components of the Dallas Love Field Master Plan
- LEAP will address constrained facilities and traffic congestion at Love Field – in the terminal and for traffic
- The airline funded projects include a new terminal processor (ticketing, bag claim, baggage handling, and security screening) and expanded concourse (restroom, concessions, and holdrooms) to relieve congestion and allow for growth
- The preliminary estimate for the cost of the airline-related projects is \$800M, which will help ensure affordable cost of airlines operating at at Dallas Love Field
- Aviation will control LEAP development, but in partnership with Southwest Airlines





# Next Steps



- City Council Agenda AULA Action Item: May 28, 2025
- City Council Review of the complete Capital Improvement Plan and Master plan Update: August 2025



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