



Legislation Details (With Text)

File #: 20-1963 **Version:** 1 **Name:**

Type: CONSENT AGENDA **Status:** Approved

File created: 9/30/2020 **In control:** Department of Aviation

On agenda: 10/28/2020 **Final action:** 10/28/2020

Title: Authorize the first amendment to the Commercial Lease of Land at Dallas Love Field dated May 20, 2016 with The Braniff Centre, LP to accommodate the United States Customs and Border Protection operations - Estimated Revenue Foregone: Aviation Fund \$23,142.00

Sponsors:

Indexes: 2

Code sections:

Attachments: 1. Map, 2. Resolution

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 28, 2020

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize the first amendment to the Commercial Lease of Land at Dallas Love Field dated May 20, 2016 with The Braniff Centre, LP to accommodate the United States Customs and Border Protection operations - Estimated Revenue Foregone: Aviation Fund \$23,142.00

BACKGROUND

Dallas Love Field Airport (the "Airport") is currently designated as a User Fee Airport through the United States Customs and Border Protection ("CBP") Service. As part of the designation, CBP requires that a secure facility be provided for its operations. On September 8, 2010, the City Council authorized a contract for the construction of a CBP facility at the Airport, and subsequently on December 8, 2010, authorized a memorandum of understanding with CBP detailing its operations at the new facility.

On September 9, 2015, City Council authorized two leases with The Braniff Centre, LP ("Braniff Centre") for commercial and aviation uses at the Airport. Each of the two leaseholds included a portion of the existing CBP facility. While the CBP facility was located within Braniff Centre's

leasehold areas, all rights and obligations relating to the CBP facility were subject to the City's memorandum of understanding with CBP.

However, CBP recently notified the Department of Aviation that its facilities must remain under the exclusive control of the Airport and cannot be part of another leasehold. In an effort to comply with this requirement, the City is proposing to amend the Commercial Lease of Land at Dallas Love Field with The Braniff Centre to exclude the area occupied by CBP and revert that area to the control of the Airport. However, in the event the City relocates CBP to another facility, the approximately 1,064 square feet of space would be added back into Braniff Centre's leasehold at the then-current rental rate pursuant to a lease amendment as approved by the City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 9, 2015, City Council authorized two leases with The Braniff Centre, LP ("Braniff Centre") for commercial and aviation uses at the Airport. Each of the two leaseholds included a portion of the existing CBP facility. While the CBP facility was located within Braniff Centre's leasehold areas, all rights and obligations relating to the CBP facility were subject to the City's memorandum of understanding with CBP by Resolution No. 15-1693.

FISCAL INFORMATION

Estimated Revenue Foregone: Aviation Fund \$23,142.00

OWNER

The Braniff Centre, LP

TBC GP, LLC, General Partner
Randall Reed, President/Chief Executive Officer

MAP

Attached