

# Santa Fe Municipal Airport

## MEMO

**DATE:** January 17, 2017

**TO:** Airport Advisory Board

**FROM:** Cameron Humphres, Airport Manager

**ISSUE:** Amendment No. 2 to Lease Agreement with Jet Center at Santa Fe Real Estate, LLC

**SUMMARY:**

The City of Santa Fe entered into a lease agreement, on July 2, 2015, of Building 3002 at Santa Fe Municipal Airport. This building is used by Jet Center as a passenger and crew area for private and corporate aircraft and office space for its staff. This building is a temporary facility while a new building can be planned and constructed.

However, site selection, design and construction have been delayed at the request of the airport to allow the completion of the Airport Master Plan. Jet Center has agreed to delay these activities and is requesting an extension to their lease agreement for Building 3002 for an additional three (3) years.

**REQUESTED ACTION:**

Review Jet Center's request and make recommendation to the City Council.

**AMENDMENT NO. 2**  
**SANTA FE MUNICIPAL AIRPORT LEASE AGREEMENT**  
**JET CENTER AT SANTA FE REAL ESTATE, LLC**

**THIS AMENDMENT NO. 2 TO LEASE** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2017, by and between the CITY OF SANTA FE, NEW MEXICO, a municipality and political subdivision of the State of New Mexico (City or Lessor), and JET CENTER AT SANTA FE REAL ESTATE, LLC, a New Mexico limited liability company (JCSF or Lessee) (collectively, the Parties).

WHEREAS, the Lessor owns and operates the Santa Fe Municipal Airport (Airport), located in Santa Fe County, New Mexico; and

WHEREAS, on February 25, 2015 the City adopted by ordinance a lease with JCSF (the Lease) for three parcels of land at the Airport identified as Lease Parcel B (Parcel B), Lease Parcel C (Parcel C), and Lease Parcel D (Parcel D) (collectively, the Lease Parcels), together with the unimpeded right of access thereto; and

WHEREAS, the City is the owner of that certain 14,000± square-foot parcel of land and the building thereon which is identified in the Lease as "Building 3002") located between the Airport Terminal and Parcel B (Parcel A); and

WHEREAS, the Parties entered into Amendment No. 1 to the Lease dated July 2, 2015, which permitted JCSF to lease Building 3002, referred to in Amendment No. 1 as "A-1 Premises," along with the unimpeded right of access thereto; and

WHEREAS, Amendment No. 1 provided that the term of the lease to Building 3002 would be for twenty-four (24) months, expiring on July June 17, 2017; and

WHEREAS, Amendment No. 1 provided that the lease of Building 3002 could be extended for one (1) six (6) month period upon the same terms and conditions as those set forth in Amendment No. 1; and

WHEREAS, the parties now wish to extend the term of the lease for Building 3002 by JCSF upon the same terms and conditions as those set forth in Amendment No. 1. .

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the Parties agree to the following modifications to Amendment No. 1 to the Lease:

**1. A-1 TERM.** The A-1 Term, as it is identified and called in Amendment No. 1, is hereby extended from June 17, 2017 to June 17, 2020 upon the same terms and conditions as those set forth in Amendment No. 1.

**2. EFFECT.** All other terms and provisions of the Amendment No. 1 to the Lease and the Lease shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment No. 2 to Lease Agreement to be executed as of the day and year first above written.

CITY OF SANTA FE:

\_\_\_\_\_  
Javier M. Gonzales, Mayor

ATTEST:

\_\_\_\_\_  
Yolanda Y. Vigil, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Kelley A. Brennan  
City Attorney

APPROVED:

\_\_\_\_\_  
Oscar Rodriguez  
Finance Director

JET CENTER AT SANTA FE REAL ESTATE, LLC

By: \_\_\_\_\_  
Name: John Marchman  
Title: Managing Member

STATE OF NEW MEXICO }  
COUNTY OF SANTA FE } ss.

This instrument was acknowledged before me on \_\_\_\_\_, by John Marchman, as managing member of Jet Center at Santa Fe Real Estate, LLC.

**Notary Public**

My Commission Expires: \_\_\_\_\_