



MEMORANDUM TO VENICE CITY COUNCIL

THROUGH CHARTER OFFICER: James Clinch, City Manager **E-SIGN:**

FROM: Nicholas Dumas, Airport Director

DEPARTMENT: Airport

DATE: 2/3/2026

MEETING DATE: 2/10/2026

SUBJECT / TOPIC: Requesting City Council Approve the Fourth Amendment to the Lease with Agape Flights, Inc.

BACKGROUND INFORMATION: Agape Flights, Inc., is a humanitarian relief organization that flies essential goods to communities in need throughout the Caribbean. They originally entered into a lease agreement with the City in 1999 under the name Summa Holdings. In 2005, the First Amendment made minor language changes, allowing a few lease requirements to be optional. In 2015, the Second Amendment reduced the leasehold size, at Agape's request, and lowered the rent. In 2018, the Third Amendment included a lease extension to February 2039 and a provision for one option for a five-year lease extension.

The proposed Fourth Amendment will modify Exhibit "A" to increase the square footage to accommodate the construction and subsequent operation of a new aircraft hangar. With the increase in square footage, the monthly rent will increase from \$2,580.64 to \$3,464.56. The Fourth Amendment also includes language regarding the construction of new hangar facilities, as shown in Exhibit "B," which will be at no cost to the City. Finally, this Amendment includes a provision to revise the term to extend the lease an additional 15 years and provides the option to extend by adding two additional 5-year options. If all options are exercised, the lease term will end in 2054.

SUPPORTS STRATEGIC PLAN: Goal Five: Encourage and Support a Robust and Diverse Economy

COUNCIL ACTION REQUESTED: For Council Adoption by Consent Motion

Yes N/A

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Document(s) Reviewed for ADA compliance (required if for agenda posting) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | City Attorney Reviewed/Approval |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Risk Management Review |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Finance Department Review/Approval |
| | | Funds Availability (account number): |

CC: