



MEMORANDUM TO VENICE CITY COUNCIL

THROUGH CHARTER OFFICER: James Clinch, City Manager

FROM: Nicholas Dumas, Airport Director

DEPARTMENT: Airport

DATE: 06/26/26

E-SIGN:  James Clinch (Jun 26, 2026 11:28:13 EDT)

MEETING DATE: 07/14/26

SUBJECT / TOPIC: Requesting City Council Review and Approve the Third Amendment to the Restated Lease Agreement with Skyport Holdings Venice, LLC

BACKGROUND INFORMATION: Effective November 1, 2015, the City entered into a Restated Lease Agreement (the "Lease") with Tristate Aviation Group of Florida, LLC, which authorized the lessee to provide aviation fuel sales and related services as a Fixed Base Operator on the subject property. The Lease was assigned to Skyport Holdings Venice, LLC ("Skyport") on September 21, 2023.

The City is currently working on revised Minimum Standards which, among other things, will provide specific requirements for ground operations at the Venice Airport. The Third Amendment takes certain ground operations requirements that are in the draft revised Minimum Standards, which will not be effective until the revised Minimum Standards are approved by both the Federal Aviation Administration and the City Council, and makes them a requirement of Skyport's operations effective immediately. More specifically, whenever Skyport is handling turbine-powered aircraft it must maintain or have immediate access to compatible Ground Power Units (GPU) with trained personnel. In addition, for aircraft on the ramp longer than fifteen minutes, Skyport shall offer ground power in lieu of extended engine or Auxiliary Power Unit (APU) operation.

Further, the Third Amendment modifies the timeline in the Lease for adjusting the fuel flowage fee based on a market rate analysis. The Lease currently provides that adjustment will occur in November of 2036; however, under the proposed amendment, the first adjustment will be moved up to November 2026.

SUPPORTS STRATEGIC PLAN: Goal Six: Preserve the Venice Quality of Life through Proper Planning

COUNCIL ACTION REQUESTED: For Council Adoption by Motion

Yes N/A

- | | | | |
|-------------------------------------|-------------------------------------|---|-----------------------------|
| ☒ | ☐ | Document(s) Reviewed for ADA compliance (required for agenda posting) | <i>Penny Ellis</i> |
| ☒ | ☐ | City Attorney Reviewed/Approval | <i>Roy David Jackson Jr</i> |
| ☐ | ☒ | Risk Management Review | |
| ☐ | ☒ | Finance Department Review/Approval | |
| | | Funds Availability (account number): | |

Meta-Data Entry:

Vendor Name: Skyport Aviation

Document Date: 06/26/2025

Expiration Date: 12/31/2050 *(Note: If expiration date must be calculated go to [Date Calculator: Add to or Subtract From a Date](#))*

Contract Type: Term

Contract Term: 24 Years + 1 x 10 Years *(Note: Initial term plus renewable # of times for length of term, for example "3 Years + 2 x 1 Year")*

Is this a Capital Improvement Contract No

Insurance Expiration 1 Click or tap to enter a date mm/dd/yyyy.

Insurance Expiration 2 Click or tap to enter a date mm/dd/yyyy.

Is Contract Renewable No

Contract Status Active

One-time E-mail Notification: 30 days

Notify Department 1: Airport

Notify Department 2:

Notify Department 3 Choose a department to be notified.

(*For Record Retention Staff Completion Only*):

Note: Complete the information below just prior to scanning. Then attach this document as the last page of the contract to be scanned.

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City Council Agenda Memo for the Approval of Amendment No. 3 to the Restated Lease Agreement with Skyport Aviation

Final Audit Report

2026-06-26

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"City Council Agenda Memo for the Approval of Amendment No. 3 to the Restated Lease Agreement with Skyport Aviation" History

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 Agreement completed.

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