



**City of Venice  
City Manager's Report  
Agenda Item Request**

**DATE:** May 4, 2018

**TO:** Ed Lavallee, City Manager

**FROM:** Mark J. Cervasio, Airport Director

**SUBJECT:** Authorize the Mayor to Execute an Amendment to the Lease between Tristate Aviation Group of Florida, LLC and the City of Venice

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**Background:**

Tristate Aviation Group of Florida, LLC (dba Suncoast Air Center) is a commercial aeronautical tenant that leases approximately 9.82 acres of land at the Airport, including the facilities located at 220, 224 and 400 Airport Avenue East. They provide full Fixed Base Operator (FBO) service to the public including aircraft fuel sales, aircraft maintenance, aircraft ground handling services, rental cars and flight catering. Tristate currently pays \$131,784.72 in annual rent to the Airport Fund.

In October of 2015 the Council approved and the Mayor executed a restated lease between Tristate Aviation and the City of Venice to resolve a number of issues that existed at the time. One of the elements included in the 2015 restated lease was that Tristate relocate their fuel farm from the east end of their leasehold to a location just south of their maintenance hangar by 2025. As part of the Airport's recent project to rehabilitate all of the deteriorated concrete ramps on the field, aircraft parking positions were reconfigured to maximize the number of positions we could place on the ramp and meet current FAA dimensional standards for aircraft parking ramps. To accomplish this, a taxilane, necessary to facilitate aircraft movement through the parking area, had to be moved to the north. This new taxilane location has encroached upon the proposed future site of the relocated fuel farm, making it a less desirable location than the existing location.

Further, Tristate has indicated that they have an opportunity to obtain and install additional fuel farm equipment to upgrade their existing facility. Tristate is proposing to replace their existing 10,000 gallon Avgas tank with a 12,000 gallon tank, convert the existing Avgas tank to Jet A and install an additional 10,000 gallon Jet A tank. As part of the improvements they will also install a new self-service terminal for the dispensing of fuel. These improvements will increase the airport's fuel storage tank capacity for Avgas from 9,000 gallons to 12,000 gallons and for Jet A from 10,000 gallons to 20,000 gallons. These improvements to their existing fuel farm will require a capital investment of approximately \$90,000 by Tristate and should be complete prior to next season.

In addition, Paragraph 23 of Tristate's lease with the City provides for them to manage certain aircraft parking spaces for use by the public as shown in Exhibit C attached to the existing lease. Due to the renumbering and reconfiguration of the aircraft parking spaces as part of the ramp rehabilitation project, and the need to add additional aircraft parking spaces to Tristate's management responsibilities we need to replace Exhibit C with the attached exhibit.

Risk Management:

The Human Resource Director has reviewed and approved the lease amendment.

City Attorney:

The City Attorney has reviewed and approved the lease amendment.

Requested Action:

Staff requests that the City execute an amendment to Tristate's lease removing the requirement that they relocate their fuel farm.

Attachments:

Lease Amendment  
Revised Exhibit C