

Memorandum



CITY OF DALLAS

DATE May 22, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Agenda Item No. 26-1626A Authorize a Lease Agreement at Dallas Love Field with Signature Flight Support LLC**

The May 27, 2026 City Council agenda includes an item to authorize a Lease Agreement at Dallas Love Field ("Airport") with Signature Flight Support LLC ("Signature"). This agreement supports the continued redevelopment of Airport property and advances long-term revenue generation for the Department of Aviation ("Aviation") through private investment.

Signature is the world's largest network of Fixed Base Operators ("FBOs"), operating more than 200 locations across 27 countries. At the Airport, Signature currently serves as a primary FBO, providing essential business and private aviation support services, including aircraft fueling, aircraft hangar space, ground handling, and maintenance for the Dallas market.

Signature's current lease of the subject property expired on its terms, and the improvements located on the leasehold reverted to the City. The City now desires to re-lease approximately 2,131,455 square feet (48.93 acres) of land and improvements to Signature for a primary term of twenty years with two fifteen-year and one fourteen-year renewal options structured to be coterminous with Signature's other existing lease at the Airport.

During the primary term of the lease, the City will generate rental revenue from the land and improvements in an estimated amount of \$100,774,049.00. The proposed renewal terms are estimated to generate an additional \$514,579,706.00, bringing total estimated lease revenue to approximately \$615,353,755.00 over the full lease term.

The proposed lease includes a minimum capital investment of \$65,000,000.00 by Signature during the primary and renewal terms of the lease. This investment includes no less than \$38,000,000.00 for the development and construction of new capital improvements during the primary term, which may include aircraft hangars, offices, vehicle parking and apron areas, and an above-ground fuel farm, as well as the demolition of existing hangars beyond their useful life.

As additional consideration, Signature will also pay the City \$4,500,000.00 for capital improvement projects at Dallas Executive Airport. While Signature operates exclusively at Dallas Love Field, these funds will support AVI's broader general aviation portfolio, which includes Dallas Executive Airport. An additional \$22,500,000.00 in capital improvements will be required by the end of year fifty-five of the lease.

DATE May 22, 2026
SUBJECT **Upcoming Agenda Item No. 26-1626A Authorize a Lease Agreement at Dallas Love Field with Signature Flight Support LLC**
PAGE 2 of 2

The proposed lease will allow Aviation to utilize available Airport land, further support revenue generation at the Airport, and contribute to the economic growth of the surrounding areas.

If you have any questions, please contact Patrick Carreno, Director of Aviation, at 214-670-6149 or by email at patrick.carreno@dallas.gov.

Service First, Now!



Robin Bentley
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Bertram Vandenberg, City Attorney (I)
Mamatha Sparks, City Auditor (I)
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dominique Artis, Chief of Public Safety

Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
John Johnson, Chief of Real Estate
Directors and Assistant Directors