

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**



DEPARTMENT: Aviation

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE:

CONTACT PERSON NAME: Tony Nevarez

PHONE NUMBER: 915-212-7301

2nd CONTACT PERSON NAME: Debbie Olivas

PHONE NUMBER: 915-212-7337

DISTRICT(S) AFFECTED: District 3

STRATEGIC GOAL:

1. Create an Environment Conducive to Strong, Sustainable Economic Development

SUBGOAL:

1.4. Grow the core business of air transportation

SUBJECT:

A Resolution that the City Manager, or designee, be authorized to sign a Lessor's Approval of Assignment of the Crosswinds Entertainment District Ground Lease by and among the City of El Paso ("Lessor"), Halloran Family Joint Venture, LLC and 3187 E Long Circle, LLC ("Assignor"), and 6901 Montana Investment, LLC ("Assignee") regarding the following property:

A 52,846.456 square foot parcel of land, more or less, being a portion of Tract 4A25, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas, and municipally known and numbered as 6901 Montana Ave., City of El Paso, El Paso County, Texas, 79925.

BACKGROUND / DISCUSSION:

The Department of Aviation requests the approval to a Lessor's Approval of Assignment of an Industrial Site Lease Agreement for property located at 6901 Montana Avenue, El Paso, Texas.

Rental Fee: 52,846.456 square feet at \$0.9490 = \$50,151.29 annually / \$4,179.27 monthly. Next rental adjustment is scheduled for May 1, 2026.

Term: Initial term of forty (40) years commencing on April 26, 2022, and one (1) Option period of ten (10) years.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

- April 26, 2022 – Crosswinds Entertainment District Ground Lease

AMOUNT AND SOURCE OF FUNDING:

N/A: This is a revenue generating item.

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

None

NAME	AMOUNT (\$)

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:



(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager, or designee, be authorized to sign a Lessor's Approval of Assignment of the Crosswinds Entertainment District Ground Lease by and among the City of El Paso ("Lessor"), Halloran Family Joint Venture, LLC and 3187 E Long Circle, LLC ("Assignor") and 6901 Montana Investment, LLC ("Assignee") regarding the following property:

A 52,846.456 square foot parcel of land, more or less, being a portion of Tract 4A25, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas, and municipally known and numbered as 6901 Montana Ave., City of El Paso, El Paso County, Texas, 79925.

APPROVED this ____ day of _____, 2025.

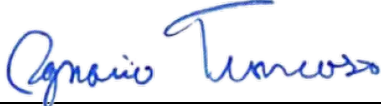
THE CITY OF EL PASO

Renard U. Johnson
Mayor

ATTEST:


Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Ignacio Troncoso
Assistant City Attorney

APPROVED AS TO CONTENT:

 for

Juan Antonio Nevarez, CM, ACE, IACE
Director of Aviation

STATE OF TEXAS

§

§

COUNTY OF EL PASO

§

LESSOR'S APPROVAL OF ASSIGNMENT

WHEREAS, the City of El Paso ("Lessor") entered into a Crosswinds Entertainment District Ground Lease, on April 26, 2022 (the "Lease"), between the Lessor and Halloran Family Joint Venture, LLC and 3187 E Long Circle, LLC ("Assignor"), for the following described property:

A 52,846.456 square foot parcel of land, more or less, being a portion of Tract 4A25, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas, and municipally known and numbered as 6901 Montana Ave., El Paso, Texas 79925, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof ("Property");

WHEREAS, Assignor has requested the Lessor's approval and consent to an assignment of the Lease to 6901 Montana Investment LLC.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **CONSENT TO ASSIGNMENT.** Lessor hereby approves and consents to the assignment of the Lease from Assignor to 6901 Montana Investment LLC, ("Assignee"), on the condition that Assignee assumes and becomes liable to pay any and all sums owing or becoming due Lessor under the terms of the Lease from and after the effective date of the assignment of the Lease to Assignee, and upon the further condition that Assignee agrees to accept and abide by all the terms, covenants, and conditions of the Lease.

Assignee does hereby assume and agrees to be liable to pay any and all sums owing or becoming due Lessor under the terms of the Lease from and after the effective date of the assignment of the Lease to Assignee, and Assignee agrees to accept and abide by all the terms, covenants, and conditions of the Lease.

2. **PROOF OF INSURANCE AND INDEMNIFICATION.** Assignee has provided a certificate of insurance to evidence compliance with the insurance requirements of the Lease and expressly agrees to be bound by the indemnification provisions contained in the Lease.

3. **RELEASE.** Assignor is hereby released and discharged by Lessor from all rights, privileges, responsibilities and obligations under the Lease first arising and accruing from and after the effective date of the assignment of the Lease and Lessor and Assignee each hereby acknowledges that, as of the effective date of the assignment, Assignee enjoys all such rights and privileges and is responsible for satisfying all such obligations the same as if the Lease had originally been executed between Lessor and Assignee.

4. **SECURITY DEPOSIT.** A Security Deposit of \$12,537.81 is required as a condition to this Approval.
5. **RATIFICATION OF LEASE.** Except as expressly set forth herein, no provision of this Approval alters or modifies any of the terms and conditions of the Lease, and all other terms and conditions of the Lease shall remain in full force and effect.
6. **ADDRESS FOR NOTICE.** Notices to Assignee and Assignor shall be sufficient if sent by certified mail, postage prepaid, addressed to:

ASSIGNOR: Halloran Family Joint Venture, LLC
Attn: Lisa J. Wood
7866 S. Jackson Circle
Centennial, CO 80122

3187 E Long Circle, LLC
Attn: Bill Burton III
7866 S. Jackson Circle
Centennial, CO 80122

ASSIGNEE: 6901 Montana Investment LLC
Attn: Ronald C. Malooly, Jr.
P.O. Box 972210
El Paso, Texas 79997-2210

7. **AUTHORIZED REPRESENTATIVE.** The persons signing this Lessor's Approval of Assignment on behalf of the Assignee and Assignor represent and warrant that they have the legal authority to bind the Assignee and Assignor, respectively, to the provisions of this Lessor's Approval of Assignment.
8. **NON-WAIVER.** The Lessor's Approval of Assignment hereby given by Lessor shall not end the need for Lessor's consent for any future assignments.
9. **EFFECTIVE DATE.** The Effective Date of this Lessor's Approval of Assignment will be the date this document is approved by the El Paso City Council.
10. **COUNTERPARTS.** This Lessor's Approval of Assignment may be executed in any number of counterparts, each of which shall be deemed an original for all purposes, and all of which shall constitute one and the same instrument as if all parties had signed the same signature page.

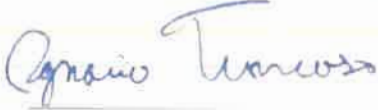
(Signatures begin on the following page)

APPROVED THIS _____, 2025.

LESSOR: CITY OF EL PASO

Dionne Mack
City Manager

APPROVED AS TO FORM:



Ignacio Troncoso
Assistant City Attorney

APPROVED AS TO CONTENT:

 for

Juan Antonio Nevarez, CM, AC, IACE
Director of Aviation

LESSOR'S ACKNOWLEDGEMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this ____ day of _____, 2025 by
Dionne Mack as City Manager for the **City of El Paso, Texas** (Lessor).

Notary Public, State of Texas

My Commission Expires:

(Signatures continue on the following page)

ASSIGNOR: Halloran Family Joint Venture, LLC

By: [Signature]
Print Name: Lisa J. Wood
Its: Manager

3187 E Long Circle, LLC

By: _____
Print Name: Bill Burton, III
Its: Manager

ASSIGNOR'S ACKNOWLEDGEMENT

THE STATE OF NC)
COUNTY OF Buncombe)

This instrument was acknowledged before me on this 16th day of Sept, 2025, by
Lisa Wood (Name of Officer), Manager (Title of Officer), of Halloran Family
(Name of Corporation), on behalf of said corporation (Assignor). Joint Venture LLC

My Commission Expires:

11.20.2027

[Signature]
Notary Public, State of NC

Jackie D Stewart JR
Notary Public
Buncombe County, NC
My Commission Exp: 11/20/2027
202232700167

ASSIGNOR'S ACKNOWLEDGEMENT

THE STATE OF _____)
COUNTY OF _____)

This instrument was acknowledged before me on this _____ day of _____, 2025, by

(Name of Officer), _____ (Title of Officer), of _____
(Name of Corporation), on behalf of said corporation (Assignor).

My Commission Expires:


Notary Public, State of _____

(Signatures continue on the following page)

ASSIGNOR: Halloran Family Joint Venture, LLC

By: _____
Print Name: Lisa J. Wood
Its: Manager

3187 E Long Circle, LLC

By: 
Print Name: Bill Burton, III
Its: Manager

ASSIGNOR'S ACKNOWLEDGEMENT

THE STATE OF _____)
COUNTY OF _____)

This instrument was acknowledged before me on this _____ day of _____, 2025, by _____ (Name of Officer), _____ (Title of Officer), of _____ (Name of Corporation), on behalf of said corporation (Assignor).

My Commission Expires: _____

See attached certificate exp. 9/15/25
Notary Public, State of _____

ASSIGNOR'S ACKNOWLEDGEMENT

THE STATE OF _____)
COUNTY OF _____)

This instrument was acknowledged before me on this _____ day of _____, 2025, by _____ (Name of Officer), _____ (Title of Officer), of _____ (Name of Corporation), on behalf of said corporation (Assignor).

My Commission Expires: _____

Notary Public, State of _____

(Signatures continue on the following page)

HAWAII ALL-PURPOSE ACKNOWLEDGMENT

H.R.S 502-41(6)

State of Hawaii

County of Maui

ss.

On this 19 day of September, 2025, in the Second Circuit Court, State of Hawaii,
Day Month Year Name of Circuit

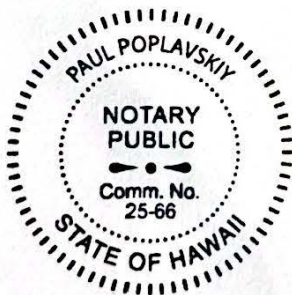
before me personally appeared Bill Burton, III (.) (and
Name of Signer 1

[Signature] (.) to me personally known or proved
Name of Signer 2 (if any)

to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to this instrument, who, being by me duly sworn or affirmed, did say
that such person(s) executed the foregoing instrument identified or described as
Lessor's Approval of Assignment as the free act and deed of such person(s),
Type of Document

and if applicable, in the capacity shown having been duly authorized to execute such instrument
in such capacity. The foregoing instrument is dated 9/15/25 and
Date of Document

contained 6 pages at the time of this acknowledgment/certification.
No. of Pages



Paul Poplawski

Printed Name of Notary Public

Notary Public — STATE OF HAWAII

My commission expires: 4/6/29

[Signature]
Signature of Notary Public

Place Notary Seal or Stamp Above

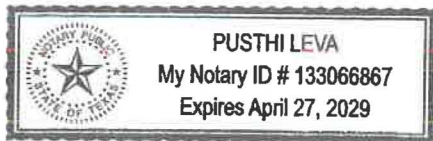
ASSIGNEE: 6901 MONTANA INVESTMENT LLC

By: [Signature]
Print Name: Ronald C. Malooly, Jr.
Its: President/Treasurer/Secretary

ASSIGNEE'S ACKNOWLEDGEMENT

THE STATE OF Texas)
COUNTY OF El Paso)

This instrument was acknowledged before me on this 15 day of Sept, 2025, by
Ronald C. Malooly Jr (Name of Officer), President (Title of Officer),
6901 Montana Investment (Assignee Legal Name), a Texas (State of
Incorporation), on behalf of said corporation.



[Signature]
Notary Public, State of Texas

My Commission Expires:

04/27/29

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with [Title 2, Chapter 2.92, Section 2.92.080](#)

Introduction:

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

Definitions:

- "Contribution" A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit.
- "Contributor" A person making a contribution, including the contributor's spouse.
- "Donation" Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district.
- "Donor" An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item.
- "Benefiting" Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on.

Instructions: Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of \$500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

Contributor / Donor Information:

Full Name Ronald Christopher Malooly, Jr

Business Name 6901 Montana Investments, LLC

Agenda Item Type Airport

Relevant Department _____

Disclosure Affirmation: Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of \$500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☐

I have **NOT** made campaign contributions or donations totaling an aggregate of \$500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☒

I have made campaign contributions or donations totaling an aggregate of \$500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

OFFICE	CURRENT COUNCIL MEMBER NAME	AMOUNT (\$)
Mayor	Renard Johnson	\$2,500
District 1		
District 2		
District 3		
District 4		
District 5		
District 6		
District 7		
District 8		

Declaration: I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____

Date: _____

08/14/25