



Building and Ground Lease Agreements
Air Methods, LLC

12230 Pine Springs | El Paso, Texas | 79936

Goal 6 Set the Standard for Sound Governance and Fiscal Management



July 30, 2024

HISTORY

- April 23, 2024 – City Council approved a Service Agreement with Air Methods LLC, for the Aviation and Clinical Crew Base
- Service Agreement requires City to enter into:
 - A ground lease agreement for a helicopter pad, and,
 - A building lease agreement for a portion of the building located at 12230 Pine Springs
- The Ground Lease for vacant land, located at 12230 Pine Springs, for a Helicopter pad and supporting equipment.
- The Building Lease, for a portion of the building located at 12230 Pine Springs to be used as crew quarters and office space in support of the medical helicopter services.

PROPERTY OVERVIEW



PID: 26528

Size: ~ 2.9 acres

Zoning: C-4/sc/sp (Commercial/special contract/special permit)

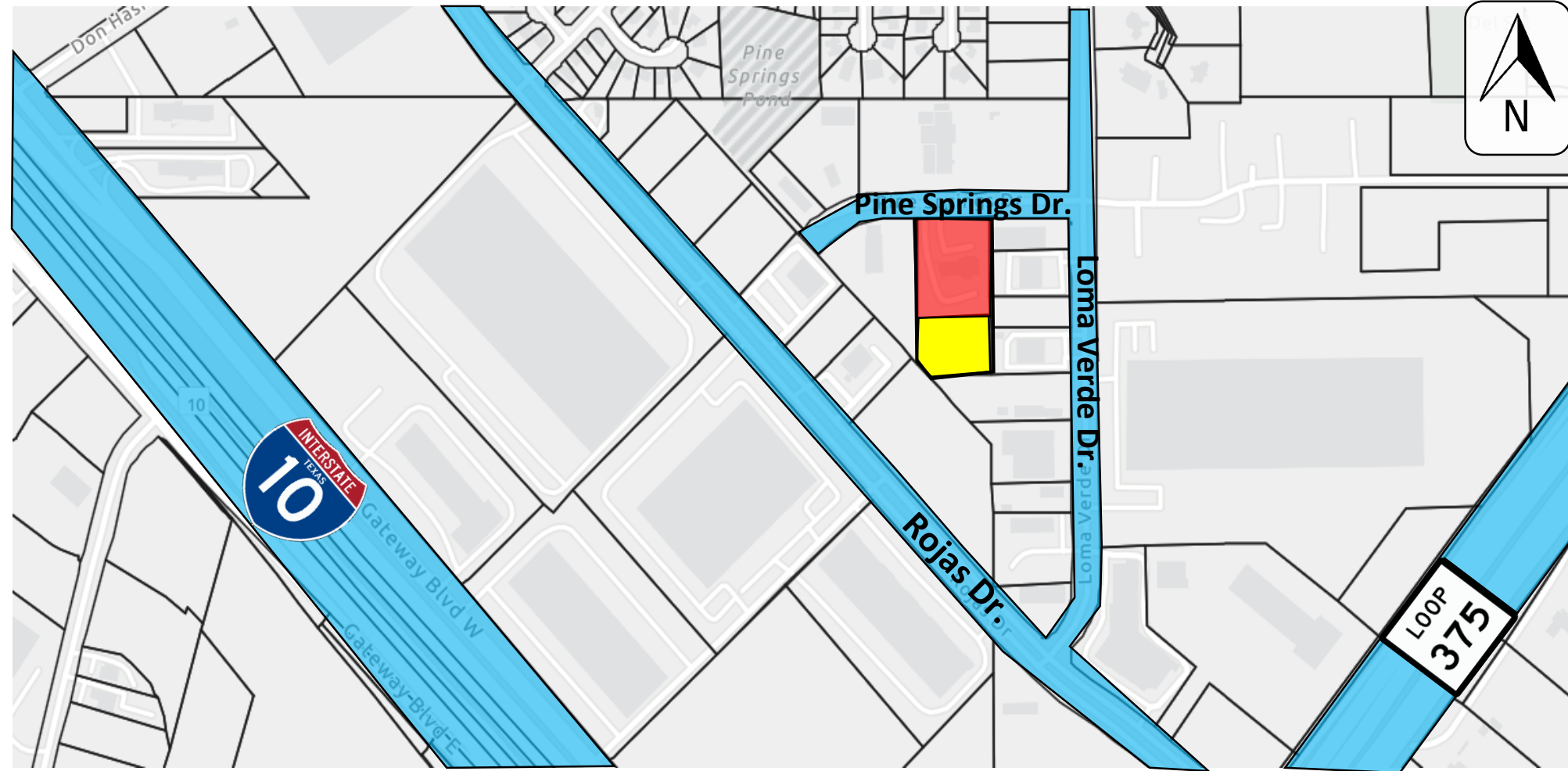
Area of Town: Far Eastside

Chain of Title:




10/18/2004 – Anna Cecilia Barragan, et al. to COEP

Current Use: Fire Station 35

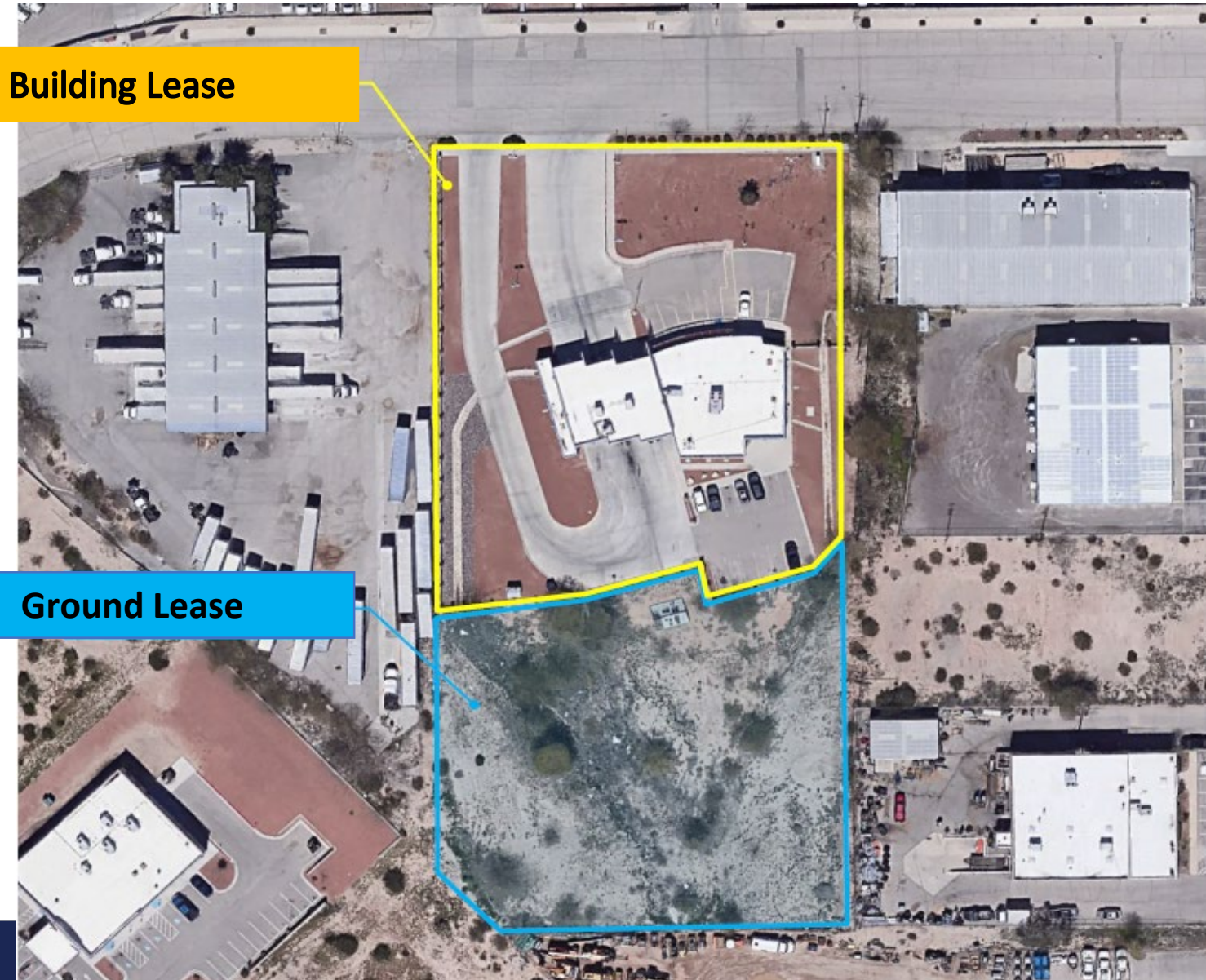
PROPERTY AERIAL – FIRE STATION 35



Legend:

-  Multi-Tenant Lease
-  Ground Lease
-  Right-of-way

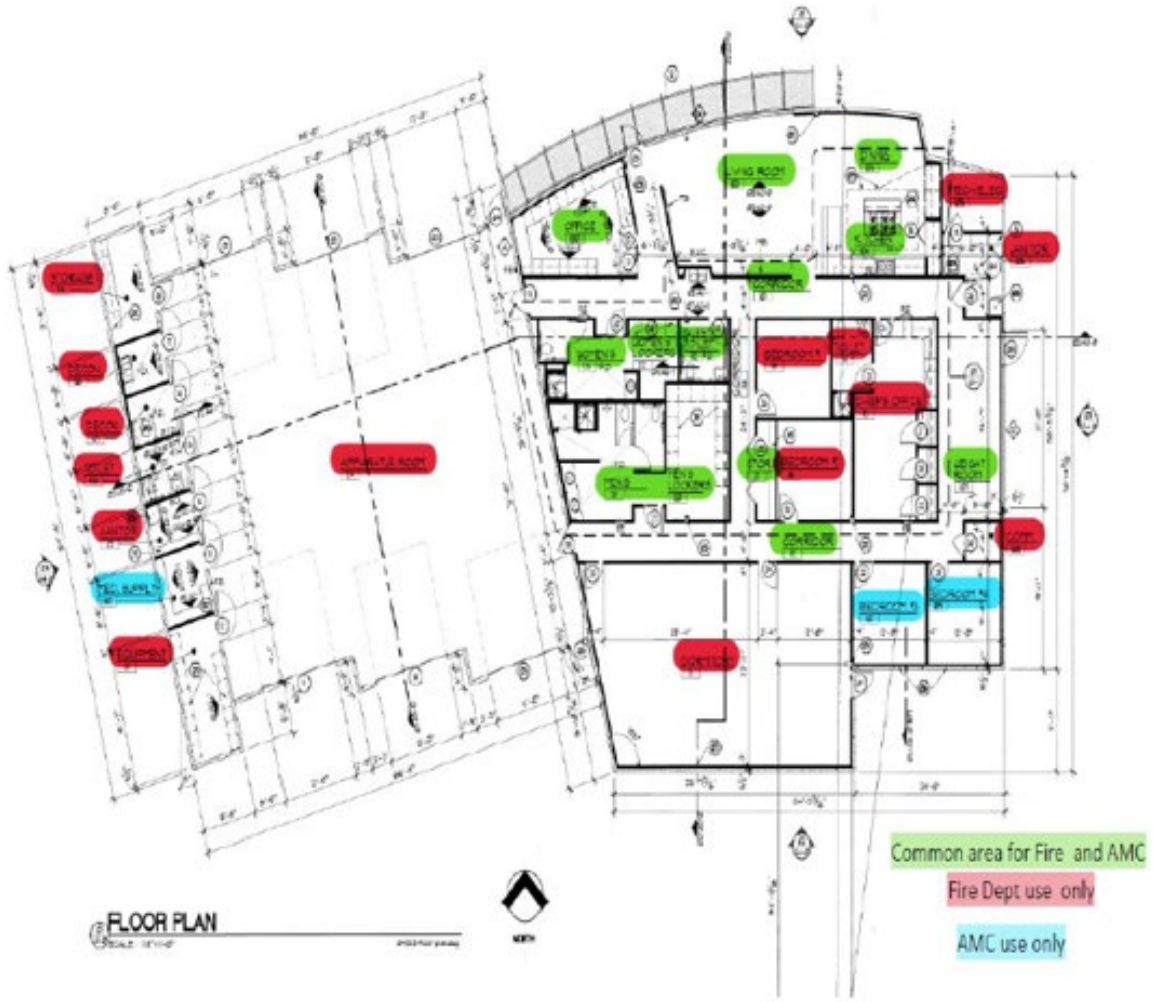
PROPERTY AERIAL – SATELLITE VIEW



Building Lease

Ground Lease

BUILDING FLOORPLAN



PROPOSED TERMS



Building Lease:

- Leased area: 353 sf
- Rental Rate: \$17/sf
- Initial term: Five (5) years
- Renewal Terms: Three (3) Options of One (1) Year
- Annual Rent: \$11,344.68
- Escalation Rate: 2% increase/year

Contract Value: \$97,371.04

Ground Lease:

- Leased area: 22,500 sf
- Rental Rate: \$1.10/sf
- Initial term: Five (5) years
- Renewal Terms: Three (3) Options of One (1) Year
- Annual Rent: \$24,750
- Escalation Rate: 2% increase/year

Contract Value: \$212,428.48

Recommendation: Approve both agreements



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People