

00- R-1134

(Do Not Write Above This Line)

A RESOLUTION BY

TRANSPORTATION COMMITTEE

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A LEASE AGREEMENT WITH CONTINENTAL AIRLINES, INC., COVERING THE OCCUPANCY AND USE OF A PORTION OF CARGO BUILDING A ON TRACT A IN THE SOUTH CARGO AREA AT HARTSFIELD ATLANTA INTER-NATIONAL AIRPORT, CONSISTING OF APPROXI-MATELY 0.397 ACRES OF LAND, TOGETHER WITH THE ASSOCIATED CARGO WAREHOUSE SPACE, MEZZANINE OFFICE SPACE, AIRSIDE OPERATIONS AREA AND LANDSIDE OPERATIONS AREA PAVE-MENT, FOR USE IN THE ESTABLISHMENT AND OPERATION OF AN AIR CARGO FACILITY; AND FOR OTHER PURPOSES.

ADOPTED BY

AUG 07 2000

COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
 Date _____
 Chair _____
 Referred to _____

Committee TRANSPORTATION
 Date 8-2-00
 Chair [Signature]
 Action: [Signature]
 Fav, Adv, Hold (see rev. side)
 Other:
 Members [Signature]
[Signature]
 Refer To [Signature]

Committee _____
 Date _____
 Chair _____
 Action: _____
 Fav, Adv, Hold (see rev. side)
 Other: _____
 Members _____
 Refer To _____

Committee _____
 Date _____
 Chair _____
 Action: _____
 Fav, Adv, Hold (see rev. side)
 Other: _____
 Members _____
 Refer To _____

Committee _____
 Date _____
 Chair _____
 Action: _____
 Fav, Adv, Hold (see rev. side)
 Other: _____
 Members _____
 Refer To _____

FINAL COUNCIL ACTION
 2nd 1st & 2nd 3rd
 Readings
 Consent V Vote RC Vote

CERTIFIED

CERTIFIED
 AUG 7 2000

CERTIFIED
 AUG 07 2000

Ruth Doughton Johnson
 MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

AUG 13 2000

[Signature]
 MAYOR



"1"
**CITY COUNCIL
ATLANTA, GEORGIA**

A RESOLUTION

BY TRANSPORTATION COMMITTEE

00-R -1134

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A LEASE AGREEMENT WITH CONTINENTAL AIRLINES, INC., COVERING THE OCCUPANCY AND USE OF A PORTION OF CARGO BUILDING A ON TRACT A IN THE SOUTH CARGO AREA AT HARTSFIELD ATLANTA INTERNATIONAL AIRPORT, CONSISTING OF APPROXIMATELY 0.397 ACRES OF LAND, TOGETHER WITH THE ASSOCIATED CARGO WAREHOUSE SPACE, MEZZANINE OFFICE SPACE, AIRSIDE OPERATIONS AREA AND LANDSIDE OPERATIONS AREA PAVEMENT, FOR USE IN THE ESTABLISHMENT AND OPERATION OF AN AIR CARGO FACILITY; AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta has developed the South Cargo Area at Hartsfield Atlanta International Airport for use by airlines and other firms engaged in the air cargo and air freight business at the Airport; and

WHEREAS, Continental Airlines, Inc., who is engaged in the air cargo and air freight business, has requested a lease of space in the South Cargo Area; and

WHEREAS, the Aviation General Manager has determined that sufficient space is available in Cargo Building A on Tract A to meet Continental's requirements and has recommended that the City of Atlanta enter into a lease agreement with said firm, on the terms and conditions hereinafter set forth.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA that the Mayor or his designee be and he hereby is authorized to execute on behalf of the City of Atlanta a Lease Agreement with Continental Airlines, Inc., which shall provide for the occupancy and use of a portion of Cargo Building A on Tract A in the South Cargo Area at Hartsfield Atlanta International Airport, consisting of approximately 0.397 acres of land, together with the improvements existing or to be constructed thereon, consisting of approximately 9,926.3 square feet of cargo building warehouse space, approximately 1,603.7 square feet of mezzanine level office space, approximately 1,325.0 square feet of airside operations area and approximately 5,883.0 square feet of landside operations area pavement, as its Exclusive Leased Premises and the non-exclusive use of Employee Parking - East Lot, all on substantially the following terms and conditions:

1. For a term of 5 years, subject to the City's right to terminate the Lease Agreement for airport development or improvement purposes.
2. With payment of Land Rental for the land area within the Exclusive Leased Premises to be computed at the rate of \$0.373 per square foot per year, subject to escalation at the end of each 2.5 year period during the term at the lesser of 4% per annum or the rate of increase of the CPI over the previous 2.5 years, compounded annually in each instance during the applicable 2.5 year period.



3. With payment of Building/Facilities Rental for the improvements constructed by the City on the Exclusive Leased Premises, to be computed at the rate of \$14.00 per square foot per year for the Cargo Building Warehouse Area and \$0.84 per square foot per year for the Airside Operations and Landside Operations Pavement Areas, all subject to escalation at the end of each 2.5 year period during the term at the lesser of 4% per annum or the rate of increase of the CPI over the previous 2.5 years, compounded annually in each instance during the applicable 2.5 year period.
4. With payment of an M&O Charge based on the cost incurred by the City in maintaining and operating the common use areas and facilities of the South Cargo Area and Building A, estimated initially to be \$5.00 per square foot per year for Building A premises and \$0.26 per square foot per year for common use areas outside Building A, and subject to adjustment annually.
5. With provision for the Lessee to accept the Leased Premises in their "as is" condition on the date the Lease Agreement is executed and to accomplish any improvements to the premises which are necessary to establish and operate an air cargo facility, at no cost or expense to the City.
6. With the express stipulation that the Leased Premises shall be used for air cargo purposes and for no other purpose.
7. With the express stipulation that neither the Lease Agreement nor the Leased Premises shall be subleased or assigned without the prior written consent of the City's Aviation General Manager (excepting only a parent corporation) and in such event only to an air cargo airline or other firm engaged in an air cargo business.
8. And including such other terms and conditions as are required by City ordinances or Federal Regulations or as are customarily included in leases of a similar nature at the Airport.

BE IT FURTHER RESOLVED that the City Attorney be and hereby is directed to prepare said Agreement for execution by the Mayor or his designee.

STILL FURTHER RESOLVED that said Agreement shall not become binding upon the City of Atlanta, and the City of Atlanta shall incur no obligation or liability thereunder until the same has been signed by the Mayor and delivered to the Lessee.

A true copy,

Thonda Daughlin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

AUG 07, 2000
AUG 13, 2000

RCS# 2153
8/07/00
4:06 PM

Atlanta City Council

Regular Session

CONSENT 1

Pages 1-15 KP

Adopt

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 1

SEE ATTACHED LISTING OF
ITEMS ADOPTED/ADVERSED
ON CONSENT AGENDA

NV McCarty
Y Starnes
Y Bond
Y Winslow

Y Dorsey
Y Woolard
Y Morris
Y Muller

Y Moore
Y Martin
Y Maddox
Y Boazman

Y Thomas
B Emmons
Y Alexander
NV Pitts

ITEM (S) REMOVED FROM
CONSENT AGENDA
00-O-1102
00-R-1197
00-R-1106
00-R-1123
00-R-0721

08/07/00 Council Meeting		
ITEMS ADOPTED ON CONSENT AGENDA	ITEMS ADOPTED ON CONSENT AGENDA	ITEMS ADVERSED ON CONSENT AGENDA
1. 00-O-1009	41. 00-R-1175	64. 00-R-1148
2. 00-O-1010	42. 00-R-1176	65. 00-R-1149
3. 00-O-1011	43. 00-R-1177	66. 00-R-1150
4. 00-O-1012	44. 00-R-1178	67. 00-R-1151
5. 00-O-1079	45. 00-R-1179	68. 00-R-1152
6. 00-O-0834	46. 00-R-1180	69. 00-R-1153
7. 00-O-1065	47. 00-R-1181	70. 00-R-1154
8. 00-O-1004	48. 00-R-1182	71. 00-R-1155
9. 00-O-1112	49. 00-R-1183	72. 00-R-1156
10. 00-R-1139	50. 00-R-1184	73. 00-R-1157
11. 00-R-1140	51. 00-R-1185	74. 00-R-1158
12. 00-R-1141	52. 00-R-1186	75. 00-R-1159
13. 00-R-1142	53. 00-R-1187	76. 00-R-1160
14. 00-R-1144	54. 00-R-1188	77. 00-R-1161
15. 00-R-1204	55. 00-R-1189	78. 00-R-1162
16. 00-R-1208	56. 00-R-1190	79. 00-R-1163
17. 00-R-1209	57. 00-R-1191	80. 00-R-1164
18. 00-R-1210	58. 00-R-1192	81. 00-R-1165
19. 00-R-1106	59. 00-R-1193	82. 00-R-1166
20. 00-R-1146	60. 00-R-1199	83. 00-R-1167
21. 00-R-1147	61. 00-R-1200	84. 00-R-1168
22. 00-R-1194	62. 00-R-1201	85. 00-R-1169
23. 00-R-1203	63. 00-R-1202	86. 00-R-1170
24. 00-R-1205		87. 00-R-1171
25. 00-R-1212		88. 00-R-1172
26. 00-R-1213		89. 00-R-1173
27. 99-R-1145		90. 00-R-1174
28. 99-R-1932		
29. 00-R-1108		
30. 00-R-1110		
31. 00-R-1129		
32. 00-R-1130		
33. 00-R-1131		
34. 00-R-1134		
35. 00-R-1206		
36. 00-R-1121		
37. 00-R-0329		
38. 00-R-1136		
39. 00-R-1137		
40. 00-R-1138		