

**A RESOLUTION BY
TRANSPORTATION COMMITTEE**

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A LEASE AGREEMENT WITH OMNI POWER CLEAN COVERING THE OCCUPANCY AND USE OF AN OFFICE SUITE IN THE NORTH CARGO BUILDING AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT; AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta (“City”) has developed the North Cargo Building at Hartsfield-Jackson Atlanta International Airport (“Airport”) for air cargo and air freight business at the Airport; and

WHEREAS, Omni Power Clean (“Omni PC”) is engaged in the aircraft cleaning and maintenance business and has requested a lease of space in the North Cargo Building; and

WHEREAS, Omni PC previously conducted its operations at North Cargo Building under an operating agreement with Aircraft Service Group International (ASIG), whose lease with the City expired January 3, 2004. ASIG continued to manage the North Cargo Building until the Airport gave notice to ASIG to cease operation of the building and vacate the premises effective July 1, 2006. The Airport is now managing the building, the existing tenants of the building and the aircraft ramp; and

WHEREAS, the Airport has negotiated lease terms with Omni PC, the term of a lease with Omni PC shall not exceed December 31, 2013; and

WHEREAS, the payment of rental for the lease of space shall be computed at rates that are applicable to all tenants in the North Cargo Facility; and

WHEREAS, the payment of an operating and maintenance charge (“O&M charge”) will be based on the actual cost incurred by the City for operating and maintaining the common use areas and facilities, and the common utilities of the North Cargo Building. The O&M charge will be subject to periodic reconciliation against the City’s actual incurred cost, at the tenants’ expense or benefit; and

WHEREAS, Omni PC, at no expense to the City, shall be responsible for maintenance and repairs of the leased premises; and

WHEREAS, the Aviation General Manager has determined that sufficient space is available in the North Cargo Building to meet Omni PC requirements and has recommended that the City enter into a lease agreement on the conditions hereinbefore set forth and as otherwise appropriate.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, that the Mayor is authorized to execute, on behalf of the City of Atlanta, a lease agreement with Omni PC, which shall provide for the occupancy and use by Omni PC in the North Cargo Building for a term not to exceed December 31, 2013 at a rental payment for improvements computed at rates that are applicable to all tenants in the North Cargo Facility and where all maintenance and repairs of the premises shall be at the expense of Omni PC.

BE IT FURTHER RESOLVED, that the City Attorney is directed to prepare said agreement for execution by the Mayor, with same to be approved as to form by the City Attorney.

BE IT FINALLY RESOLVED, that said Agreement shall not become binding on the City and the City shall incur no liability hereunder until the same has been signed by the Mayor and delivered to Omni PC.



OMNI PC

OFF.
#204

OFF.
#203

Part II: Legislative White Paper: (This portion of the Legislative Request Form will be shared with City Council members and staff)

<p>A. To be completed by Legislative Counsel:</p> <p>Committee of Purview:</p> <p>Caption:</p> <p>Council Meeting Date:</p> <p>Requesting Dept.:</p> <p>FAC Confirmed by:</p>

B. To be completed by the department:

1. Please provide a summary of the purpose of this legislation (Justification Statement).

This Legislation is requesting the approval from Council for the Mayor to execute a lease agreement between the City of Atlanta and Omni Power Clean.

2. Please provide background information regarding this legislation.

Omni Power Clean previously conducted its operations at North Cargo Building under an operating agreement with Aircraft Service Group International (ASIG), whose lease with the City expired January 3, 2004. ASIG continued to manage the North Cargo Building until the City gave notice to ASIG to cease operation of the building and vacate the premises effective July 1, 2006. At that time, the City took back the space and took over the management of the building and aircraft ramp, as well as began dialogue and negotiations with the numerous subtenants in order to identify tenant needs, evaluate market pricing and potential allocation of leasehold space.

Space has been located in the North Cargo Building that will accommodate the Omni PC operation. Omni PC desires to lease this space and has agreed to lease terms acceptable to the City.

The expected revenue from leasing this space to Omni PC is \$6,440.58 annually (\$536.72 Monthly) and Omni PC is in good standing with the City.

3. If Applicable/Known:

(a) **Contract Type (e.g. Professional Services, Construction Agreement, etc):**

(b) **Source Selection:**

(c) **Bids/Proposals Due:**

- (d) Invitations Issued:
- (e) Number of Bids:
- (f) Proposals Received:
- (g) Bidders/Proponents:
- (h) Term of Contract:

4. Fund Account Center (*Ex. Name and number*):

Fund: _____ Account: _____ Center: _____

5. Source of Funds: *Example: Local Assistance Grant*

6. Fiscal Impact: None

Example: This legislation will result in a reduction in the amount of _____ to Fund Account Center Number _____.

7. Method of Cost Recovery: Rental fees charged to Omni PC

Examples:

- a. Revenues generated from the permits required under this legislation will be used to fund the personnel needed to carry out the permitting process.*
- b. Money obtained from a local assistance grant will be used to cover the costs of this Summer Food Program.*

This Legislative Request Form Was Prepared By: H. Jason Terreri

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Dept.'s Legislative Liaison: Anita Williams

Contact Number: 404-530-6600


Originating Department: Aviation

Committee(s) of Purview: Transportation

Chief of Staff Deadline: 2/10/09

Anticipated Committee Meeting Date(s): 2/25/09

Anticipated Full Council Date: 3/02/09

Commissioner Signature: 

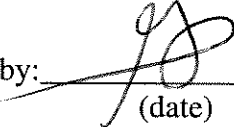
CAPTION

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A LEASE AGREEMENT WITH OMNI POWER CLEAN COVERING THE OCCUPANCY AND USE OF AN OFFICE SUITE IN THE NORTH CARGO BUILDING AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT; AND FOR OTHER PURPOSES.

FINANCIAL IMPACT (if any)

Mayor's Staff Only

Received by CPO: _____ Received by LC from CPO: _____
(date) (date)

Received by Mayor's Office: _____ Reviewed by: 
(date) (date)

Submitted to Council: _____
(date)