

CATEGORICAL EXEMPTION and TRADE, TRAVEL AND TOURISM COMMITTEE REPORT relative to the Sixty-month Lease with United Airlines Inc., for office space in the Los Angeles World Airports (LAWA)-owned Skyview Center.

Recommendations for Council action:

1. ADOPT the determination by the Board of Airport Commissioners (BOAC) that this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Class 1 (18)(c) and (e) and Article III, Class 1(1) of the Los Angeles City CEQA Guidelines.
2. APPROVE the sixty (60)-month Lease with United Airlines Inc., covering office space in the Los Angeles World Airports-owned Skyview Center located at 6033 West Century Boulevard.
3. CONCUR with said BOAC action on January 16, 2025, by BOAC Resolution 28091, authorizing the Chief Executive Officer, Los Angeles World Airports (LAWA), or designee, to execute said sixty-month lease with United Airlines, Inc.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that approval of the proposed lease between LAWA and United Airlines, Inc. at the Skyview Center will result in annual rent revenue of \$45,156.29 during the first year, and \$559,357 over the 60-month term of the lease, including automatic annual rental rate adjustments. The lease also includes appropriations of \$38,011.71 for broker commissions and \$36,160 for tenant improvements. The standard expenses associated with the proposed lease will be appropriated from LAWA's LAX Revenue Fund, while the net revenue generated through the lease will be deposited into the same Fund. The recommendations in this report comply with LAWA's adopted Financial Policies. Approval of the proposed lease agreement will have no impact on the City's General Fund.

Community Impact Statement: None submitted

TIME LIMIT FILE – MARCH 21, 2025

(LAST DAY FOR COUNCIL ACTION – MARCH 21, 2025)

SUMMARY

At the meeting held on February 25, 2025 your Trade, Travel and Tourism Committee considered a BOAC report relative to the Sixty-month Lease with United Airlines Inc., for office space in the LAWA-owned Skyview Center.

After an opportunity for public comment, the Committee moved to approve the recommendations stated in the BOAC report, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

Trade, Travel and Tourism Committee

<u>Member</u>	<u>VOTE</u>
PARK:	YES
McOSKER:	YES
RODRIGUEZ:	YES