

RESOLUTION NO. 28032

WHEREAS, on recommendation of Management, there was presented for approval, First Amendment to Lease LAA-9126 with HNTB Corporation to extend the term by thirty-nine (39) months for office space in the Los Angeles World Airports-owned Skyview Center located at 6033 West Century Boulevard, and appropriation of \$41,662.08 for broker commissions; and

WHEREAS, Los Angeles World Airports (LAWA) purchased the two-building Skyview Center office complex in 2013. LAWA occupies 137,733 square feet, or 33% of the available office space, at Skyview Center. Currently, 69,224 square feet, or 34% of the space, is available for lease and actively being marketed to prospective tenants by both LAWA and Colliers International Real Estate Management Services, Inc. (Colliers) under its property management and leasing agreement with LAWA; and

WHEREAS, HNTB Corporation (HNTB) has been at Skyview Center since 2015 and is on holdover status since September 1, 2024; and

WHEREAS, Colliers and LAWA negotiated the terms of the First Amendment, which includes a rental rate of \$2.70 per square foot with 3% annual increases. The terms of said rate are negotiated based on the tenant, size and condition of the office space, and market conditions. In accordance with LAWA's leasing incentives, the First Amendment provides rental abatement of \$55,744.20, which is the equivalent of three (3) months of free rent that will be applied to the first year of the extended term; and

WHEREAS, the First Amendment will generate \$652,706 in revenue to LAWA over the thirty-nine (39)-month term, after broker commissions and rental abatement are deducted; and

WHEREAS, funds in the amount of \$41,662.08 will be appropriated for broker commissions, as approved in the property management and leasing agreement with Colliers for Aviation Plaza and Skyview Center; and

WHEREAS, actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606;

NOW, THEREFORE, BE IT RESOLVED that the Board of Airport Commissioners adopted the staff report; further adopted staff's determination that this item, covering issuance of permits, leases, agreements, berth and space assignments, and renewals, amendments, or extensions thereof, or other entitlements granting use of existing airport facilities and office space, or its operations, is exempt from California Environmental Quality Act requirements pursuant to Article III, Class 1 (18)(c) and (e) of the Los Angeles City CEQA Guidelines; approved the First Amendment to Lease LAA-9126 with HNTB Corporation to extend the term by thirty-nine (39) months for office space in the Los Angeles World Airports-owned Skyview Center located at 6033 West Century Boulevard; further approved appropriation of \$41,662.08 for broker commissions; and authorized execution of said First Amendment.

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I hereby certify that this Resolution No. 28032 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, October 3, 2024.

A handwritten signature in blue ink, appearing to read "Grace Miguel", is positioned above the printed name.

Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS