

CATEGORICAL EXEMPTION and TRADE, TRAVEL AND TOURISM COMMITTEE REPORT relative to execution of a Lease Agreement with AmericanTours International, LLC 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 categorically 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 BOAC Resolution No. 28003, authorizing execution of the Lease Agreement with AmericanTours International, LLC.
3. AUTHORIZE the Chief Executive Officer, LAWA, or designee, to execute the proposed agreement upon approval as to form by the City Attorney and approval by the Council.

Fiscal Impact Statement: The City Administrative Officer reports that approval of the proposed lease between the LAWA and American Tours International, LLC at Skyview Center will result in annual rent revenue of \$149,107 during the first year, and \$983,633 over the 65-month lease (excluding automatic annual rental rate adjustments) after deductions for rent abatement. The lease also includes appropriations of \$67,854 for broker commissions and \$169,440 for tenant improvements. The standard expenses associated with the proposed lease will be appropriate from the LAWA Los Angeles World Airports Revenue Fund, with net revenue and additional payments generated through the lease being 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 – DECEMBER 16, 2024**

**(LAST DAY FOR COUNCIL ACTION – DECEMBER 13, 2024)**

SUMMARY

At the meeting held on December 3, 2024 your Trade, Travel and Tourism Committee considered a BOAC report relative to the execution of a Lease Agreement with AmericanTours International, LLC 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
DE LEÓN:	ABSENT
PRICE:	YES
SOTO-MARTÍNEZ:	YES

HR 12-3-24

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**