

RESOLUTION NO. 27954

WHEREAS, on recommendation of Management, there was presented for approval, First Amendment to Lease LAA-8800 with Air New Zealand Limited, and associated building rental rate, to extend the term by five (5) years, covering premises located at 7007 West Imperial Highway at Los Angeles International Airport; and

WHEREAS, under said lease, Air New Zealand Limited (ANZ) leases property at 7007 West Imperial Highway to perform maintenance on its aircraft. The lease, which includes a building and parking, will expire on June 30, 2024; and

LAX

Van Nuys

City of Los Angeles

Karen Bass
Mayor

**Board of Airport
Commissioners**

Karim Webb
President

Matthew M. Johnson
Vice President

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Valeria C. Velasco

John Ackerman
Chief Executive Officer

WHEREAS, ANZ has a continuing need for use of the site for aircraft maintenance. The First Amendment will extend the lease term through June 30, 2029. It will also increase the building rental rate from \$13.34 per square foot per year (PSFPY) to \$19.50 PSFPY based on recent appraised rental value; and

WHEREAS, the new rental rate will increase rents by approximately \$65,000 from \$385,000 to \$450,000 per year. The lease extension will generate approximately \$2.25 million over the five (5)-year term of the lease, exclusive of the periodic and annual rental rate adjustments; and

WHEREAS, issuance of permits, leases, agreements, gate and space assignments, and renewals, amendments or extensions thereof, or other entitlements granting use of existing airport facilities or its operations is exempt from CEQA requirements pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines; and

WHEREAS, ANZ will comply with the provisions of the Living Wage/Service Contractor Worker Retention Ordinances; and

WHEREAS, ANZ will comply with the provisions of the Affirmative Action Program; and

WHEREAS, ANZ will comply with the provisions of the Child Support Obligations Ordinance; and

WHEREAS, ANZ has approved insurance documents, in the terms and amounts required, on file with LAWA; and

WHEREAS, ANZ has submitted the Contractor Responsibility Program Pledge of Compliance, and will comply with the provisions of said program; and

WHEREAS, ANZ has been determined by Public Works, Office of Contract Compliance, to be in compliance with the provisions of the Equal Benefits Ordinance; and

WHEREAS, ANZ will be required to comply with the provisions of the First Source Hiring Program for all non-trade Los Angeles International Airport jobs; and

WHEREAS, ANZ has submitted the Municipal Lobbying Ordinance CEC Form 50, and will comply with its provisions; 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; determined that this action is exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines; approved the First Amendment to Lease LAA-8800 with Air New Zealand Limited to extend the term by five (5) years, covering premises located at 7007 West Imperial Highway at Los Angeles International Airport; further approved the associated building rental rate; and authorized the Chief Executive Officer, or designee, to execute said First Amendment to Lease LAA-8800 with Air New Zealand Limited after approval by the Los Angeles City Council and approval as to form by the City Attorney.

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I hereby certify that this Resolution No. 27954 is true and correct, as adopted by the Board of Airport Commissioners at its Special Meeting held on Thursday, June 13, 2024.

A handwritten signature in blue ink, appearing to read "Grace Miguel".

Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS