

RESOLUTION NO. 28002

WHEREAS, on recommendation of Management, there was presented for approval, First Amendment to Lease LAA-9051 with American Airlines Inc. to extend the term by forty-nine (49) months, covering office space in the Los Angeles World Airports-owned Skyview Center, located at 6033 West Century Boulevard; and

WHEREAS, in 2013, the Board of Airport Commissioners (Board) approved acquisition of the two (2)-building Skyview Center office complex; and

LAX
Van Nuys
City of Los Angeles

WHEREAS, in July 2022, the Board approved a seven (7)-year Agreement with Colliers International Real Estate Management Services Inc. (Colliers) covering property management and leasing services for both the Skyview Center and the Aviation Plaza in Van Nuys; and

Karen Bass
Mayor
**Board of Airport
Commissioners**

WHEREAS, Los Angeles World Airports (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 is actively being marketed by LAWA and Colliers to prospective tenants at Skyview Center; and

Karim Webb
President

Matthew M. Johnson
Vice President

Vanessa Aramayo
Courtney La Bau
Victor Narro
Nicholas P. Roxborough
Valeria C. Velasco

John Ackerman
Chief Executive Officer

WHEREAS, American Airlines Inc. (American) has been at Skyview Center since 2019. Its lease expired and has been on holdover status since May 2024. Colliers and LAWA negotiated the terms of the First Amendment with American that includes a rental rate of \$2.53 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; and

WHEREAS, in accordance with LAWA's leasing incentives, the First Amendment provides for rental abatement of \$80,434, which is the equivalent of four (4) months of free rent that will be applied to the first year of the extended term. The First Amendment will generate \$951,713 in net revenue over the forty-nine (49)-month extension term; 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 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; found that the City's competitive bidding restrictions do not apply pursuant to Board Resolution 27530 whereby the Board of Airport Commissioners and the City Council found that it would be in the best interest of the City to contract with Colliers International Real Estate Management Services Inc. for leasing services at Skyview Center; approved the First Amendment to Lease LAA-9051 with American Airlines Inc. to extend the term by forty-nine (49) months, covering office space in the Los Angeles World Airports-owned Skyview Center, located at 6033 West Century Boulevard; authorized the Chief Executive Officer, or designee, to execute said First Amendment to Lease LAA-9051 with American Airlines Inc. after approval by the Los Angeles City Council and approval as to form by the City Attorney; and further approved appropriation of \$57,102.78 for broker commissions, as approved in the property management



and leasing agreement with Colliers International Real Estate Management Services Inc. covering Aviation Plaza and Skyview Center.

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I hereby certify that this Resolution No. 28002 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, August 15, 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