

CATEGORICAL EXEMPTION and TRADE, TRAVEL AND TOURISM COMMITTEE REPORT relative to the First Amendment to Lease LAA-9051 with American Airlines, Inc. to extend the term 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) of the Los Angeles City CEQA Guidelines.
2. APPROVE the BOAC Resolution No. 28002, authorizing execution of the First Amendment to Lease LAA-9051 with American Airlines Inc..
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 Airlines, Inc. at the Skyview Center will result in annual rent revenue of \$160,868 during the first year, and \$951,713 over the 49-month term of the lease (excluding automatic annual rental rate adjustments) after deductions for rent abatement. The First Amendment also includes an appropriation of \$57,103 for broker commissions. The expense for broker commissions will be appropriated from the LAWA 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 – 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 First Amendment to Lease LAA-9051 with American Airlines, Inc. to extend the term 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