

CATEGORICAL EXEMPTION and TRADE, TRAVEL, AND TOURISM COMMITTEE REPORT relative to the First Amendment to Los Angeles World Airports (LAWA) Lease with Westchester Golf Partners, LLC, for the Westchester Golf Course at Los Angeles International Airport (LAX).

Recommendations for Council action:

1. ADOPT the determination by the Board of Airport Commissioners that the proposed action is categorically exempt under the California Environmental Quality Act (CEQA) in accordance with Article III, Class 1(18)(c) of the Los Angeles City CEQA Guidelines.
2. APPROVE the First Amendment to LAWA Lease LAA-8486 with Westchester Golf Partners, LLC, to extend the term by 18 months for the Westchester Golf Course at LAX.
3. CONCUR with the action taken by the Board of Airport Commissioners on August 1, 2019, by Resolution No. 26823, authorizing the Chief Executive Officer, LAWA, to execute the First Amendment to Lease LAA-8486 with Westchester Golf Partners, LLC.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that this action will not impact the General Fund. Approval of the proposed First Amendment with Westchester Golf Partners, LLC, extends the current lease agreement by an additional 18 months and will generate minimum annual revenue (excluding any percentage rent) to LAWA of \$525,000 (\$787,500 over the 18-month extension). This lease complies with LAWA's adopted financial policies. The amendment will not impact LAWA's capital budget.

Community Impact Statement: None submitted.

TIME LIMIT FILE – SEPTEMBER 13, 2019

(LAST DAY FOR COUNCIL ACTION – SEPTEMBER 13, 2019)

SUMMARY

In a report to the Mayor dated August 14, 2019, the CAO discusses the First Amendment to LAWA Lease with Westchester Golf Partners, LLC, for the Westchester Golf Course at LAX. According to the CAO, in 2009, the Board of Airport Commissioners approved a 10-year lease with Westchester Golf Partners for the restoration, operation, and maintenance of the golf course that included a 20-year renewal/extension option (to August 31, 2039) conditional upon the lessee investing \$2,000,000 in improvements prior to consideration of the extension. As of July 2019, the lessee had invested at least \$2,100,000 in the form of course improvements (i.e., restoration and development of three holes that had previously been removed to accommodate the construction of Westchester Parkway, as well as utility and other upgrades).

The CAO goes on to report that a majority of the lease requirements have been met over the 10-year lease term with the exception of two legal construction items (e.g., elements of the proposed irrigation system and certain improvements to the clubhouse). Additional time is needed to fulfill the requirements. Approval of the proposed extension would leave 18.5 years remaining on a

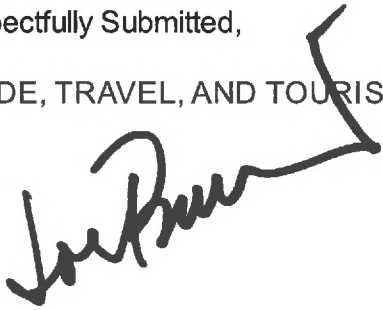
new 20-year lease.

On August 1, 2019, the Board of Airport Commissioners approved LAWA's request. The CAO concurs with this action.

At its meeting held September 3, 2019, the Trade, Travel, and Tourism Committee recommended that Council approve the proposed contract amendment with Westchester Golf Partners, as recommended by the Board of Airport Commissioners and the CAO.

Respectfully Submitted,

TRADE, TRAVEL, AND TOURISM COMMITTEE

A handwritten signature in black ink, appearing to read "Jack Buscaino", with a long, sweeping horizontal stroke extending to the right.

<u>MEMBER</u>	<u>VOTE</u>
BUSCAINO:	YES
BONIN:	YES
KREKORIAN:	ABSENT

jaw

-NOT OFFICIAL UNTIL COUNCIL ACTS-