

RESOLUTION NO. 27222

WHEREAS, on recommendation of Management, there was presented for approval, Fifth Amendment/Third Rent Relief Letter to Lease LAA-8562-1 with Authorized Taxicab Supervision, Inc. to adjust the performance-based rental rate, commencing on April 1, 2021, covering leasehold located at 6150 West 96th Street for staging and management of taxicab operations at Los Angeles International Airport; and

LAX
Van Nuys
City of Los Angeles

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Mayor

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Commissioners

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Justin Erbacci
Chief Executive Officer

WHEREAS, Authorized Taxicab Supervision, Inc. (ATS) provides taxi management services at Los Angeles International Airport (LAX), including the management of taxicab dispatch and taxicab stands in the Central Terminal Area, taxicab staging, performing taxicab vehicle inspections, operating the taxicab holding lot, and collection of the Airport Taxicab Rate on behalf of Los Angeles World Airports (LAWA). ATS operates at LAX under the following two (2) agreements:

1. Concession Agreement LAA-8562, which provides for the fees and management associated with taxicab dispatch and related services; and
2. Lease LAA-8562-1, which provides for the premises needed for staging operations under said concession agreement; and

WHEREAS, in 2020, due to the adverse impacts of the COVID-19 pandemic, the Board of Airport Commissioners approved restructuring of monthly rent, by Second Amendment (Resolution 27002) and Third Amendment (Resolution 27094) to the Lease. As the COVID-19 pandemic continues to adversely impact its operations and revenues, ATS has requested further modification to the rent structure for the remainder of the lease term. Following additional negotiations with ATS representatives, LAWA staff recommended the Fifth Amendment/Third Rent Relief Letter to the Lease that will restructure the monthly rent for the period of April 1, 2021 through March 31, 2022. Following is a summary:

Description	Original Lease (as modified by 1st Amendment)	Second Amendment LAA-8562-1B	Third Amendment LAA-8562-1C	Fourth Amendment LAA-8562-1D	Fifth Amendment / Third Rent Relief Letter
Effective Date	12/15/2015	No Change	No Change	No Change	No Change
Expiration Date	03/31/2021	No Change	No Change	03/31/2022	No Change
Property Description	Land: • Commercial 108,192 SF • Paving - Auto 108,192 SF	No Change	No Change	No Change	No Change (LAWA reserves the right to reduce the premises, provided it does not impact ATS operations)
Rental Rate	Land: • Commercial \$6.11 SF/YR • Auto Parking \$0.42 SF/YR	Land: • Commercial \$0.00 SF/YR • Auto Parking \$0.00 SF/YR	No Change	No Change	No Change
Performance- Based Rent	None	\$1 per taxicab trip	July 2020 \$1 per taxicab trip Aug-Dec 2020 \$1.25 per taxicab trip Jan 2021-end of term \$1.50 per taxicab trip	No Change	Apr 2021-Mar 2022 \$1 per taxicab trip
Monthly Base Rent	\$58,875	None	\$58,875 once trips exceed 40,000 trips/month	No Change	\$58,875 on the first month that trips exceed 60,000 trips/month; 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 California Environmental Quality Act (CEQA) requirements pursuant to Article III, Class 1 (18) (c) of the Los Angeles City CEQA Guidelines; and

WHEREAS, ATS is required by contract to comply with the provisions of the Living Wage/Service Contract Worker Retention Ordinances, Affirmative Action Program, and Child Support Obligations Ordinance; and

WHEREAS, ATS has been assigned Business Tax Registration Certificate 820812-86; and

WHEREAS, ATS must have approved insurance documents, in the terms and amounts required, on file with LAWA; and

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

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

WHEREAS, ATS will be required to comply with the provisions of the First Source Hiring Program for all non-trade LAX jobs; and

WHEREAS, ATS has submitted the Bidder Contributions CEC Form 55, 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 the California Environmental Quality Act (CEQA) pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines; approved the Fifth Amendment/Third Rent Relief Letter to Lease LAA-8562-1 with Authorized Taxicab Supervision, Inc. to adjust the performance-based rental rate, commencing on April 1, 2021, covering leasehold located at 6150 West 96th Street for staging and management of taxicab operations at Los Angeles International Airport; and authorized the Chief Executive Officer to execute said Fifth Amendment/Third Rent Relief Letter to Lease LAA-8562-1 with Authorized Taxicab Supervision, Inc. after approval as to form by the City Attorney and approval by the Los Angeles City Council.

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I hereby certify that this Resolution No. 27222 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, March 18, 2021.



Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS