



RESOLUTION NO. 26587

WHEREAS, on recommendation of Management, there was presented for approval, First Amendment to Lease VNA-8795 with Air Center Aviation, Inc. to extend the term by eighteen (18) months for new expiration of June 30, 2020, covering a general aviation operations facility located at 16303 Waterman Drive within Van Nuys Airport; and

**LAX**  
**Van Nuys**  
**City of Los Angeles**

Eric Garcetti  
Mayor

**Board of Airport  
Commissioners**

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Deborah Flint  
Chief Executive Officer

WHEREAS, Air Center Aviation, Inc. (Air Center) occupies the premises for approved aeronautical activities, including aircraft repair, flight school, and hangar and tie-down rentals. The First Amendment will allow Air Center to continue its general aviation operations at Van Nuys Airport, while Los Angeles World Airports (LAWA) staff conducts appropriate analysis to determine the highest and best use of the property prior to soliciting proposals for the property through a Request for Proposals process. It will also allow staff time to complete negotiations with the Los Angeles County Fire Department for the property north of the Air Center site, as the results of those negotiations could impact the highest and best use of the Air Center site; and

WHEREAS, following is a summary of the key elements of the agreement:

	Previous	Amended
<b>Term</b>		
Commencement	February 13, 2014	no change
Expiration	December 31, 2018	June 30, 2020
Cancellation Provision	30 days by either party	no change
<b>Demised Premises</b>		
Land – General Aviation Use	2.3256 acres	no change
Land – Propeller-Only Use	2 acres	no change
Building – Hangar	6,810 square feet	no change
Building – Hangar/Office	10,443 square feet	no change
<b>Rent</b>		
Land – General Aviation Rate*	\$39,672.77/acre/year	no change
Land – Propeller-Only Rate*	\$19,292.92/acre/year	no change
Building – Hangar Rental Rate*	\$3.95/square foot/year	no change
Building – Hangar/Office Rental Rate*	\$4.52/square foot/year	no change
<b>Annual Rent**</b>	\$205,063	no change
<b>Annual Adjustment</b>	Based on the Consumer Price Index (CPI) with a 2% minimum increase	no change; and

\* Standard Board-approved land and building rates for 2015-2020 apply, per Resolution 25626

\*\* Annual Rent subject to annual CPI adjustment on July 1, 2019

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 categorically exempt from the requirements of the California



Environmental Quality Act (CEQA) pursuant to Article III Class 1 (18)(c) of the Los Angeles City CEQA Guidelines; and

WHEREAS, Air Center will comply with the provisions of the Living Wage and Child Support Obligations Ordinances; and

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

WHEREAS, Air Center has been assigned Business Tax Registration Certificate 0000250401-0001-9; and

WHEREAS, Air Center must have approved insurance documents, in the terms and amounts required, on file with LAWA prior to execution of the Amendment; and

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

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

WHEREAS, Air Center will comply with the provisions of the First Source Hiring Program for all non-trade airport jobs; and

WHEREAS, Air Center 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 categorically 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 First Amendment to Lease VNA-8795 with Air Center Aviation, Inc. to extend the term by eighteen (18) months for new expiration of June 30, 2020, covering a general aviation operations facility located at 16303 Waterman Drive within Van Nuys Airport; and authorized the Chief Executive Officer to execute said First Amendment to Lease VNA-8795 with Air Center Aviation, 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. 26587 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, September 6, 2018.



Grace Miguel – Secretary  
BOARD OF AIRPORT COMMISSIONERS