



RESOLUTION NO. 26645

WHEREAS, on recommendation of Management, there was presented for approval, thirty-nine (39)-month Lease with United Airlines, Inc. covering 10,534 square feet of space in Skyview Center, located at 6033 West Century Boulevard, adjacent to Los Angeles International Airport; and

LAX

WHEREAS, on November 14, 2013, by Resolution 25262, the Board of Airport Commissioners approved a fifty-nine (59)-month lease with United Airlines, Inc. for space at Skyview Center; and

Van Nuys

City of Los Angeles

Eric Garcetti
Mayor

WHEREAS, the new Lease will result in rental revenue to Los Angeles World Airports (LAWA) of approximately \$950,000 over the term, and has the following terms:

Board of Airport Commissioners

- rent is \$2.25 per square foot per month
- common area maintenance base year is 2018
- tenant improvements is \$8 per square foot
- broker commission is \$52,178; and

Sean O. Burton
President

Valeria C. Velasco
Vice President

WHEREAS, the terms of the Lease comply with or exceed the underwriting guidelines established by LAWA at the time of the Skyview Center purchase; and

Jeffery J. Daar
Gabriel L. Eshaghian
Beatrice C. Hsu
Thomas S. Sayles
Dr. Cynthia A. Telles

WHEREAS, funds for tenant improvements and broker commissions are included in the Fiscal Year 2018-2019 LAWA Operating Budget in LAX Cost Center 2001525 – Skyview Ctr, Commitment Item 520 – Contractual Services; and

Deborah Flint
Chief Executive Officer

WHEREAS, issuance of permits, leases, agreements, and renewals, amendments or extensions thereof, or other entitlements granting use of an existing airport facility involving negligible or no expansion of use and/or alteration or modification of the facilities or its operations beyond that previously existing or permitted is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Article III Class 1(18)(c) of the Los Angeles City CEQA Guidelines; and

WHEREAS, United Airlines will comply with the provisions of the Living Wage/Worker Retention Ordinances; and

WHEREAS, United Airlines will comply with the provisions of the Affirmative Action Program; and

WHEREAS, United Airlines has been assigned Business Tax Registration Certificate 0000485154-0001-2; and

WHEREAS, United Airlines will comply with the provisions of the Child Support Obligations Ordinance; and

WHEREAS, United Airlines has approved insurance documents, in the terms and amounts required, on file with LAWA; and

WHEREAS, United Airlines must submit the Contractor Responsibility Program Questionnaire and Pledge of Compliance and comply with the provisions of said program prior to execution of the Lease; and



WHEREAS, United Airlines must be determined by Public Works, Office of Contract Compliance, to be in compliance with the provisions of the Equal Benefits Ordinance prior to execution of the Lease; and

WHEREAS, United Airlines will comply with the provisions of the First Source Hiring Program for all non-trade airport jobs; 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 CEQA pursuant to Article III Class 1(18)(c) of the Los Angeles City CEQA Guidelines; found that the City's competitive bidding restrictions do not apply pursuant to Board Resolution 25714 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 for leasing services at the Skyview Center; approved a thirty-nine (39)-month Lease with United Airlines, Inc. covering 10,534 square feet of space in Skyview Center, located at 6033 West Century Boulevard, adjacent to Los Angeles International Airport; and authorized the Chief Executive Officer to execute said Lease with United Airlines, 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. 26645 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, December 6, 2018.



Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS