



RESOLUTION NO. 27472

WHEREAS, on recommendation of Management, there was presented for approval, First Amendment to Lease LAA-8952 with Delta Air Lines, Inc. to adjust the premises and extend the term by up to three (3) years, covering office space in Los Angeles World Airports-owned Skyview Center, located at 6033 West Century Boulevard; and

LAX

Van Nuys

City of Los Angeles

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Mayor

Board of Airport
Commissioners

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Justin Erbacci
Chief Executive Officer

WHEREAS, under its Lease LAA-8952, Delta Air Lines, Inc. (Delta) leases approximately 15,000 square feet on the first floor and 9,000 square feet on the third floor of the Skyview Center. The space was built out by Delta as its project management office for the Delta Skyway Project at Los Angeles International Airport. Said lease expired on January 31, 2022, and Delta has remained in the premises on a holdover status; and

WHEREAS, the Delta Terminal 2/3 Project will be completed and closed out in phases over the next three (3) years. Therefore, Delta's project management office space needs will decrease. Delta has requested that its lease be amended to reduce the premises in phases. Los Angeles World Airports (LAWA) reviewed Delta's request and negotiated the First Amendment, the terms of which are summarized as follows:

	Prior	Amendment
Expiration Date	January 31, 2022	Suite 300 – 1/31/2023 Suite 150 – 1/31/2024 Suite 100 – 1/31/2025
Premises	Suite 100 – 8,151 square feet Suite 150 – 6,836 square feet Suite 300 – 10,078 square feet	no change
Rental Rate	\$2.25/square foot/month	\$2.25/square foot/month thru 2023 \$2.32/square foot/month thru 2024 \$2.39/square foot/month thru 2025
Annual Rent (including Consumer Price Index adjustments)	\$676,755	\$676,755 thru 1/31/2023 \$416,788 thru 1/31/2024 \$233,770 thru 1/31/2025; and

WHEREAS, funds of \$75,000 are appropriated for broker commission and tenant improvements as approved in the Skyview property management agreement; 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, Delta will comply with the provisions of the Affirmative Action Program; and

WHEREAS, Delta is assigned Business Tax Registration Certificate 0000323933-0001-8; and



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

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

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

WHEREAS, Delta must be determined by Public Works, Office of Contract Compliance, to be in compliance with the provisions of the Equal Benefits Ordinance prior to lease amendment; and

WHEREAS, Delta has submitted the Municipal Lobbying Ordinance CEC Form 50, 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 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 Los Angeles 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 the First Amendment to Lease LAA-8952 with Delta Air Lines, Inc. to adjust the premises and extend the term by up to three (3) years, covering office space in Los Angeles World Airports-owned Skyview Center, located at 6033 West Century Boulevard; and authorized the Chief Executive Officer, or designee, to execute said First Amendment to Lease LAA-8952 with Delta Air Lines, 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. 27472 is true and correct, as adopted by the Board of Airport Commissioners at its Special Meeting held on Thursday, April 14, 2022.



Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS