

RESOLUTION NO. 27542

WHEREAS, on recommendation of Management, there was presented for approval, sixty-three (63)-month Lease with Kenton Koszdin, a sole proprietor, dba Kenton Koszdin Law Offices covering office space in the Los Angeles World Airports-owned Aviation Plaza, located at 16461 Sherman Way, Van Nuys; and

WHEREAS, Aviation Plaza is a three (3)-story commercial office building with thirty-seven (37) office suites and 55,600 rentable square feet of office space. The facility is currently 70% occupied. Los Angeles World Airports (LAWA) is actively engaged in marketing available office space to prospective new tenants. Staff is also working to convert existing tenants on month-to-month leases to fixed-term leases in order to provide more income certainty for LAWA; and

LAX  
Van Nuys  
City of Los Angeles

Eric Garcetti  
Mayor

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Commissioners**

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Justin Erbacci  
Chief Executive Officer

WHEREAS, Kenton Koszdin Law Offices (Koszdin Law) is a local law firm specializing in workers compensation and social security law seeking office space in the area. The vacant suite that Koszdin Law is proposing to lease is in poor condition; consequently, staff negotiated a tenant improvement allowance of \$10 per square foot, which equates to \$7,760, for painting and new carpet. The lease is for a fixed sixty-three (63)-month term, with three (3) months of free rent, and includes a 3% annual rental rate increase. The lease will be a full-service gross lease. Following is a summary of the lease terms:

Term	sixty-three (63) months
Commencement	upon completion of tenant improvements
Expiration	sixty-three (63) months from commencement
Demised Premises	776 square feet
Rent	\$1.65/square foot/month
Annual Base Rent	\$15,365
Gross Revenue	\$82,185
Tenant Improvements	<\$7,760>
Broker Commission	<\$4,798>
Net Revenue (Gross Revenue – Broker Commission and Tenant Improvements)	\$69,627; 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. In addition, interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use is exempt from CEQA requirements pursuant to Article III, Class 1 (1) of the Los Angeles City CEQA Guidelines; and



WHEREAS, Koszdin Law will comply with the provisions of the Affirmative Action Program and the Child Support Obligations Ordinance; and

WHEREAS, Koszdin Law must submit a Business Tax Registration Certificate prior to execution of the lease; and

WHEREAS, Koszdin Law must have approved insurance documents, in the terms and amounts required, on file with LAWA prior to execution of the lease; and

WHEREAS, Koszdin Law must submit the Contractor Responsibility Program Pledge of Compliance and comply with the provisions of said program; and

WHEREAS, Koszdin Law 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 execution; and

WHEREAS, Koszdin Law must submit the Municipal Lobbying Ordinance CEC Form 50 and 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, Classes 1 (18)(c) and 1(1) of the Los Angeles City CEQA Guidelines; found that the City's competitive bidding restrictions do not apply pursuant to Board Resolution 26776 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 Aviation Plaza; approved the sixty-three (63)-month Lease with Kenton Koszdin, a sole proprietor, dba Kenton Koszdin Law Offices covering office space in the Los Angeles World Airports-owned Aviation Plaza, located at 16461 Sherman Way, Van Nuys; authorized the Chief Executive Officer, or designee, to execute said Lease with Kenton Koszdin, a sole proprietor, dba Kenton Koszdin Law Offices after approval as to form by the City Attorney and approval by the Los Angeles City Council; and further approved appropriation of \$12,558 for broker commissions and tenant improvements.

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I hereby certify that this Resolution No. 27542 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, July 21, 2022.

  
Grace Miguel – Secretary  
BOARD OF AIRPORT COMMISSIONERS