

Communication from Public

Name: Robert Gluckman
Date Submitted: 02/06/2024 07:13 PM
Council File No: 24-0125
Comments for Public Posting: In Support of Bonseph Helinet, Trade, Travel and Tourism Committee February 8, 2024 Special Committee Meeting, Agenda Item 3, Council File No. 24-0125

February 6th, 2024

VIA EMAIL

City Council
City of Los Angeles
200 N Spring St.
Los Angeles, CA 90012

Re: In Support of Bonseph Helinet, Trade, Travel and Tourism Committee February 8, 2024 Special Committee Meeting, Agenda Item 3, Council File No. 24-0125

Honorable Council Members:

My name is Robert Gluckman. I am the Lead Camera Operator in the KABC 7 News Helicopter at Helinet Aviation. I am also their in-house Photographer/Videographer/Editor. I have been with Helinet Aviation for more than 13 Years with over 12,000 Flight Hours. When flying the News Missions we provide aerial coverage and critical life saving public safety information to the Los Angeles Area. I also have flown in all of our Aircraft and have been a part of every single mission we do here at Helinet Aviation which includes Medical, Children's Hospital, News, Firefighting, Utility, and Helinet Technologies (LAPD, LASD)

When I'm not flying News I am in and out of almost all of our offices all over our ramp documenting Flight Crews getting ready for life saving missions. Medical Teams, Doctors, Surgical Teams, Organ Pick up and Drop Off's and the Alan Purwin Emergency Transport Program (CHLA) saving thousands of lives yearly. Before my time at Helinet Aviation I was a Fueler/Line Technician at 2 different companies at the Van Nuys Airport (Million Air, Pentastar Aviation). I also have worked at the the Burbank Airport at Atlantic Aviation. I was born right here at the Kaiser Hospital in Van Nuys and was raised my entire life in the San Fernando Valley. I am proud to say I have been employed at KVNY for over 20 years.

I write this letter in **unequivocal support** of the Bonseph Helinet lease at 16303 Waterman Drive at the Van Nuys Airport.

Helinet Aviation is my home and I have been 100% committed from the beginning and will be 100% committed till I retire. I consider myself a Lifetime Employee and have been looking forward to a new Facility for many years. We are very hardworking people and NEED a nicer, safer, more organized facility to conduct all of our operations. Our facility is over 50 years old and its been a struggle to say the least. Some of our offices don't even have air conditioning and heating. Paper thin walls with no Privacy, rats, possums, skunks, bugs and random cats. Our upper Management has spent hundreds of hours, thousands of dollars and years of their time to try and get these new buildings built. That time and money is vey valuable and we could use it in other areas in the company. It has been an uphill battle and we need all the time and help we can get. Our offices and hangers all leak water when it rains. Our entire ramp has weeds growing all over and our ramp/pavement is buckling. Every day our pilots have to spend extra time doing "FOD walks"

(Foreign Object Debris) to make sure the ramp is clean and safe because of all the rocks and loose gravel.

I urge you to come to our facility and look for yourself. We can take you on a short flight in one of our Charter Helicopters to show you an Aerial View of our lease hold compared to the rest of Van Nuys Airport. Many other locations at KVNy have already been developed and there is no reason why we shouldn't be able to do the same. The Land Lord has neglected this leasehold for over 30 years and is unacceptable. I have personally documented the condition of our facility and I will attach some photos.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Gluckman". The signature is fluid and cursive, with the first name "Robert" being more legible than the last name "Gluckman".

Robert Gluckman
Cam Ops, Photographer
Helinet Aviation Services

Communication from Public

Name: Arnold Kleiner
Date Submitted: 02/06/2024 07:23 PM
Council File No: 24-0125
Comments for Public Posting: Letter of Support of Bonseph Helinet by Arnold Kleiner

February 6, 2024

VIA EMAIL

City Council
City of Los Angeles
200 N Spring St.
Los Angeles, CA 90012

Re: In Support of Bonseph Helinet, Trade, Travel and Tourism Committee February 8, 2024 Special Committee Meeting, Agenda Item 3, Council File No. 24-0125

Honorable Councilmembers,

My name is Arnie Kleiner and for 19 years I was President and General Manager of KABC-TV. When I retired, I had the honor to serve as Co-Chairperson of the Board of Children's Hospital Los Angeles for three years. This was a volunteer position.

I am writing to ask for your support for Helinet, a crucial business in our community, that has dedicated itself to serving those in need with life-saving missions for the past 37 years. I have personally been engaged with the company since 1996, as a client, an advisor, and a recipient of their good will.

Helinet Aviation, a woman-owned business, is currently a subtenant at a facility at Van Nuys Airport that isn't adequate for its needs and is, by all accounts, in exceedingly poor condition. Maintenance team members are forced to work outside on the ramp in 110-degree summer heat and colder than comfortable winter conditions because there isn't sufficient hangar space to perform their jobs inside. Pilots who work 12-hour shifts, many of them at night, have no showers or space for a suitable place to sleep between flights. The company is not able to provide a proper break room for their staff of 65, making do with a table in the main hangar. This hangar that is so aged, worn, and porous that pesticide companies have stated there is no way to prevent rat infestations, a chronic issue throughout the facility. Offices are vacated during any rain event, with employees forced to double up in dry offices until the weather passes. Sandbags and buckets are common sites on winter days.

Helinet is a lifeline that performs valuable services to the Los Angeles area. Since 1999, Helinet has provided Children's Hospital Los Angeles with two dedicated air ambulance helicopters, with pilots on site, ready to launch 24 hours a day, 365 days a year, at no cost to the hospital or to the patients and their families. Let me say that again. Neither CHLA, nor its patient families pay even one cent for this life saving service. Helinet has flown more than 11,000 critically ill children for the hospital, bearing a significant financial outlay to make this service available. Over 70% of CHLA's patient base is on Medical. If it wasn't for the generosity of Helinet these children would not have this life saving access to the hospital.

Additionally, Helinet flies about 1000 organs a year for local area transplant teams, including UCLA, USC, and Cedars-Sinai Hospital. The company has been flying this mission for over 30 years, transporting its first heart in 1989 for Cedars-Sinai, one of the hospital's first heart transplants.

Community members opposed to Helinet's redevelopment project are justifiably concerned about jet traffic in the area. While Helinet does not own or operate jets, the company does charter jets for organ teams when required. Helinet has never, in all its 37 years, used a jet for anything other than these life-

saving missions. Furthermore, the company's use of jets, primarily based at Van Nuys Airport, will remain unchanged regardless of whether the rebuild project is approved or not.

Helinet is not seeking to expand operations or grow in size. They are simply asking for approval to build a functional and humane workspace for their team. A new facility will not only provide a safer, healthier, and more operational environment for staff but will also ensure the continued safety, efficiency, and reliability of the services that so many in our community depend on.

I urge the council to support Helinet and the Los Angeles community it serves and approve the Bonseph Helinet project.

Sincerely,

Arnold Kleiner

Arnold Kleiner

Communication from Public

Name: Darren E. Holst
Date Submitted: 02/06/2024 08:26 PM
Council File No: 24-0125
Comments for Public Posting: Please see my attached letter of UNEQUIVOCAL SUPPORT for the Bonseph Helinet lease at 16303 Waterman Drive at Van Nuys Airport.

February 6, 2024

VIA EMAIL

City Council
City of Los Angeles
200 N Spring Street
Los Angeles, CA 90012

RE: In Support of Bonseph Helinet, Trade Travel and Tourism Committee February 8, 2024, Special Committee Meeting, Agenda Item 3, Council File No. 24-0125

Honorable Councilmembers:

My name is Darren Holst. Thank you for allowing me to speak in **unequivocal support** of the Bonseph Helinet lease here at 16303 Waterman Drive at Van Nuys Airport.

I am one of the helicopter maintenance mechanics at Helinet Aviation Services. I enjoy sharing that I have been extremely blessed to be hired by Helinet Aviation. I started on August 1st, 2022. Previously, I was a Los Angeles Police Department Patrol Sergeant retiring after 32-1/2 years on July 31st, 2022. And prior to that, for eight years, I was an Active-Duty U.S. Air Force Jet Engine Mechanic. I am incredibly grateful for the opportunities I have had in which to live a life of service, and Helinet Aviation has allowed me to continue that life.

Though a for-profit company, Helinet Aviation is known worldwide for its charity. I know my work helps Kathryn Purwin and Helinet Aviation make a tremendous difference in our world, as evidenced by the over 11,000 Children's Hospital missions to date, and the over twenty-five thousand organ transport missions to date.

I look forward to a lengthy career with Helinet Aviation. I look forward to continuing my on-the-job training I am receiving at Helinet Aviation which will allow me to become an FAA licensed Airframe and Powerplant mechanic. I look forward to the daily immense comradery that exists among all of us in maintenance as well as Helinet as a whole. I look forward to the continued collaboration Helinet Aviation has with the world of Law Enforcement Aviation. I look forward to sharing my experience and training as both a mechanic and a pilot as Helinet Aviation pursues partnerships and internships for youth and students seeking careers in aviation. The future of Helinet Aviation is going to be immensely exciting.

I also look forward to new modern facilities in which to complete all the maintenance necessary for Helinet to be so successful. Currently, both hangers, which are not large enough to house even half of our fleet, have no air conditioning, minimal heating, and have multiple roof leaks; making routine maintenance often uncomfortable.

Many years ago, while flying, I had the pleasure of meeting Alan Purwin. I was several years into my LAPD career and had only heard of his many accomplishments. But what I believe was most impressive was his philanthropic generosity. This is why I am at Helinet Aviation, so that it may not only continue, but flourish.

Sincerely,

Darren E. Holst

Darren E. Holst
Helicopter Mechanic
Helinet Aviation Services

Communication from Public

Name: Abbie Ginsberg
Date Submitted: 02/07/2024 06:49 AM
Council File No: 24-0125
Comments for Public Posting: Please see attached letter in support of the BHL project at Van Nuys Airport.

February 6, 2024

VIA EMAIL

City Council
City of Los Angeles
200 N Spring St.
Los Angeles, CA 90012

Re: In Support of Bonseph Helinet, Trade, Travel and Tourism Committee February 8, 2024 Special Committee Meeting, Agenda Item 3, Council File No. 24-0125

Honorable Councilmembers:

My name is Abbie Ginsberg. I am the Flight Following Supervisor at Helinet. Before working in the Flight Following department, I worked in Finance at Helinet for 17 years.

I write this letter in **unequivocal support** of the Bonseph Helinet lease at 16303 Waterman Drive at the Van Nuys Airport.

I am proud to say that I am a "Lifetime" employee of Helinet. The missions that means the most to the Purwin family, our life saving missions, mean the most to me as well. It is very fulfilling to be able to go home at the end of the day knowing that we played a part in saving lives. Helinet not only makes the employees feel like they are family, but my kids feel the same way.

What I am looking forward to in the future is a facility for our company that reflects Helinet as a proud successful organization. Our main office leaks every time it rains. The stairs and upstairs landing are terrifying to use. You always feel uncomfortable, like they could break with the next step. Our hangars both leak and have no air conditioning, which is awful for the people who have to work in them during summer. Since we do not have enough hangar space it is terrible for the crew that has to work on the ramp.

Sincerely,



Abbie Ginsberg
Flight Following Supervisor
Helinet Aviation Services

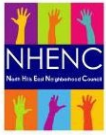
Communication from Public

Name: North Hills EAST Neighborhood Council (NHENC) letter
AGAINST lease development proposal

Date Submitted: 02/07/2024 07:57 AM

Council File No: 24-0125

Comments for Public Posting: See letter on next page. RE: North Hills East Neighborhood Council (CD7 and CD6) called for the REJECTION of the controversial Bonseph Helinet LLC development lease proposal by calling for the rejection of "any lease proposals that may prematurely introduce Jets for Charter on a property that currently houses none, and those that may prevent the City from meeting its long-term goal to reduce the toxic carbon footprint and APU ground emissions emanating from VNY airport" - the statement can be found on page 4 (last page) of the attached letter to City leadership.



NOTE: Please see LAST page for related REJECTION item.

June 12, 2023

Attention

City Leadership, Los Angeles City Council and Mayor Bass
200 N. Spring St.
Los Angeles, CA 90012

Via Email **TO:** Councilwoman Monica Rodriguez: c/o <carleen.gonzalez@lacity.org> ,
City Council President, Paul Krekorian: c/o <sahag.yedalian@lacity.org> ,
Councilwoman Traci Park (T3 - Trade, Travel, Tourism -committee Chair): c/o <kevin.brunke@lacity.org> ,
Mayor Karen Bass: c/o <karren.lane@lacity.org>
CC: Jacob Burman <jacob.burman@lacity.org> , Michelle Vergara <michelle.vergara@lacity.org>

RE: Systemic issues at LAWA, Airport Concerns impacting North Hills East (CD7)

Dear Honorable City Leadership,

The North Hills East Neighborhood Council (NHENC) requests that City Council, our Mayor and the Chair of the Travel, Trade and Tourism committee (T3, Councilwoman Traci Park) accept our consensus to support a moratorium on VNY aviation development until which time: (1) an independent Economic and/or Cost Analysis report has been conducted including the cost of environmental impact on the region and its dwellers/local businesses, (2) a Specific Airport Plan has been adopted for the airport, (3) City Council has ensured that LAWA complies with CF22-1489, and other cited issues herein.

At its regular meeting on June 12, 2023 NHENC was presented with an informative discussion on **airport** and air traffic impact to our area. This included concern over [CF21-0002-S13](#) where City Council ceremoniously voted to approve facilitation of movement toward closing Whiteman airport (**WHP**). It appears that this action was taken void of any responsible studies considered as to the impact or potential impact to other city council districts in the Valley, and that includes potential impact such a closure may have to the North Hills East area that also resides in CD7. NHENC also has concern that City Council failed to review, request or consider any studies or reports about potential impact to our emergency service aircraft that utilize WHP airport. NHENC is concerned that our area of Council District 7, as well as communities in CD2, CD3, CD4, CD5, CD6 and CD12 were left out of the council file's scrutiny considering the potential burden that may fall upon the before-mentioned if such a closure of WHP occurs and results in disproportionate air traffic being transferred to Van Nuys airport (**VNY**). This is now especially important considering the controversy brewing over furtive and ongoing developments and redevelopments at VNY that initiated recent motions including [CF22-1125](#), [CF22-1127](#) and [CF22-1489](#).

On April 19, 2023, Los Angeles World Airports (LAWA) presented three unvetted airport development layout options and subsequently asked a limited number of stakeholder participants to vote/comment on their preference despite the options being void of any context, explanation or relevant studies highlighting benefit or potential regional impact (IE: auto traffic increases, air traffic increases, pollution, revenue benefit, etc). NHENC shares other district neighborhood council concerns over

LAWA's process and this concern is the basis for NHENC's support of a moratorium on aviation development/redevelopment at VNY airport until which time City Council *reestablishes* a mandate that the Dept. of City Planning, in collaboration with LAWA and the impacted communities, research and create a Specific Airport Plan to replace the existing plan and zoning ordinance 177.327. NHENC also encourages City Council to have an independent third party provide the City an Economic Report (or Cost Analysis) of VNY airport that includes the cost of environmental impacts on the region.

At its regular meeting on June 12, 2023, the NHENC also approved submitting a CIS on CF22-1489. **We have attached that CIS to this letter** and request your attention to its content. We would like to highlight recent concerns and request Mayor Bass, City Council, the T3 Chair (Councilwoman Traci Park) make note of these events and take action to work to rectify the problems and create policy to protect the City and its citizens moving forward.

Recent events of concern include, but are not limited to:

- A staff member in CD6 unilaterally putting forth an amendment to CF22-1127, without an elected official directive, whereas question has arisen as to the unilateral authority of that submission and the amendment itself potentially undermining the intent and potency of the motion.
- LAWA's failure to timely produce the report back mandated by CF22-1125.
- LAWA's failure to timely produce the report back mandated by CF22-1489.
- LAWA's failure to meaningfully, or at all, engage with community in creating viable, researched and studied options for the redevelopment of VNY airport as demonstrated by the airport sponsor's April 19, 2023 "open house" where they presented community three unvetted "option boards" that were void of relevant studies or pre-screening by the VNY CAC Vision Study Ad Hoc and asserted that they will move forward, along with the City Planning department, with one of those "options".

The NHENC sees this as a critical time for Mayor Bass and City Council to recognize the need for transparency and accountability from leadership and that includes city agencies, AND to address the systemic problems recently exposed regarding policy, or lack thereof, and actions by LAWA that are not proving to be in this City or its citizens' best interests.

The NHENC at its regular General Board meeting of June 12, 2023 approved this statement.

Sincerely,

Evelyn Alonzo

digital signature, sent via email

Evelyn Mendoza Alonzo
President
North Hills East Neighborhood Council



June 12, 2023

North Hills East Neighborhood Council (NHENC) - CIS for Motion 22-1489

COMMUNITY IMPACT STATEMENT

On June 12, 2023, with a quorum of 8 members present, the North Hills East Neighborhood Council (NHENC) voted to **support** [CF 22-1489](#) regarding the commercial development of Van Nuys Airport (VNY) and the reasonable consideration of community and environmental impacts from redevelopments at VNY.

Council action on [CF22-1489](#) was finalized on March 7, 2023 however since that time LAWA has proceeded with [redevelopment plans](#) for VNY that communities are citing fail to include the level of transparency and community engagement CF22-1489 addresses. VNY airport has been established as one of the nation's busiest general aviation (GA) airports. **In recent years (2017 - 2022) major redevelopments were completed under the radar of the Valley population and Neighborhood Councils, and that has spurred concern over policies or the lack of policies guiding more development projects considering the outdated nature of the existing VNY airport plan.** CF22-1489 addresses the realization that Los Angeles World Airports (LAWA) failed to disclose the intent of release for certain RFPs, as well as raises question about developments that may have had no competitive process and little or no community outreach and engagement.

NHENC acknowledges that the airport provides some economic benefit to the city however, the FAA dictates much of the income generated at VNY can only be used on its infrastructure WHEREAS, the City would benefit from an independent party providing a Cost Analysis report on the City's G.A. airport before moving forward with the conception of an updated Specific Airport Plan that should involve extensive community engagement during all phases ([CF22-1127](#)). CF22-1489 refers to a 2022 VNY Citizens Advisory Committee (CAC) motion that calls for a moratorium on development at the airport until which time there has been a detailed accounting of development projects that LAWA acted on since 2017. NHENC supports VNY CAC's motion while a responsible audit and examination of the airport's recent developments has been conducted so that the City can determine a proper direction for the airport's growth and ensure that it includes modernization that meets the City's long-term goals for the benefit of all local businesses and communities.

LAWA's report back for 22-1489 was due this week and includes:

1. List of Projects and Awards since January 2017.
2. Community Engagement - including: explanation of "...all major stakeholder groups engaged for each project like neighborhood councils, homeowners associations, the VNY Citizens Advisory Council, chambers of commerce, business improvement districts (BID), council offices, and the

mayor's office". NHENC finds this especially relevant considering the current climate over LAWA's "[VNY Vision Study](#)" where, on April 19, 2023, the airport sponsor presented three unvetted airport development layout options and subsequently asked a limited number of stakeholder participants to vote/comment on their preference despite the options being void of any context, explanation or relevant studies highlighting benefit or potential impact (IE: auto traffic increases, air traffic increases, pollution, revenue benefit, etc).

3. Compliance with the 2005 VNY Master Plan.
4. Environmental Impacts.
5. Proposal for Further Community Engagement.

In conclusion,

NHENC supports economic growth in San Fernando Valley that is in balance with existing environmental limitations, including human environments. NHENC have agreed that the residents, businesses, and property owners of the Valley, including North Hills East, deserve a meaningful opportunity for input during **all phases** of land use decisions that impact or have the potential to impact our area. That includes the proposed closure of an airport (WHP or otherwise), or the process for a new Specific Airport Plan (Motion 22-1127) and any proposed changes of development and redevelopment projects under consideration by VNY/LAWA and subsequent evaluation by the Board of Airport Commissioner (BOAC) THEREFORE, we support City Council ensuring LAWA complies with Motion 22-1489 by the deadline.

MOREOVER, we support a rejection of any lease proposals that may prematurely introduce Jets for Charter on a property that currently houses none, and those that may prevent the City from meeting its long-term goal to reduce the toxic carbon footprint and APU ground emissions emanating from VNY airport.

WHEREAS, NHENC supports a moratorium on aviation development or redevelopment at VNY until which time City Council *removes* the flexibility granted in an unexpected amendment to Motion 22-1227 and reaffirms the mandate of the creation of a critically needed Specific Airport Plan to replace the existing airport plan and zoning ordinance 177.327.

Communication from Public

Name: Woodland Hills Neighborhood Council - constituent posting

Date Submitted: 02/07/2024 09:31 AM

Council File No: 24-0125

Comments for Public Posting: This public comment and its attachment should be posted as submitted, with the date of February 7, 2024. Legislative bodies across the Valley floor have united in a call for the REJECTION of the controversial Bonseph Helinet LLC development lease proposal that fails to use its capital investment funds to ensure critically needed modernization upgrades to the property to offer meaningful mitigation measures for the life of the lease and in the best interest of the City and its citizens. These are critical flaws and these upgrades were available to the foreign investor to incorporate. Their lack of interest in ensuring the City's long-term carbon reduction goals are met and that adjacent and surrounding businesses, homes and public spaces do not suffer cumulative air pollution harm from their failure to include responsible mitigation needs warrants the REJECTION of this lease proposal. One such legislative body is the WHWCNC (CD3) and I their letter shall be included on this public comment as submitted. Please read letter on the next page.



DATE: May, 17, 2023

FROM: Woodland Hills-Warner Center Neighborhood Council

RE: A Rejection of the Bonseph Helinet Lease proposal

To: Councilman Bob Blumenfield

19040 Vanowen St

Reseda, CA 91335

REQUEST to Open Council File

SUBJECT A Rejection of the Bonseph Helinet Lease proposal

Dear Councilmember Blumenfield,

The Woodland Hills Warner Center Neighborhood Council (WHWCNC) requests that you open a Council File to palace rejection support on the Bonseph Helinet lease proposal.

On December 12, 2022 the WHWCNC approved an action and subsequently submitted a CIS in support of CF22-1489. This motion calls for, in part, Los Angeles World Airport's (LAWA) transparency, accountability, community engagement and a detailed description of LAWA's compliance or non-compliance of the 2005 VNY Master/Airport Plan in respect to redevelopment projects at VNY . The second paragraph of this motion is dedicated to LAWA's failure to brief groups, such as the VNY Citizens Advisory Council (CAC), on Requests for Proposals (RFP) and contract awards for major airport projects. The Bonseph Helinet lease was specifically referred to: " Just a few weeks ago, a significant proposal for modernization of helicopter facilities at VNY was sent to the Board of Airport Commissioners (BOAC) for their approval without any action or discussion at the CAC".

At its regular meeting on April 19, 2023, the WHWCNC was presented with a Bonseph Helinet powerpoint exposing the proposal to be a Jets for Charter expansion, a fact that LAWA failed to disclose in its 12/01/2022 report to BOAC. The powerpoint also highlighted plans and imagery from the proposal depicting an expansion of Hangar space that may be too egregious for property boundaries. The proposed Hangar space may fail to accommodate the City's long term goals of upgrading the airport's power capacity and modernizing the entire property to reduce toxic APU emissions from ground operations.

The City Council recently adopted three motions (22-1125, 22-1127, and 22-1489) dedicated, in part, to investigating and addressing the: (a) increased jet charter activity at VNY airport, (b)

redevelopment deals and (c) “gray area” in FAA policy that facilitated the influx of now unsustainable living conditions including but not limited to: commerce (most especially businesses that derive income from outdoor activities), quality of life and well-being of dwellers, and shared use of our natural spaces.

For reasons including those stated above, we support calling for the rejection of the Bonseph Helinet proposal that will introduce more jets for charter activity to a premises that currently

houses none, and that may prohibit critically needed modernization to the premises for 25 years (IE: the life of the lease).

Since the proposal does not satisfy the needs of the City as is, we agree that it is not appropriate to permit Bonseph Helinet to secure contractual rights to the Waterman lot. A rejection is warranted and will allow the City to solicit and explore its options. Helinet currently operates on the premises, and will continue to operate uninterrupted upon any rejection of this lease

THEREFORE, we ask that you take a stand and actively encourage City Council to exercise the City’s right to reject any proposal that does not inarguably meet the City’s long-term goals, and that is not in the best interest of the City or its citizens.

In conclusion, adopted Motion 22-1127 mandates the Department of City Planning create a Specific Airport Plan for VNY, in collaboration with LAWA and with the community’s engagement. Adopted 22-1489 references VNY CAC’s 11/01/2022 motion requesting a moratorium on development projects at VNY, and its text depicts concern over LAWA’s lack of transparency, compliance with the 2005 Master/Airport Plan, and its recent actions WHEREAS, we would request that you engage your colleagues who joined with you in moving 22-1489, to again join forces to palace a CF file for moratorium on VNY aviation redevelopment until the Dept of City Planning and LAWA have complied with 22-1127. Since VNY airport is self-sustaining, there is no fiscal or operational consequence to passing a moratorium until time and resources can be dedicated to responsibly developing and adopting the mandated Specific Airport Plan.

The WHWCNC at its regular General Board meeting of April 19, 2023 approved this statement by of **Yeas 10, Nays 2, Abstain 2, Ineligible 3. Motion Passed.**

Best regards,

Woodland Hills-Warner Center Neighborhood Council



Mihran Kalaydjian, Acting President
Woodland Hills-Warner Center
Neighborhood Council
m.kalaydjian@whcouncil.org

Communication from Public

Name: Greater San Fernando Valley Chamber of Commerce

Date Submitted: 02/07/2024 09:44 AM

Council File No: 24-0125

Comments for Public Posting: I am writing to formally submit public comment on behalf of the Greater San Fernando Valley Chamber of Commerce regarding Council file number 24-0125, which is attached to this email. Council Fire Number 24-0126 is scheduled for discussion and action at the TTT Committee on February 8, 2024. In the attached letter, you will find our key reasons for supporting the Bonseph Helinet lease. These comments are intended to contribute to the ongoing dialogue and decision-making process regarding their lease. We sincerely appreciate the opportunity to participate in the public comment period and trust that our input will be considered thoughtfully. Should any additional information be required if you have any questions, please do not hesitate to contact Nancy Hoffman Vanyek, ,President/CEO Greater San Fernando Valley Chamber of Commerce.



February 6, 2024

Honorable Members of the Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012

Re: To be heard February 8, 2024 | Trade, Travel, and Tourism Committee Agenda Item: 24-0125
Letter of Support, Bonseph Helinet

Dear Honorable Councilmembers:

The Greater San Fernando Valley Chamber of Commerce SUPPORTS the proposed Bonseph Helinet lease at Van Nuys Airport (VNY). The lease is instrumental in ushering in significant improvements to the airport, thereby contributing to the betterment of the City of Los Angeles and its neighboring communities.

Outlined below are the key reasons why we endorse the Bonseph Helinet lease:

Job Creation: Bonseph Helinet's presence will generate 100 high-wage local jobs with an average annual income of \$87,000 which will positively impact the local workforce.

Educational Partnerships: Bonseph Helinet is committed to fostering partnerships with local technical aviation colleges, providing internships and job training opportunities for students aspiring to pursue careers in aviation.

Substantial Investment: The proposed lease entails a significant investment of over \$20 million to modernize the property which will include enhancements such as new rotary-wing and fixed-wing hangar space, renovated ramp areas, terminal/office/shop space, as well as landscaping, hardscaping, sidewalks, and parking. These improvements are integral to the sustained growth and development of Van Nuys Airport.

Public Space Contribution: Bonseph Helinet will create a VNY Observation Area, estimated at \$350,000. This public space will be a valuable asset for the community.

Rent Contributions: Over the lease term, Bonseph Helinet will contribute more than \$6.8 million in rent to Los Angeles World Airports (LAWA). This financial commitment reflects their dedication to supporting the local economy and infrastructure.

The approval of the proposed lease will be advantageous to the aviation community and significantly benefit the community. The positive impact on job creation, education, investment, public spaces, and financial contributions underscores the comprehensive benefits that Bonseph Helinet's presence at VNY brings.

Sincerely,

President/CEO

Communication from Public

Name: Cheryl K. Fair

Date Submitted: 02/07/2024 10:01 AM

Council File No: 24-0125

Comments for Public Posting: All comments are in the attached document.



KABC-TV

Cheryl Kunin Fair
President and General Manager

February 7, 2024

VIA EMAIL

City Council
City of Los Angeles
200 N Spring St.
Los Angeles, CA 90012

**Re: In Support of Bonseph Helinet, Trade, Travel and Tourism Committee
February 8, 2024 Special Committee Meeting, Agenda Item 3, Council File No.
24-0125**

Honorable Councilmembers:

My name is Cheryl Fair and I have been the President and General Manager of KABC-TV for the past 9 years and prior to that was the Vice President of News for KABC-TV for the previous nearly 21 years.

I am writing to express my support for Helinet Aviation, a company that is highly respected across the Los Angeles community. Helinet has been a valued partner to KABC for more than 25 years. Its pilots and other employees have allowed our news operation to provide aerial coverage bringing critical and even life-saving public safety information to the Los Angeles area. Helinet's long history of giving back to the city of Los Angeles includes donating its services to Children's Hospital Los Angeles where I serve on the board of directors (a volunteer position) and working with organ donation teams at every major Los Angeles Hospital. Additionally, the company's commitment to safety and to minimizing its operations' impact on the community is widely recognized. Given all this, I was perplexed to learn that Helinet is struggling to obtain the council's approval to provide its employees with safe, modern facilities in which to work.

Helinet is a subtenant in a building in an alarming state of disrepair. With the goal of providing a workplace that improves its employees' well-being and safety, Helinet successfully bid on an RFP issued by LAWA in 2021, receiving award confirmation in January 2022 and subsequent approval from the Board of Airport Commissioners in December of the same year. In the year that followed BOAC approval it is my understanding that despite repeated invitations extended by Helinet to several council members, no member has taken the time to visit Helinet's facilities and see its condition for her or himself. I am told that one member indicated that it would be upsetting to their constituents if they visited Helinet premises.



KABC-TV

Most of the 65 men and women who work at Helinet are constituents of the Los Angeles City Council. They share the same concerns as any resident: mortgages, family obligations, and personal challenges. They are the pilots, mechanics, and flight followers who have kept KABC personnel safe for the past quarter of a century, and I believe they deserve a safe and comfortable work environment.

I strongly encourage every council member to personally visit the Helinet site before casting a vote on this matter, to see firsthand the state of Helinet's facilities and fully understand why these renovations are so necessary. You will see structures over half a century old, in dire need of maintenance, aircraft mechanics performing safety-critical tasks in extreme weather conditions due to inadequate indoor space, the area designated for pilots, who work 12-hour shifts, including night hours, without enough space for sleeping quarters or usable showers. You will see flight followers, charged with the vital task of maintaining communications with air crews, in an office plagued with continual power outages. We place our trust and safety in their hands every day when our reporter launches in the helicopter with them. For KABC to be able to continue our important mission we need Helinet's pilots and staff to have the facilities and support they need to do their jobs in the excellent and safe way they always have.

I strongly encourage the council to support the approval of the award granted by LAWA to Bonseph Helinet more than two years ago.

Sincerely,

Cheryl Fair

Communication from Public

Name: Samuel Barnes

Date Submitted: 02/07/2024 10:24 AM

Council File No: 24-0125

Comments for Public Posting: City Council City of Los Angeles 200 N Spring St. Los Angeles, CA 90012 Re: In Support of Bonseph Helinet, Trade, Travel and Tourism Committee February 8, 2024 Special Committee Meeting, Agenda Item 3, Council File No. 24-0125 Honorable Councilmembers: My name is Samuel Barnes. I am a Flight Follower at Helinet. I write this letter in unequivocal support of the Bonseph Helinet lease at 16303 Waterman Drive at Van Nuys Airport. Our building shows its age and is not suitable to work in. I have witnessed water leaking from the ceiling during rainstorms. The main hangar is too small, so mechanics often must interrupt their work to shuffle aircraft around. I have spent my aviation career supporting private aviation. Helinet is unlike any company I have worked for or with. Most flight operations provide a public service. When an impactful, news-worthy event occurs in the Southland, the public can watch footage of it captured by a Helinet helicopter on ABC7. When an Angeleno receives a lifesaving transplant, it is often after the organ was delivered to their local hospital by a Helinet helicopter. When a local child requires expedited transportation to Children's Hospital Los Angeles for long-term critical care, they arrive via a Helinet helicopter. At Helinet, we are proud of the work we do. We are simply asking for a headquarters building that is safe and in good repair so we can continue serving the local community. Thank you. Samuel Barnes Flight Follower Helinet Aviation Services

City Council

City of Los Angeles

200 N Spring St.

Los Angeles, CA 90012

Re: In Support of Bonseph Helinet, Trade, Travel and Tourism Committee February 8, 2024 Special Committee Meeting, Agenda Item 3, Council File No. 24-0125

Honorable Councilmembers:

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When an Angeleno receives a lifesaving transplant, it is often after the organ was delivered to their local hospital by a Helinet helicopter.

When a local child requires expedited transportation to Children's Hospital Los Angeles for long-term critical care, they arrive via a Helinet helicopter.

At Helinet, we are proud of the work we do. We are simply asking for a headquarters building that is safe and in good repair so we can continue serving the local community. Thank you.

Samuel Barnes

Flight Follower

Helinet Aviation Services

Communication from Public

Name:

Date Submitted: 02/07/2024 10:30 AM

Council File No: 24-0125

Comments for Public Posting: My name is Chad Lancaster, I'm a camera person for the ABC7 news helicopter and I've worked at Helinet for 6 years. I write this letter in unequivocal support of the Bonseph Helinet lease at 16303 Waterman Drive at the Van Nuys Airport. We operate helicopters that serve the LA area and its people. We have the Children's Hospital ship that transports children for urgent vital care. Try taking an injured kid across LA on the freeway in rush hour for urgent care where every second matters, a helicopter is the only way to go. I fly in the ABC7 News ship that serves as a vital arm to our democracy in the free and robust press. I can count numerous times that my work alone has helped the public safely escape from wildfires and floods. We do medical charters delivering much needed organs to people across the region. We also have been the gold standard in Hollywood in creating aerial imagery for tv and movies. If you have visited our facility you would know that we are directly adjacent to the Van Nuys Public Viewing Area. As such we are the face of the airport and we communicate most often with the public. We are often talking to kids and their parents along the fence about helicopters and flying. I grew up with a father who worked out of Torrance Airport and I know those early memories that spawn a deep interest in STEM and Aviation. As such being directly next to the viewing area our building is a very old facility that doesn't properly reflect the airport, the city, and our business. It leaks water everywhere when it rains, its miserably hot in the summer, and when there's an earthquake we all hope it doesn't crash down on us. Some of the buildings across from us can't be used because they are covered in asbestos. The ramp looks like an off-road course and turns into a lake when it rains. Helinet is simply wanting to construct a new building to match the era that we live in, so that as employees we are able to perform our jobs in a safe manner. As I understand it a building that is carbon neutral, has adequate offices, and maintenance areas. They aren't asking to take over the airport or build some giant thing that interferes with the public, just to rebuild whats already here. As to the publics concerns of noise that an airport generates, our helicopters are quiet in comparison to the line of private jets that take off here everyday. This airport was built in 1928 when there was nothing around but farms and open land. Moving next to an airport is going to come with

occasional noise, it's part of the deal. No one is forcing people to live next to the airport. This is the same discussion with Laguna Seca Race Track, built in the middle of nowhere and people decided to move close to it and then are annoyed by the noise it generates. Same with living next to a freeway, factory, etc. According to the National Business Aviation Association VNY contributes 2 billion to the local economy, over 5300 jobs, and tenants have invested more than 65 million in their own development projects

VIA EMAIL

City Council
City of Los Angeles
200 N Spring St.
Los Angeles, CA 90012

Re: In Support of Bonseph Helinet, Trade, Travel and Tourism Committee February 8, 2024 Special Committee Meeting, Agenda Item 3, Council File No. 24-0125

Honorable Council Members:

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We operate helicopters that serve the LA area and its people. We have the Children's Hospital ship that transports children for urgent vital care. Try taking an injured kid across LA on the freeway in rush hour for urgent care where every second matters, a helicopter is the only way to go. I fly in the ABC7 News ship that serves as a vital arm to our democracy in the free and robust press. I can count numerous times that my work alone has helped the public safely escape from wildfires and floods. We do medical charters delivering much needed organs to people across the region. We also have been the gold standard in Hollywood in creating aerial imagery for tv and movies.

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Sincerely Chad Lancaster

Communication from Public

Name: Deborah Braidic (on Behalf of Children's Hospital Los Angeles)
Date Submitted: 02/07/2024 10:41 AM
Council File No: 24-0125
Comments for Public Posting: Letter in Support of Bonseph-Helinet, Trade, Travel and Tourism Committee, Feb. 8, 2024 Special Committee Meeting, Agenda Item No. 3. Council File No. 24-0125



February 5, 2024

City Council
City of Los Angeles
200 N. Spring St.
Los Angeles, CA 90012

Re: Letter of Support, Letter of Support, LA City Council

Dear Council Members,

On behalf of the children who are benefited each year by the support and intervention provided by Helinet Aviation Services, LLC (Helinet), I am writing to request that the councilmembers of the City of Los Angeles generously consider Helinet's request to modernize their current facilities.

For the children of Los Angeles, Helinet is much more than a transport company. Their work is unquestionably life-saving and life-altering, with donated services that are unique in the County, much less the City of Los Angeles. For nearly 25 years, Helinet has served as the sole private helicopter air ambulance provider for Children's Hospital Los Angeles (CHLA), beginning with the dedication of a single helicopter to CHLA in 1999—at no cost to CHLA or the families of patients brought to the hospital for care—and a second helicopter in 2011. Since then, Helinet founders, Alan and Kathryn Purwin, have ensured that two helicopters have been generously dedicated to CHLA every year following.

With these two specially-equipped helicopters, CHLA transports infants, children and adolescents from across the region's outlying medical facilities to CHLA's Sunset Campus where they receive pediatric care that is of the highest caliber in the nation. The children who require this type of air ambulance transport have often been injured in car accidents or other traumatic experiences or are receiving inpatient treatment for an illness observed to be so critical and severe that they require timely intervention at CHLA. To ensure that all children, including premature infants, can be transported at a moment's notice, Helinet partners with pediatric experts from CHLA to ensure that a host of upgrades are made to each helicopter prior to the first pediatric transport taking place.

It is difficult to quantify the community impact of a gift such as that made by Helinet. As it relates to the number of lives directly impacted, CHLA puts this estimate at approximately 10,000 Angelenos (children and adults) who are living happier, more hopeful lives as a result of Helinet's dedication of these resources to CHLA.



It is no accident that the Alan Purwin Emergency Transport Program at CHLA bears the name of Helinet's founder. His legacy and devotion to children lives on today through the work of his widow, Kathryn Purwin, who has seamlessly continued Helinet's support for the children needing care at CHLA. She has publicly stated that "the two CHLA Sikorskys sitting on our ramp are the most meaningful members of our 17-helicopter fleet." For the leadership of the CHLA Emergency Department, which treats nearly 100,000 children each year, the Alan Purwin Emergency Transport Program is something that we would hope that civic leaders would not permit to be compromised.

As the reach of Helinet extends to all corners of Los Angeles, it is fitting that their request has been brought to the city council. It is my understanding that Helinet's current facilities have languished in disrepair and Helinet has taken concerted and well-considered steps to address this. Surely, given that Helinet does so much to support the vulnerable children of Los Angeles, it makes little sense to leave its operations in such a vulnerable position.

On behalf of every one of the more than 10,000 children who have already received care following serious illness or injury, and those who may need their intervention in the future, it is my steadfast hope that the councilmembers of the City of Los Angeles generously consider Helinet's request to modernize their facilities.

Warmest regards,

A handwritten signature in black ink that reads "Paul S. Viviano".

Paul S. Viviano
President and Chief Executive Officer

Communication from Public

Name: Al Sousa

Date Submitted: 02/07/2024 10:48 AM

Council File No: 24-0125

Comments for Public Posting: RE: In Support of Bonseph Helinet, Trade, Travel and Tourism Committee February 8, 2024, Special Committee Meeting, Agenda Item 3, Council File No. 24-0125

February 6, 2024

Al Sousa
2936 Treefern Dr.
Duarte, CA 91010

City Council
City of Los Angeles
200 N Spring St.
Los Angeles, CA 90012

RE: In Support of Bonseph Helinet, Trade, Travel and Tourism Committee February 8, 2024, Special Committee Meeting, Agenda Item 3, Council File No. 24-0125

Dear Council Members,

My name is Al Sousa and I currently work as the Vice President of Operations at Helinet Aviation Services. In July of this year, I will celebrate my 20th anniversary working for this company.

I started my career at Helinet as a line pilot, flying for one of our TV news contracts. As this was a career change for me and I was almost 40 years old when I started, I was extremely grateful for the opportunity. After a couple of years of flying news, I was given the opportunity to start flying our twin-engine helicopters for flying organ transplant teams. During the time I was flying news, I had no idea how much of that work Helinet performed. I love flying helicopters and there is no better feeling than doing something you love for the purpose of helping these surgeons do their amazing life-saving work. I was sure that my next stop would be to become one of the pilots for the Children's Hospital helicopter the next time a slot opened up, but instead, in 2009, I was asked to join the leadership team and was put in charge of our dispatch department. This meant that now I was in charge of all transportation for the organ harvest teams at Cedars-Sinai, Ronald Reagan UCLA Medical Center, Keck-USC Medical Center, Loma Linda Medical Center, and Children's Hospital Los Angeles. I reported to our Director of Operations in that role, and learned all I could about the business, eventually taking over that position when he decided to pursue another opportunity. While serving as Director of Operations, I have also had the privilege of flying for Children's Hospital when we need coverage for one of the full-time pilots. Not only is that another mission that is rewarding to fly, but is also very near and dear to me, as the Children's Hospital helicopter transported my daughter to CHLA when she had gone to another ER with appendicitis. That hospital told us she needed surgery but couldn't do it because they didn't have a pediatrics department. They said one option would be to transfer her to CHLA. Before I knew it, the helicopter was on its way to pick her up.

When we moved into our current facility in 2014, it did not take long to realize that we were short on space and that the hangars and offices were in pretty rough shape. Since moving here, we have had to deal with leaky roofs, antiquated electrical panels, flooding in front of the hangars when it rains, rats and other pests, and hangars without any heat or air conditioning.

When our founder, Alan Purwin was tragically killed in a plane crash in 2015, there was uncertainty with our employees as to whether or not Helinet would stay in business. At the time of the accident, there were around sixty people who relied on Helinet to support their families. We were truly fortunate that Kathryn Purwin was just as concerned for all those employees and their families as they were for

themselves. She decided to come in and continue running Helinet as CEO and continue Alan's legacy. She could have easily sold the business to a bigger company, but to Kathryn, the mission and the employees and their families were more important than getting a big payday and walking away. I am writing this letter not only to urge the council members to approve this project, but to come here and see our facility before making their decision. I know if you saw firsthand the conditions that we deal with, that you would understand why we need to rebuild. Our maintenance team members often must work outside in the summer heat and cold winter conditions because the lack of hangar space. Our pilots, who staff in three 12-hour shifts in order to give us around-the-clock coverage for medical flights, have no showers, no quiet room to rest in between flights, and along with the rest of the employees here, no real break room to sit down and have a meal. We have had multiple infestations of rats and insects and the exterminators that we hired to get rid of them have told us that due to the conditions of the hangars, there is no way to keep them out. A couple of years ago, we needed to replace one of our helicopter windshields. When the mechanics took the new one down from the shelf in the parts hangar, they saw that the corners of it had been eaten away by rats and we had to throw away that brand-new windshield. As I write this letter, it is raining and in one of our offices the ceiling is coming down because of the leaky roof in the building. I have added some photos at the end of this letter that offer a small glimpse of our current working conditions.

The people who are opposed to Helinet's redevelopment project do not seem to understand that this new facility is not going to result in any more jet or helicopter traffic than is already taking place at Van Nuys Airport. The people opposed to this project are not going to be impacted in any way if the project is approved. The only impact this new facility will have will be a positive one. Positive because when Helinet employees can come to work in a nice, clean building with all of the amenities that you would take for granted in any other workplace, the result will be safer, more efficient operations and a happier, healthier workforce. Helinet and its employees provide vital services not only for the surrounding community, but also for the City of Los Angeles, and the greater Southern California area. To force them to continue to do so under existing conditions would be shameful. It is easy to look in from the outside and say you are opposed to the project, but if any who are currently opposed had a loved one needing an organ transplant or a sick child or grandchild needing to get a higher level of care at CHLA, I know you would want to make sure that the care being provided to your loved one is the best available. That is all we are trying to do. Please help us do that.

I urge the council to support Helinet and the Los Angeles community it serves and approve the Bonspeh Helinet project.

Sincerely,

Al Sousa
Vice President of Operations
Helinet Aviation Services, LLC





Communication from Public

Name: Arnold Kleiner

Date Submitted: 02/07/2024 11:09 AM

Council File No: 24-0125

Comments for Public Posting: Letter of Support for Bonseph Helinet by Arnold Kleiner

February 6, 2024

VIA EMAIL

City Council
City of Los Angeles
200 N Spring St.
Los Angeles, CA 90012

Re: In Support of Bonseph Helinet, Trade, Travel and Tourism Committee February 8, 2024 Special Committee Meeting, Agenda Item 3, Council File No. 24-0125

Honorable Councilmembers,

My name is Arnie Kleiner and for 19 years I was President and General Manager of KABC-TV. When I retired, I had the honor to serve as Co-Chairperson of the Board of Children's Hospital Los Angeles for three years. This was a volunteer position.

I am writing to ask for your support for Helinet, a crucial business in our community, that has dedicated itself to serving those in need with life-saving missions for the past 37 years. I have personally been engaged with the company since 1996, as a client, an advisor, and a recipient of their good will.

Helinet Aviation, a woman-owned business, is currently a subtenant at a facility at Van Nuys Airport that isn't adequate for its needs and is, by all accounts, in exceedingly poor condition. Maintenance team members are forced to work outside on the ramp in 110-degree summer heat and colder than comfortable winter conditions because there isn't sufficient hangar space to perform their jobs inside. Pilots who work 12-hour shifts, many of them at night, have no showers or space for a suitable place to sleep between flights. The company is not able to provide a proper break room for their staff of 65, making do with a table in the main hangar. This hangar that is so aged, worn, and porous that pesticide companies have stated there is no way to prevent rat infestations, a chronic issue throughout the facility. Offices are vacated during any rain event, with employees forced to double up in dry offices until the weather passes. Sandbags and buckets are common sites on winter days.

Helinet is a lifeline that performs valuable services to the Los Angeles area. Since 1999, Helinet has provided Children's Hospital Los Angeles with two dedicated air ambulance helicopters, with pilots on site, ready to launch 24 hours a day, 365 days a year, at no cost to the hospital or to the patients and their families. Let me say that again. Neither CHLA, nor its patient families pay even one cent for this life saving service. Helinet has flown more than 11,000 critically ill children for the hospital, bearing a significant financial outlay to make this service available. Over 70% of CHLA's patient base is on Medical. If it wasn't for the generosity of Helinet these children would not have this life saving access to the hospital.

Additionally, Helinet flies about 1000 organs a year for local area transplant teams, including UCLA, USC, and Cedars-Sinai Hospital. The company has been flying this mission for over 30 years, transporting its first heart in 1989 for Cedars-Sinai, one of the hospital's first heart transplants.

Community members opposed to Helinet's redevelopment project are justifiably concerned about jet traffic in the area. While Helinet does not own or operate jets, the company does charter jets for organ teams when required. Helinet has never, in all its 37 years, used a jet for anything other than these life-

saving missions. Furthermore, the company's use of jets, primarily based at Van Nuys Airport, will remain unchanged regardless of whether the rebuild project is approved or not.

Helinet is not seeking to expand operations or grow in size. They are simply asking for approval to build a functional and humane workspace for their team. A new facility will not only provide a safer, healthier, and more operational environment for staff but will also ensure the continued safety, efficiency, and reliability of the services that so many in our community depend on.

I urge the council to support Helinet and the Los Angeles community it serves and approve the Bonseph Helinet project.

Sincerely,

A handwritten signature in black ink, appearing to read "Arnold J. Kleiner", with a long horizontal flourish extending to the right.

Arnold Kleiner

Communication from Public

Name: Brandon Young
Date Submitted: 02/07/2024 11:14 AM
Council File No: 24-0125
Comments for Public Posting: Please see attached comment letter, thank you

February 7, 2024

Client-Matter: 49017-032

VIA E-MAIL

Hon. Traci Park
Hon. Hugo Soto-Martinez
Hon. Tim McOsker
Trade Travel & Tourism Committee
c/o Conrad Rodriguez, Legislative Assistant
Los Angeles City Council
200 N. Spring St., Rm. 1010
Los Angeles, CA 90012
Email: conrad.rodriguez@lacity.org
Email: councilmember.park@lacity.org
Email: councilmember.soto-martinez@lacity.org
Email: councilmember.mcosker@lacity.org

Re: Bonseph Helinet / Lease at 16231 Waterman Drive / Agenda Item No. 3

Honorable Councilmembers:

This firm represents Bonseph Helinet, LLC (“BHL”). On February 8, 2024, the Trade, Travel, and Tourism Committee (“TTT”) will consider Agenda Item No. 3 concerning whether to approve the award of a lease (“Lease”) at 16231 Waterman Drive (“Site”) at the Van Nuys Airport (“VNA”). *See* Council File No. 24-0125. The approval of the Lease, as opposed to the project itself—which has yet to be finalized and requires entitlements/other City approvals (the Lease gives BHL five years to undertake such an effort)—is not before the Council. *Id.*

As discussed below, any action by TTT (or the City Council as a whole) to approve or disapprove the Lease is time-barred. Therefore, we urge TTT to withdraw Agenda Item No. 3. Los Angeles World Airports (“LAWA”) has the sole authority now to move forward and execute the Lease in accordance with the Los Angeles City Charter (“Charter”).

Section 606 of the Charter (“Section 606”) governs lease approvals arising from proprietary departments such as LAWA. The Charter states in relevant part—

Board action . . . approving leases shall be taken by order or resolution. ***If the board’s order or resolution . . . approves a lease for a term greater than five years, it shall be submitted to Council for its approval or disapproval. The Council may, by ordinance,***

further define what constitutes a term of more than five years.
Unless Council takes action disapproving the . . . lease within 30 days after submission of it to Council, the . . . lease shall be deemed approved. If Council does not approve the . . . lease, Council shall return it to the originating board for reconsideration and resubmission.

(Emphasis added).

When a decision is made by a Board to approve a lease, “it ***shall*** be submitted to Council.” A Board approval starts the clock. And if the Council fails to act within the prescribed time following approval, the Board action is “deemed approved.” The process is simple. Boards approve leases. Once approved, the Council has 30 days to act. The Council has the discretion to disapprove by a time certain. It has no discretion to delay its decision should it wish to override a Board approval. This is no different than other self-executing Charter provisions, such as Section 245, specifying that unless the Council acts within a time certain, the Council relinquishes its authority to act.

The framers of the Charter put Section 606 into place, as it did with similar provisions, to make City government run smoother—and to give confidence to proprietary departments and the public that once decisions are made the approval (or disapproval) process is not dragged on indefinitely. By conferring “disapproval” authority to the Council on a time-limited basis, the Charter restrains the politicization of the basic business of the City’s proprietary departments, who oversee our essential municipal facilities. Absent that restraint, City Councilmembers, lobbyists, or others would have the ability to pressure, cajole, manipulate, or game departments to hold items indefinitely, overriding the authority of Boards, and conferring discretion (i.e., when the discretion of when a matter gets submitted to Council) to department personnel, City Councilmembers, lobbyists, or others when no such discretion exists in the Charter.

Section 606 prohibits any action that may be before TTT or the Council in connection with the Lease. On December 1, 2022, the Board of Airport Commissioners (“BOAC”) unanimously approved the Lease. The BOAC approval states, “***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.***” On December 1, 2022, the 30-day clock started running under the Charter. The Council had 30 days to disapprove. The Council never acted.

And even the clock did not start running at the point of Board approval, on December 15, 2022, LAWA submitted the Lease approval to the City Council. *See* Attachment 1 (CAO Report at pp. 16–22) (letter from LAWA to the City Council submitting the Lease for “your [City Council] approval”); *see infra*. LAWA also submitted the approval to the City Clerk, the CAO, the CLA, and TTT, among others. At best, the Council had until January 15, 2023 to act—over a year ago.

Hon. Traci Park
Hon. Hugo Soto-Martinez
Hon. Tim McOsker
February 7, 2024
Page 3

The Council failed to act in the time required. The Lease is deemed approved. *Id.* (“***Unless Council takes action disapproving*** the . . . lease within 30 days after submission of it to Council, the . . . lease ***shall be deemed approved***”). Any Council action at this point comes too late.

Submission to Council

LAWA
LOS ANGELES WORLD AIRPORTS

December 15, 2022

The Honorable City Council
of the City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012


Subject: Lease with Bonseph Helinet, LLC

Pursuant to Section 606 of the City Charter, enclosed for your approval is the Lease with Bonseph Helinet, LLC that was approved by the Board of Airport Commissioners at its December 1, 2022 meeting. There is no impact to the General Fund.

RECOMMENDATIONS FOR CITY COUNCIL:

1. Adopt the determination by said Board that the 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; and
2. Approve the Lease with Bonseph Helinet, LLC, for term of up to twenty-five (25) years, for potential redevelopment of land and existing facilities at 16231 Waterman Drive at Van Nuys Airport; and
3. Concur with said Board's action on December 1, 2022, by Resolution 27641, authorizing the Chief Executive Officer of Los Angeles World Airports to execute said Lease with Bonseph Helinet, LLC.


Very truly yours,


Grace Miguel, Commission Executive Assistant II
BOARD OF AIRPORT COMMISSIONERS

GM/lfc

Enclosures

cc: Trade, Travel and Tourism Committee
Councilmember Buscaino, e-file
Councilmember Bonin, e-file
Councilmember Lee, e-file
CAO (Airport Analyst), e-file
CLA (Airport Analyst), e-file
City Clerk's Office, e-file



1 WorldWay Los Angeles California 90045-5803 Mail P.O. Box 92216 Los Angeles California 90009-2216 Telephone: 855 463 5252 Internet www.lawa.org

We appreciate that in the normal course, after the Board acts and a Council file is opened, timely consideration by TTT and the Council follows. However, in the normal course, TTT does



Hon. Traci Park
Hon. Hugo Soto-Martinez
Hon. Tim McOsker
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Page 4

not wait 14 months after a Board approval to hear a matter. If LAWA, TTT, or other Council offices held the Lease from a further Council hearing, there was no authority to do so. Any such action would be a classic example of the very abuse of process Section 606 is designed to prevent. Approval is not intended for behind-the-scenes maneuvering. Accordingly, the process that TTT now pursues, which apparently depends on agendizing the matter after the fact is void. It is not specified in the Charter or the Administrative Code, nor is it reflected in any regulation or policy that has the force and effect of law.

There is no question that every Council office interested in the Lease including TTT members, members representing Council Districts 4 and 6, and the City Council President, were aware of the submission of the Lease to the Council. Likewise, LAWA, members of the community, and BHL participated in meetings, communications, and other discussions relating to the Lease with those Council offices. Councilmembers even pursued amendments to the project, which obviously would not have occurred if the Council were not aware of the matter. BHL engaged in those discussions in good faith, as we expect others did, because they were relevant to the future of the Project, but that does not invalidate the requirements of Section 606. If anything, the communications concerning the project illustrate that once there is a Board lease approval, the clock was running.

Respectfully, the Charter should not be undermined by the selective or unpredictable enforcement of rules. Accordingly, BHL views any action other than the execution of the Lease as null and void. While BHL has no desire to engage in an adversarial process, if given no other choice, BHL is prepared to explore and exercise all legal rights and remedies to enforce its rights.

Sincerely,

/s/ Brandon D. Young

Brandon D. Young

Attachment

cc: Hon. Paul Krekorian, Council President, District 2 (paul.krekorian@lacity.org)
Hon. Nithya Raman, Councilmember, District 4 (nithya.raman@lacity.org)
Hon. Imelda Padilla, Councilmember, District 6 (councilmember.padilla@lacity.org)
Karo Torossian, Chief of Staff, District 2 (karo.torossian@lacity.org)
Andrea Conant, Chief of Staff, District 4 (andrea.conant@lacity.org)
Ackley Padilla, Chief of Staff, District 6 (ackley.padilla@lacity.org)
Star Parsamyan, Chief of Staff, District 11 (star.parsamyan@lacity.org)
Patricia Castellanos, Chief of Staff, District 13 (patricia.castellanos@lacity.org)



Hon. Traci Park
Hon. Hugo Soto-Martinez
Hon. Tim McOsker
February 7, 2024
Page 5

Jeanne Min, Chief of Staff, District 15 (jeanne.min@lacity.org)
Brian Ostler, Esq., General Counsel, LAWA (bostler@lawa.org)
Hector Emilio Corea, Esq., Assistant General Counsel, LAWA (hector.corea@lacity.org)

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: January 26, 2023

CAO File No. 0150-12245-0000

Council File No.

Council District: 6

To: The Mayor

From: Matthew W. Szabo, City Administrative Officer

Reference: Correspondence from Los Angeles World Airports dated December 1, 2022 and December 15, 2022; referred by the Mayor for a report on December 1, 2022

Subject: **PROPOSED 25-YEAR LEASE WITH BONSEPH HELINET, LLC FOR POTENTIAL REDEVELOPMENT OF LAND AND EXISTING FACILITIES AT THE 16231 WATERMAN DRIVE PROPERTY AT VAN NUYS AIRPORT**

RECOMMENDATION

That the Mayor:

1. Approve Los Angeles World Airports (LAWA; Department) Resolution No. 27641 authorizing a proposed Lease Agreement with Bonseph Helinet, LLC to redevelop land and existing facilities at 16231 Waterman Drive at Van Nuys Airport for a 105-day pre-term, a five-year primary term, and a 20 year renewal option, effective upon the lease commencement date and expiring 25 years thereafter, resulting in rent revenue of \$265,957 paid to LAWA during the first year and \$1,460,854 through year five, yielding approximately \$8,698,709 over the total lease term; and,
2. Authorize the Chief Executive Officer of the Los Angeles World Airports to execute the proposed Lease and return the Resolution documents to LAWA for further processing, including Council consideration.

SUMMARY

On December 1, 2022, the Los Angeles World Airports (LAWA; Department) Board of Airport Commissioners (BOAC) request for approval of a five-year lease (Lease; Agreement) with a 20-year renewal option to Bonseph Helinet, LLC (Bonseph Helinet; Tenant) for 4.22 acres of land and 17,253 square feet (SF) of office and hangar space at Van Nuys Airport (VNY). Authorization of the lease will yield \$265,957 in rent to LAWA during the first year, \$1,460,854 through the five-year primary term, and approximately \$8,698,709 over the 25-year duration. Execution of the proposed Lease become effective when the Agreement is signed and LAWA delivers the facility to the tenant.

BACKGROUND

The lease conditions incorporate a multi-phased approach to reach the maximum term limit consisting of a 105-day pre-term, a five-year primary term, and a 20-year extension option. Prerequisites of each phase must be fulfilled sequentially and within a fixed timeframe to achieve the full 25-year term, otherwise, LAWA has the authority to terminate the Agreement upon conclusion of the pre-term or primary term. The term, extension options, and initiation of the steps are detailed below.

Pre-term Period – An inspection period for the tenant to clear various conditions, including an environmental review of the property and compliance regulations with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act. Bonseph Helinet is also required to administer public outreach efforts as part of the CEQA process and must include the VNY Citizens Advisory Committee.

Primary Five-year Term – Allotted time for tenant to secure the necessary approvals, permits to redevelop the premises, and complete construction activities. Bonseph Helinet estimates that a two-year timeframe should be sufficient to conduct its due diligence and finish the site redevelopment plan while maintaining conformance with the VNY's Master Plan. Prior to construction, the proposed improvements are subject to Board consideration as the City of Los Angeles (City) reserves the right to adopt all mitigation measures for any proposed development, including "no project" alternatives. Under this guideline, no new project developments will occur. Instead, the existing site will remain in its original form.

Extension Option – An automatic 20-year extension of the term will commence assuming that the tenant fulfills the agreed upon redevelopment plans of the complex within the five-year primary term.

Presently, Air Center Aviation, Inc. of Avemco Corporation (Air Center) has been leasing the 16231 Waterman Drive (Waterman Drive) property at Van Nuys Airport (VNY) through a series of consecutive leases since 1972. The provisions of Charter Section 607(a) "Limitations on Franchises, Concessions, Permits, Licenses and Leases", limit LAWA leases to a maximum of 50 years. Consequently, Air Center's 50-year occupancy prompted the City Attorney to advise LAWA to initiate a competitive process to award a new master tenant for the property after 2022. The most current lease with Air Center was amended on September 6, 2018, providing an 18 month term extension, enabling LAWA sufficient time to conduct a competitive solicitation to acquire a new lessee. Air Center's lease lapsed on June 30, 2020 and the lessee is operating as a holdover tenant. It is expected that the Air Center will vacate the Waterman Drive premises by May 1, 2023.

Efforts to Acquire a New Tenant - In July 2021, LAWA released a Request for Proposals (RFP) comprised of a strategy to secure a long-term tenant to redevelop the site with modern and sustainable facilities to support a full range of general aviation operations, other non-Fixed Base Operators (FBO) aviation activities (Attachment 2), and sustainable revenue generating opportunities at Van Nuys Airport. The due date was extended twice to ensure that potential proposers had sufficient time to prepare and submit a proposal, however, Bonseph Helinet was the

sole respondent to the competitive solicitation. The proposal was rated independently by an Evaluation Panel of senior-level staff, which deemed Bonseph Helinet as a viable tenant for the Waterman Drive property because it demonstrated extensive knowledge, experience, and expertise in the areas of aviation operations, construction, real estate development, and property management services through the various holding companies contained in its business structure. Subsequently, LAWA proceeded negotiations with Bonseph Helinet for tenancy at the Waterman Drive property for a 25-year term.

Modernization Plans - The proposed redevelopment plan of the premises includes demolishing four existing City buildings and reconstructing two new 30,000 square feet (SF) hangars, one 15,000 SF office terminal/shop space, renovation of 72,000 SF of various ramp areas, and other related site improvements. The total investment amount of the proposed redevelopment is \$19.5 million and Bonseph Helinet guarantees the capital investment required to complete the project. As part of the proposed capital investment plan, all tenant improvements made to the premises by Bonseph Helinet will convert to LAWA ownership upon expiration of the Lease.

Bonseph Helinet is also responsible for renovating LAWA's existing offsite VNY Observation Area. The renovation include improvements to the existing parking lot and repairs or upgrades to the outdoor furniture and equipment. This area is open to the public from 8 a.m. to sunset and features historical and informational exhibits, picnic benches and a children's activity area. From this location, visitors can watch aircraft take off and land while listening to a live broadcast of air traffic control tower frequency.

Financial Benefits - Under the conditions of the proposed Lease, the tenant is obligated to begin remitting monthly rent installments for the land and buildings upon execution of the Agreement. The payment structure for Bonseph Helinet includes a one-time City acquisition fee in the second quarter of 2024, supplemental rent commencing in year three, and an 18 month lease term for vacant land adjacent to the primary leased premises. The table below presents the financial basics for the first five years of the Lease from 2023 through 2027:

Bonseph Helinet's Rent Categories	2023	2024	2025	2026	2027	Five Year Totals
Ground Rent	\$183,810	\$189,325	\$195,004	\$200,855	\$206,880	\$975,874
Hangar Rent	\$29,828	-	-	-	-	\$29,828
Hangar/Office	\$52,319	-	-	-	-	\$52,319
Acquisition Fee	-	\$80,000	-	-	-	\$80,000
Vacant Parcel	-	\$108,021	\$55,631	-	-	\$163,652
Supplemental Rent	-	-	\$51,500	\$53,045	\$54,636	\$159,181
Subtotals	\$265,957	\$377,346	\$302,135	\$253,900	\$261,516	\$1,460,854

**The vacant parcel is subject to an annual rent rate adjustment in year three only, while the supplemental rent is subject to annual rent escalations in year four and throughout the remaining lease term.*

CITY COMPLIANCE

The City Attorney has reviewed and approved the proposed Lease Agreement as to form and legality. The proposed Lease include provisions to ensure compliance with applicable City Ordinances, contracting, and insurance requirements. In accordance with Charter Section 606 and Administrative Code Section 10.5(c), the Lease requires Council approval because the total term of the Agreement exceeds five years.

FISCAL IMPACT STATEMENT

Approval to award a proposed 25-year Lease to Bonseph Helinet, LLC at 16231 Waterman Drive at Van Nuys Airport will have no impact on the City's General Fund. LAWA will collect \$265,957 in rent revenue during the first year and \$1,460,854 through the primary five-year term, yielding approximately \$8,698,709 over the 25-year term. The actions of the proposed Lease comply with the Los Angeles World Airports' adopted Financial Policies.

Attachment 1 – BOAC December 1, 2022 Report and December 15, 2022 Resolution

Attachment 2 – Non-Fixed Base Operators (FBO) Aviation Activities

MWS/PJH/JVW:DG:10230073



December 07, 2022

The Honorable Eric Garcetti
Mayor, City of Los Angeles
City Hall – Room 303
Los Angeles, CA 90012

ATTN: Heleen Ramirez
Legislative Coordinator

LAX

Van Nuys

City of Los Angeles

Eric Garcetti
Mayor

**Board of Airport
Commissioners**

Beatrice C. Hsu
President

Valeria C. Velasco
Vice President

Gabriel L. Eshaghian
Nicholas P. Roxborough
Belinda M. Vega
Karim Webb

Justin Erbacci
Chief Executive Officer

RE: Request for approval of a proposed lease for up to 25 years with Bonseph Helinet, LLC

In accordance with Executive Directive No. 4, we are transmitting a copy of the specified board report for the request for approval of a proposed lease for up to 25 years with Bonseph Helinet, LLC, for the potential redevelopment of land and existing facilities at 16231 Waterman Drive at Van Nuys Airport.

City Council approval is required pursuant to Section 606 of the Los Angeles City Charter.

Sincerely,

A handwritten signature in black ink, appearing to be "JE", written over a horizontal line.

Justin Erbacci
Chief Executive Officer

JPE:MSA:KSF
Attachments





Item Number
here

Report to the BOARD OF AIRPORT COMMISSIONERS

Approver:

Dave Jones, Deputy Executive Director
Commercial Development

Meeting Date

12/1/2022

Needs Council Approval: ☒ Y

Reviewer:

Brian C. Ostler, City Attorney *mt*

Reviewed for/by	Date	Approval Status	By
Finance	11/3/2022	<input checked="" type="checkbox"/> Y <input type="checkbox"/> NA	JS
CEQA	10/12/2022	<input checked="" type="checkbox"/> Y	VW
Procurement	6/21/2022	<input type="checkbox"/> Y <input checked="" type="checkbox"/> Cond	BG
Guest Experience	5/20/2022	<input checked="" type="checkbox"/> Y	TB
Strategic Planning	5/18/2022	<input checked="" type="checkbox"/> Y	KC

Justin Erbacci (Nov 21, 2022 18:21 PST)

Justin Erbacci, Chief Executive Officer

SUBJECT

Request for approval of a proposed lease for up to 25 years with Bonseph Helinet, LLC, for the potential redevelopment of land and existing facilities at 16231 Waterman Drive at Van Nuys Airport.

RECOMMENDATIONS

Management RECOMMENDS that the Board of Airport Commissioners:

1. ADOPT the Staff Report.
2. DETERMINE 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.
3. FIND that the Request for Proposal process used in this competitive award process satisfies the requirements of Administrative Code Section 10.17 and is compatible with the City's interests.
4. FURTHER FIND that Bonseph Helinet, LLC is responsive and responsible, that entering into this lease is in the City's best interest, and that any informality in the proposal should be waived.
5. APPROVE the award of a 5-year lease with 20-year option to Bonseph Helinet, LLC as referenced in this report.
6. AUTHORIZE the Chief Executive Officer, or designee, to execute the lease with Bonseph Helinet, LLC upon approval as to form by the City Attorney and approval by the Los Angeles City Council.

DISCUSSION

1. Purpose

Staff requests that the Board of Airport Commissioners award a new lease for the potential redevelopment of the property located at 16231 Waterman Drive at Van Nuys Airport (VNY).

2. Prior Related Actions/History of Board Actions

- **January 12, 1972 – Resolution No. 6814 (Lease LAA-1188)**
The Board of Airport Commissioners (Board) approved an assignment to Air Center Aviation, Inc. of Avemco Corporation (Air Center), Lease LAA-1188, at VNY.
- **July 31, 1985 – Board Order No. AO-3824 (Lease VNA-4967)**
The Board authorized a lease with Air Center, which covered 0.365 acres of land at VNY and adjoining premises, under Lease LAA-1188.
- **April 20, 1988 – Board Order No. AO-4056 (Lease VNA-5697)**
The Board authorized a month-to-month replacement lease with Air Center, which covered 4.8650 acres of land at VNY, and replaced Leases LAA-1188 and VNA-4967.
- **August 22, 1990 – Board Order No. AO-4228 (Lease VNA-6713)**
The Board authorized a five-year lease with Air Center, which covered 4.4585 acres of land at VNY, and replaced Lease VNA-5697.
- **July 27, 1992 – Board Order No. AO-4350 (Lease VNA-7211)**
The Board authorized an interim five-year replacement lease with Air Center, covering 4.4585 acres at VNY, and rescinded Board Order No. AO-4228.
- **July 14, 1998 – Board Order No. AO-4664 (Lease VNA-7754)**
The Board authorized a five-year replacement lease with Air Center covering 4.3253 acres at VNY.
- **November 14, 2013 – Resolution No. 25266 (Lease VNA-8795)**
The Board authorized a five-year replacement lease and building rental rates with Air Center covering 4.3253 acres at VNY.
- **September 6, 2018 – Resolution No. 26587 (Lease VNA-8795A)**
The Board approved a First Amendment to Lease VNA-8795 with Air Center to extend the term by 18 months. The First Amendment allowed Air Center to continue its general aviation operations at VNY while Los Angeles World Airports (LAWA) staff conducted a Request for Proposals (RFP) process for a new lease.

3. Background

Since 1972, the 16231 Waterman Drive property, which consists of 4.22 acres of land and 17,253 square feet of office and hangar space, has supported general aviation activities, including helicopter repair, flight school operations, and hangar and tie-down rentals. During this period, the property has been occupied by the current tenant through a series of consecutive leases.

Section 607(a) of the Los Angeles City Charter limits LAWA leases to a maximum of 50 years. As the existing tenant has occupied the premises since 1972, the City Attorney advised that a competitive process would be required to provide a new lease for the site after 2022. Therefore, on September 6, 2018, the Board approved an amendment to Lease VNA-8795 with Air Center Aviation Inc. to extend the term by 18 months in order to provide time for LAWA staff to conduct a competitive solicitation for the opportunity to lease the premises. The current lease expired on June 30, 2020, and the existing tenant is in holdover status.

Los Angeles World Airports conducted an RFP solicitation for this property with the goal to redevelop the site with modern and sustainable facilities that support helicopter operations and other non-Fixed Base Operators (FBO) aviation activities, enhance revenues to LAWA, and promote efficient and sustainable aircraft operations at VNY.

4. Current Action/Rationale

In response to the RFP, LAWA received one proposal from Bonseph Helinet, LLC (Bonseph Helinet). The proposal was scored and deemed acceptable by the evaluation panel. Bonseph Helinet is a newly formed, privately held limited liability company comprised of Helinet Aviation Services LLC (Helinet), the Castagna 1998 Trust (Castagna Trust), and Bonseph Holdings Van Nuys Inc. (Bonseph). Helinet, a woman-owned business, currently operates a helicopter maintenance facility as a subtenant of the current leaseholder on the 16231 Waterman Drive property. Castagna Trust is the managing partner of Aeroplex Group Partners that provides operations, construction, and property management services. Bonseph brings experience and knowledge in real estate development and investment and will guarantee the capital investment required to complete the proposed development.

Bonseph Helinet presented a thorough plan for the proposed site that meets LAWA's goals to redevelop the site to support a full range of non-FBO aviation activities, including helicopter operations, promoting efficient and sustainable aircraft operations, and providing appropriate revenues to LAWA. Therefore, LAWA staff negotiated the proposed lease with Bonseph Helinet.

Approval of the proposed lease is the just a step in the potential redevelopment process. At this point, the proposed lease will provide Bonseph Helinet the property and contractual rights necessary to seek all required approvals of the proposed project. The proposed lease does not guarantee any redevelopment and will terminate after five years if the proposed project does not receive all required regulatory clearance and approvals.

Proposed Redevelopment

Bonseph Helinet proposes to invest \$19,500,000 to redevelop the premises to optimize efficient operations through modern and sustainable facilities to support the non-FBO aviation services and the continuation of the helicopter operations. Bonseph Helinet proposes to construct two new 30,000 square feet (SF), state-of-the-art hangars; 15,000 SF of office terminal/shop space; 72,000 SF of renovated ramp areas; and additional related improvements consisting of landscape, hardscape, sidewalk, and parking. The proposed redevelopment project will comply with CALGreen Tier One requirements, which will provide the framework for sustainable infrastructure, enhance indoor environmental quality, and optimize operational and maintenance practices.



Community Benefit

Helinet currently employs approximately 85 people. Bonseph Helinet's proposed development project will support over 100 high-wage, local jobs (with an average annual income of \$87,000) through continuation of Helinet's operations at VNY. Helinet has committed to working with local technical aviation colleges to provide internships across its different business lines for students seeking careers in aviation, with the intent of hiring aviation mechanics and growing its pilot staff. In addition, the project will create additional space for aviation support businesses that provide further high-wage employment opportunities.

In addition, Bonseph Helinet proposes to renovate the VNY Observation Area as a community benefit, at a value estimated at \$350,000, at no cost to LAWA. Bonseph Helinet plans to renovate the existing 6,820 SF Observation Area and realign the parking to allow access from Lindbergh Street. This adjustment will nearly triple the parking area from 4,070 SF to 11,465 SF.



Rent to LAWA

Bonseph Helinet's proposal offered fair compensation to LAWA for demolition of the existing facilities, in addition to fair market rent for the premises, with an annual, fixed, three percent increase. Bonseph Helinet also agreed to pay additional rent of \$50,000 per year from the construction completion date through the term of the lease. Further, Bonseph temporarily

will rent an adjacent vacant parcel to support operations during construction, which will provide approximately \$108,021 in additional rent during the construction phase.

The annual revenue to LAWA from ground and building rent is \$265,957 in the first year. In addition, LAWA will receive a one-time payment of \$80,000 for the buyout of the structures on the site.

Proposed Lease Summary

The proposed lease includes a pre-term that commences on the date the lease is signed and the property is delivered to Bonseph Helinet. This initial pre-term provides Bonseph Helinet a 105-day period to conduct an environmental review of the property. Bonseph will pay full rent during this period. The primary term of five years will commence after this period, at which time the tenant will begin the process to secure approval to redevelop the property. Bonseph Helinet anticipates a two-year timeframe to secure all entitlements and complete the site redevelopment. However, the lease will terminate in year five if the redevelopment is not approved and the improvements are not completed. If the proposed improvements are completed within the first five years of the lease then Bonseph Helinet will have an option to extend the lease term for an additional 20 years, in which case the total lease term will be 25 years from the commencement of the primary term.

Bonseph Helinet will pay land and building rent until the point that the existing facilities are demolished, at which point Bonseph Helinet will make a one-time buyout of \$80,000 for the existing facilities. Thereafter, they will pay only land rent for the premises and the adjacent vacant parcel they plan to occupy temporarily to support operations during the construction of the new facilities. Once the new facilities have been completed, the lease term will be automatically extended for an additional 20 years, for a total of 25 years, and Bonseph Helinet will pay ground rent plus supplement rent of \$50,000 per year, with annual three percent increases.

The following is a summary of key terms in the lease:

Bonseph Helinet	
TERM:	
Term	5 years, with an option to extend for an additional 20 years if Lessee completes proposed improvements
Effective Date	Upon execution by the Chief Executive Officer
Commencement Date	105 days after the Effective Date or the completion of Lessee's due diligence inspection, whichever is sooner
DEMISED PREMISES:	
Land – General Aviation Use	4.22 Acres (AC)
Existing Buildings	17,253 Square Feet (SF)
RENT IN YEAR ONE:	\$265,957*
EST RENT THRU YEAR 5:	\$1,460,854**
EST RENT THRU YEAR 25:	\$8,698,709***

Note: * Bonseph Helinet will pay the Board-approved rate for General Aviation use, currently \$42,288.27/acre/year, plus approved building rates at \$4.25 and \$4.86/square feet/year.
** The total approximate rent received during the initial five-year term will consist of the rent in year one, one-time payment for buyout of LAWA facilities in year two, ongoing ground rent, temporary rent payments for vacant parcel, and the payment of supplement rent after the construction completion date through the lease term.
***25-year estimate does not include Fair Market Value rent reset that will be negotiated every five years

Redevelopment Process

The proposed lease does not provide authorization for construction of any of the proposed improvements. Before construction begins, Bonseph Helinet must comply with all relevant provisions of the California Environmental Quality Act (CEQA), the National Environmental Policy Act, and all other applicable laws. As part of this process, Bonseph Helinet must conduct public outreach, including the VNY Citizens Advisory Committee, as part of the CEQA process, and the public will have all rights to participate as prescribed in that process.

The proposed improvements also are subject to further Board approval at a later date, and the City of Los Angeles expressly reserves the right to exercise complete, unfettered discretion and to consider and adopt all mitigation measures for any proposed development, and all alternatives, including the "no project" alternative, for any proposed development.

If compliance with CEQA and all other applicable laws are satisfied, then Bonseph Helinet may proceed with securing all the necessary approvals and permits from the appropriate regulatory agencies, including approval from the Federal Aviation Administration due to building height restrictions for parcels located along the VNY airfield, before any construction activities can occur at the site.

How This Action Advances a Specific Strategic Plan Goal and Objective

This action advances this strategic goal and objective: *Sustain a Strong Business: Diversify and grow revenue sources, and manage costs.* Staff requests the Board to approve a 25-year lease with Bonseph Helinet for the proposed facilities at VNY and authorize the execution of the proposed lease so as to enhance revenues and services at VNY while supporting the full range of non-FBO aviation activities.

5. Selection Process

In July 2021, LAWA released an RFP for the leasing and redevelopment of the site located at 16231 Waterman Drive. Proposers were asked to submit a proposal outlining the proposed redevelopment and the type of general aviation services to be conducted at the site. On August 31, 2021, LAWA issued an addendum to the RFP that extended the due date by 30 days from September 1 to September 30, 2021. Further, on September 24, 2021, LAWA issued another addendum that extended the due date an additional 21 days to October 21, 2021. This addendum also removed the requirement that proposers provide a plan to accommodate existing subtenants and removed any evaluation criteria associated with accommodating existing aviation business on the site.

Evaluation Process

On October 21, 2021, LAWA received a proposal from Bonseph Helinet. The proposal was reviewed by a three-member evaluation panel consisting of senior-level LAWA staff. The following evaluation criteria were published in the RFP and used to evaluate the proposal from Bonseph Helinet.

CRITERIA		POINTS
1.	Financial Proposal	25
2.	Financial Capability	20
3.	Experience	15
4.	Conceptual Plan	15
5.	Business and Operations Plan	15
6.	Aviation/Community Benefits	10
TOTAL POINTS		100

On December 29, 2021, LAWA staff issued a notification letter to Bonseph Helinet of LAWA's intent to recommend Bonseph Helinet to the Board for the award of the lease at 16231 Waterman Drive.

As a result of the competitive selection process, staff requests that the Board approve the proposed lease and authorize the Chief Executive Officer, or designee, to execute the lease after approval as to form by the City Attorney and approval by the Los Angeles City Council.

6. Fiscal Impact

Approval of this lease will generate approximately \$265,957 in revenue in the first year and approximately \$1,460,854 throughout the initial five-year period, excluding a periodic rate adjustment. If Bonseph Helinet completes the redevelopment within the required timeframe and secures the full 25-year term, LAWA anticipates collecting approximately \$8,698,709 over the full term, not including any periodic rate adjustments.

7. Alternatives Considered

- ***Take No Action***

Taking no action is not recommended as it will delay redevelopment of the site and result in LAWA releasing another RFP to secure a new lease for the site. The proposal received as a result of the current RFP meets all of the criteria established in the RFP and provides LAWA with additional revenue as well as a renovated observation deck facility at no cost.

APPROPRIATIONS

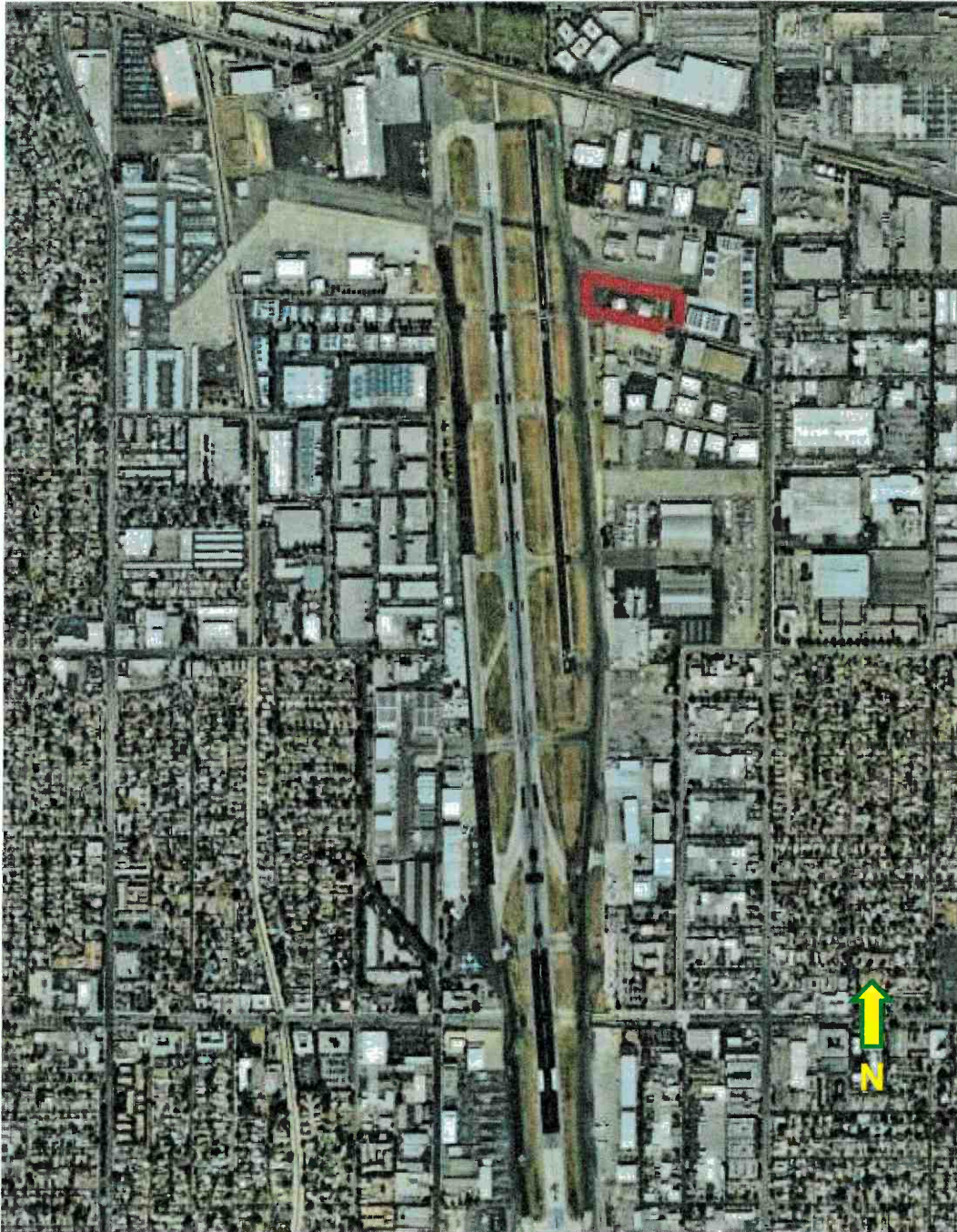
No appropriation of funds is required for this action.

STANDARD PROVISIONS

1. The 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.

2. The proposed document(s) is/are subject to approval as to form by the City Attorney.
3. 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.
4. Bonseph Helinet, LLC will comply with the provisions of the Living Wage/Service Contractor Worker Retention Ordinances.
5. The Small Business Enterprise, Local Business Enterprise/Local Small Business Enterprise, and Disabled Veterans Business Enterprise Programs do not apply to leases.
6. Bonseph Helinet, LLC will comply with the provisions of the Affirmative Action Program.
7. Bonseph Helinet, LLC has been assigned Business Tax Registration Certificate No. 0003268135-0001-1.
8. Bonseph Helinet, LLC will comply with the provisions of the Child Support Obligations Ordinance.
9. Bonseph Helinet, LLC must have approved insurance documents, in the terms and amounts required, on file with the Los Angeles World Airports prior to execution of the lease.
10. This action is not subject to the provisions of City Charter Section 1022 (Use of Independent Contractors).
11. Bonseph Helinet, LLC has submitted the Contractor Responsibility Program Pledge of Compliance and will comply with the provisions of the Contractor Responsibility Program.
12. Bonseph Helinet, LLC has been determined by Public Works, Office of Contract Compliance, to be in compliance with the provisions of the Equal Benefits Ordinance.
13. This action is not subject to the provisions of the First Source Hiring Program.
14. Bonseph Helinet, LLC has submitted the Bidder Contributions CEC Form 55 and will comply with its provisions.
15. Bonseph Helinet, LLC has submitted the MLO Bidder Contributions CEC Form 50 and will comply with its provisions
16. This action is not subject to the provisions of the Iran Contracting Act.

Site Map – Van Nuys Airport



Location Map – 16231 Waterman Drive



December 15, 2022

The Honorable City Council
of the City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

Subject: Lease with Bonseph Helinet, LLC

Pursuant to Section 606 of the City Charter, enclosed for your approval is the Lease with Bonseph Helinet, LLC that was approved by the Board of Airport Commissioners at its December 1, 2022 meeting. There is no impact to the General Fund.

LAX

Van Nuys

City of Los Angeles

Eric Garcetti
Mayor

**Board of Airport
Commissioners**

Beatrice C. Hsu
President

Valeria C. Velasco
Vice President

Gabriel L. Eshaghian
Nicholas P. Roxborough
Belinda M. Vega
Karim Webb

Justin Erbacci
Chief Executive Officer

RECOMMENDATIONS FOR CITY COUNCIL:

1. Adopt the determination by said Board that the 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; and
2. Approve the Lease with Bonseph Helinet, LLC, for term of up to twenty-five (25) years, for potential redevelopment of land and existing facilities at 16231 Waterman Drive at Van Nuys Airport; and
3. Concur with said Board's action on December 1, 2022, by Resolution 27641, authorizing the Chief Executive Officer of Los Angeles World Airports to execute said Lease with Bonseph Helinet, LLC.

Very truly yours,



Grace Miguel, Commission Executive Assistant II
BOARD OF AIRPORT COMMISSIONERS

GM/lfc

Enclosures

cc: Trade, Travel and Tourism Committee
Councilmember Buscaino, e-file
Councilmember Bonin, e-file
Councilmember Lee, e-file
CAO (Airport Analyst), e-file
CLA (Airport Analyst), e-file
City Clerk's Office, e-file



RESOLUTION NO. 27641

WHEREAS, on recommendation of Management, there was presented for approval, Award of Lease to Bonseph Helinet, LLC, for term of up to twenty-five (25) years, for potential redevelopment of land and existing facilities at 16231 Waterman Drive at Van Nuys Airport; and

WHEREAS, since 1972, the 16231 Waterman Drive property, which consists of 4.22 acres of land and 17,253 square feet of office and hangar space, has supported general aviation activities, including helicopter repair, flight school operations, and hangar and tie-down rentals; and

LAX
Van Nuys
City of Los Angeles

Eric Garcetti
Mayor

**Board of Airport
Commissioners**

Beatrice C. Hsu
President

Valeria C. Velasco
Vice President

Gabriel L. Eshaghian
Nicholas P. Roxborough
Belinda M. Vega
Karim Webb

Justin Erbacci
Chief Executive Officer

WHEREAS, Section 607(a) of the Los Angeles City Charter limits Los Angeles World Airports (LAWA) leases to a maximum of fifty (50) years. As the existing tenant has occupied the premises since 1972, the City Attorney advised that a competitive process would be required to provide a new lease for the site after 2022. Therefore, on September 6, 2018, the Board of Airport Commissioners (Board) approved an amendment to Lease VNA-8795 with Air Center Aviation Inc. to extend the term by eighteen (18) months in order to provide time for LAWA staff to conduct a competitive solicitation for the opportunity to lease the premises. Said lease expired on June 30, 2020, and the existing tenant is in holdover status; and

WHEREAS, in July 2021, LAWA released a Request for Proposals (RFP) for said property with the goal to redevelop the site with modern and sustainable facilities that support helicopter operations and other non-fixed base operators (FBO) aviation activities, enhance revenues to LAWA, and promote efficient and sustainable aircraft operations at Van Nuys Airport (VNY). Proposers were asked to submit a proposal outlining the proposed redevelopment and the type of general aviation services to be conducted at the site. On August 31, 2021, LAWA issued an addendum to the RFP that extended the due date by 30 days from September 1 to September 30, 2021. Further, on September 24, 2021, LAWA issued another addendum that extended the due date an additional 21 days to October 21, 2021. Said addendum also removed the requirement that proposers provide a plan to accommodate existing subtenants and removed any evaluation criteria associated with accommodating existing aviation business on the site; and

WHEREAS, in response to the RFP, LAWA received one proposal, which was from Bonseph Helinet, LLC (Bonseph Helinet). The following evaluation criteria were published in the RFP and used to evaluate the proposal from Bonseph Helinet:

Criteria		Points
1	Financial Proposal	25
2	Financial Capability	20
3	Experience	15
4	Conceptual Plan	15
5	Business and Operations Plan	15
6	Aviation/Community Benefits	10
Total Points		100; and



WHEREAS, the proposal was scored and deemed acceptable by the evaluation panel. Bonseph Helinet is a newly formed, privately held limited liability company comprised of Helinet Aviation Services LLC (Helinet), the Castagna 1998 Trust (Castagna Trust), and Bonseph Holdings Van Nuys Inc. (Bonseph). Helinet, a woman-owned business, currently operates a helicopter maintenance facility as a subtenant of the current leaseholder on the 16231 Waterman Drive property. Castagna Trust is the managing partner of Aeroplex Group Partners that provides operations, construction, and property management services. Bonseph brings experience and knowledge in real estate development and investment and will guarantee the capital investment required to complete the proposed development; and

WHEREAS, Bonseph Helinet presented a thorough plan for the proposed site that meets LAWA's goals to redevelop the site to support a full range of non-FBO aviation activities, including helicopter operations, promoting efficient and sustainable aircraft operations, and providing appropriate revenues to LAWA; and

WHEREAS, Bonseph Helinet proposes to invest \$19,500,000 to redevelop the premises to optimize efficient operations through modern and sustainable facilities to support the non-FBO aviation services and the continuation of helicopter operations. Bonseph Helinet proposes to construct two new 30,000 square feet, state-of-the-art hangars; 15,000 square feet of office terminal/shop space; 72,000 square feet of renovated ramp areas; and additional related improvements consisting of landscape, hardscape, sidewalk, and parking. The proposed redevelopment project will comply with CALGreen Tier One requirements, which will provide the framework for sustainable infrastructure, enhance indoor environmental quality, and optimize operational and maintenance practices; and

WHEREAS, Helinet currently employs approximately 85 people. Bonseph Helinet's proposed development project will support over 100 high-wage, local jobs (with an average annual income of \$87,000) through continuation of Helinet's operations at VNY. Helinet has committed to working with local technical aviation colleges to provide internships across its different business lines for students seeking careers in aviation, with the intent of hiring aviation mechanics and growing its pilot staff. In addition, the project will create additional space for aviation support businesses that provide further high-wage employment opportunities; and

WHEREAS, in addition, Bonseph Helinet proposes to renovate the VNY Observation Area as a community benefit, at a value estimated at \$350,000, at no cost to LAWA. Bonseph Helinet plans to renovate the existing 6,820-square foot Observation Area and realign the parking to allow access from Lindbergh Street. This adjustment will nearly triple the parking area from 4,070 square feet to 11,465 square feet; and

WHEREAS, Bonseph Helinet's proposal offered fair compensation to LAWA for demolition of the existing facilities, in addition to fair market rent for the premises, with an annual, fixed 3% increase. Bonseph Helinet also agreed to pay additional rent of \$50,000 per year from the construction completion date through the term of the Lease. Further, Bonseph temporarily will rent an adjacent vacant parcel to support operations during construction, which will provide approximately \$108,021 in additional rent during the construction phase; and

WHEREAS, the annual revenue to LAWA from ground and building rent is \$265,957 in the first year. In addition, LAWA will receive a one-time payment of \$80,000 for the buyout of the structures on the site; and

WHEREAS, approval of the Lease is just a step in the potential redevelopment process. At this point, the Lease will provide Bonseph Helinet the property and contractual rights necessary to seek all required approvals of the proposed project. The Lease does not guarantee any redevelopment

and will terminate after five years if the proposed project does not receive all required regulatory clearance and approvals; and

WHEREAS, the Lease includes a pre-term that commences on the date it is signed and the property is delivered to Bonseph Helinet. This initial pre-term provides Bonseph Helinet a 105-day period to conduct an environmental review of the property. Bonseph will pay full rent during this period. The primary term of five years will commence after this period, at which time the tenant will begin the process to secure approval to redevelop the property. Bonseph Helinet anticipates a two-year timeframe to secure all entitlements and complete the site redevelopment. However, the Lease will terminate in year five if the redevelopment is not approved and the improvements are not completed. If the proposed improvements are completed within the first five years of the Lease then Bonseph Helinet will have an option to extend the lease term for an additional 20 years, in which case the total lease term will be 25 years from commencement of the primary term; and

WHEREAS, Bonseph Helinet will pay land and building rent until the point that the existing facilities are demolished, at which point it will make a one-time buyout of \$80,000 for the existing facilities. Thereafter, it will pay only land rent for the premises and the adjacent vacant parcel it plans to occupy temporarily to support operations during construction of the new facilities. Once the new facilities have been completed, the lease term will be automatically extended for an additional 20 years, for a total of 25 years, and Bonseph Helinet will pay ground rent plus supplement rent of \$50,000 per year, with annual 3% increases; and

WHEREAS, following is a summary of key terms in the Lease:

Term	five years, with an option to extend for an additional 20 years if Lessee completes the proposed improvements
Effective Date	upon execution by the Chief Executive Officer
Commencement Date	105 days after the Effective Date or the completion of Lessee's due diligence inspection, whichever is sooner
Demised Premises	
Land – General Aviation Use	4.22 acres
Existing Buildings	17,253 square feet
Rent in Year 1	\$ 265,957 ⁽¹⁾
Estimated Rent thru Year 5	\$1,460,854 ⁽²⁾
Estimated Rent thru Year 25	\$8,698,709 ⁽³⁾ ; and

Notes:

⁽¹⁾ Bonseph Helinet will pay the Board-approved rate for general aviation use, currently \$42,288.27/acre/year, plus approved building rates at \$4.25 and \$4.86/square foot/year.

⁽²⁾ The total approximate rent received during the initial five-year term will consist of the rent in Year 1, one-time payment for buyout of LAWA facilities in Year 2, ongoing ground rent, temporary rent payments for vacant parcel, and the payment of supplement rent after the construction completion date through the lease term.

⁽³⁾ 25-year estimate does not include fair market value rent reset that will be negotiated every five years.

WHEREAS, the Lease does not provide authorization for construction of any of the proposed improvements. Before construction begins, Bonseph Helinet must comply with all relevant provisions of the California Environmental Quality Act (CEQA), the National Environmental Policy

Act, and all other applicable laws. As part of this process, Bonseph Helinet must conduct public outreach, including the VNY Citizens Advisory Committee, as part of the CEQA process, and the public will have all rights to participate as prescribed in that process; and

WHEREAS, the proposed improvements also are subject to further Board approval at a later date, and the City of Los Angeles expressly reserves the right to exercise complete, unfettered discretion and to consider and adopt all mitigation measures for any proposed development, and all alternatives, including the "no project" alternative, for any proposed development; and

WHEREAS, if compliance with CEQA and all other applicable laws are satisfied, then Bonseph Helinet may proceed with securing all the necessary approvals and permits from the appropriate regulatory agencies, including approval from the Federal Aviation Administration due to building height restrictions for parcels located along the VNY airfield, before any construction activities can occur at the site; 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 CEQA requirements pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines; and

WHEREAS, Bonseph Helinet will comply with the provisions of the Living Wage/Service Contractor Worker Retention Ordinances; and

WHEREAS, Bonseph Helinet will comply with the provisions of the Affirmative Action Program; and

WHEREAS, Bonseph Helinet has been assigned Business Tax Registration Certificate 0003268135-0001-1; and

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

WHEREAS, Bonseph Helinet must have approved insurance documents, in the terms and amounts required, on file with LAWA prior to execution of the Lease; and

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

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

WHEREAS, Bonseph Helinet has submitted the Bidder Contributions CEC Form 55, and will comply with its provisions; and

WHEREAS, Bonseph Helinet has submitted the MLO Bidder Contributions 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 (CEQA) pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines; found that the Request for Proposals process used in this competitive award process satisfies the requirements

of Administrative Code Section 10.17 and is compatible with the City's interests; further found that Bonseph Helinet, LLC is responsive and responsible, that entering into this Lease is in the City's best interest, and that any informality in the proposal should be waived; approved Award of Lease to Bonseph Helinet, LLC, for term of up to twenty-five (25) years, for potential redevelopment of land and existing facilities at 16231 Waterman Drive at Van Nuys Airport; and authorized the Chief Executive Officer, or designee, to execute said Lease with Bonseph Helinet, LLC 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. 27641 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, December 1, 2022.



Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS

Non-Fixed Base Operators (FBO) Aviation Activities

LAWA negotiated the proposed lease with Bonseph Helinet, LLC to include the following non-FBO aviation activities in the redevelopment efforts of the Waterman Drive property:

Potential FBO Aviation Activities at the Van Nuys Airport	
Aircraft engine manufacturing and retrofitting	Wholesale industrial uses that primarily target airport users and other aviation related uses
Aircraft related accounting offices	Helicopter operations
Aircraft cooperative management	Hangar use and storage of jet planes
Aircraft classroom instruction	Aircraft tie down parking
Research and development	Aircraft ramp and maneuvering areas
Recycling aircraft parts	*Aircraft maintenance and fueling facilities

**For the exclusive use of propeller aircraft of less than 12,500 pounds gross take-off weight.*

Communication from Public

Name: Elliot Mahn
Date Submitted: 02/07/2024 11:24 AM
Council File No: 24-0125
Comments for Public Posting: In Support of Bonseph Helinet, Trade, Travel and Tourism Committee February 8, 2024 Special Committee Meeting, Agenda Item 3, Council File No. 24-0125

CORNUCOPITA

CATERERS

February 7, 2024

VIA EMAIL

City Council
City of Los Angeles
200 N Spring St.
Los Angeles, CA 90012

Re: In Support of Bonseph Helinet, Trade, Travel and Tourism Committee February 8, 2024 Special Committee Meeting, Agenda Item 3, Council File No. 24-0125"

Dear Councilmembers:

My business, Cornucopian Caterers, is located adjacent to the Van Nuys Airport and has been there for over 20 years.

The airport, and specifically Helinet, has been very important to our business and any improvement to the airport would greatly benefit the business community which, of course, would translate into increased taxes for the city.

I have had the privilege of working with a number of Helinet staff for about ten years and could not be more pleased with their professionalism. Granted, we are a small part of, and not related to their industry, but I have to think that their professionalism carries through to everything Helinet does.

I am in full support of Bonseph Helinet. On a personal note, my granddaughter spent two weeks at Childrens' Hospital, which transporting patients and doctors there, in emergency situations, is a very important service Helinet provides to Southern California and beyond.

The community will be well served by Helinet and by their remaining at their Waterman Drive location.

Respectfully,



Elliot Mahn, President
Quincy's BBQ Inc
DBA Cornucopia Caterers

Communication from Public

Name: C. DeMaio

Date Submitted: 02/07/2024 11:29 AM

Council File No: 24-0125

Comments for Public Posting: Dear Honorable Councilmembers: I write to support the proposed Bonseph Helinet lease at the Van Nuys Airport. I am an employee at the airport and this development is extremely beneficial to the business community and the continued creation of jobs here in the Valley. Bonseph Helinet is committed to modernizing and improving the Van Nuys airport for customers, residents, and the larger community, including:

1. Support for health services. Bonseph Helinet will provide important public health services through Helinet's delivery of 24/7, 365/day aviation operations services to Children's Hospital at no cost to patients, as well as medical missions on behalf of UCLA, USC, Cedars-Sinai, UCSD, and UC Riverside.
2. Support for public safety. The proposed lease will facilitate Helinet's partnership with firefighters, law enforcement, and news media.
1. Jobs. Bonseph Helinet will support 100, high-wage local jobs with an average annual income of \$87,000.
2. Educational partnerships. Bonseph Helinet will support partnerships with local technical aviation colleges to provide internships and other job training opportunities across different business lines for students seeking careers in aviation.
3. Investment. Bonseph Helinet will invest over \$20 million to modernize the property, including new rotary-wing and fixed-wing hangar space, renovated ramp areas, terminal/office/shop space, and landscaping, hardscaping, sidewalks, and parking.
3. Creating a community space. Bonseph Helinet will provide much needed renovations to the VNY Observation Area which provides enrichment opportunities for children and other community members.

I am excited about the prospect of this new project at the Van Nuys Airport and urge the City Council to approve it.