

RESOLUTION NO. 28201

WHEREAS, on recommendation of Management, there was presented for approval, Award of a ten (10)-year Lease to Balboa Brick and Supply Corporation covering an off-airport property located at 16755 Roscoe Boulevard at Van Nuys Airport; and

WHEREAS, the demised premises consist of 44,196 square feet of non-aviation land, which includes approximately 2,054 square feet of office and storage space. The property is comprised of a small single-story office building and a storage building. Balboa Brick and Supply Corporation (Balboa Brick) has continued to maintain and operate the site under a month-to-month lease after its prior lease expired in September 2019. The site has been used for the sale of masonry materials and landscaping supplies for over ten years; and

LAX

Van Nuys

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Chief Executive Officer

WHEREAS, in August 2024, Los Angeles World Airports (LAWA) released a Request for Proposals for the aforementioned site. Two (2) proposals were received, and Balboa Brick was identified as the successful proposer; and

WHEREAS, the new lease includes a land rate of \$4.80 per square foot per year and building rate of \$3.55 per square foot per year, applied to the land and building square footages, respectively, with the rates subject to annual adjustments tied to the Consumer Price Index. Those adjustments will range from 2% to 7% and will take effect every July 1st, except in the years when a fair market rental adjustment is conducted, starting on the fifth anniversary and every five years thereafter; and

WHEREAS, in addition, under the new lease, Balboa Brick will be responsible for the maintenance and upkeep of the premises; and

WHEREAS, the new lease will allow Balboa Brick to continue providing retail sales of masonry materials and landscape supplies to the local community and generate non-aeronautical revenue. It will generate \$219,433 in revenue for LAWA in the first year and approximately \$2.2 million over the term of the lease, exclusive of annual and periodic adjustments; and

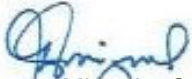
WHEREAS, actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606;

NOW, THEREFORE, BE IT RESOLVED that the Board of Airport Commissioners adopted the staff report; further adopted staff's determination that this item, involving 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; approved the Award of a ten (10)-year Lease to Balboa Brick and Supply Corporation covering an off-airport property located at 16755 Roscoe Boulevard at Van Nuys Airport; and authorized the Chief Executive Officer, or designee, to execute said Lease with Balboa Brick and Supply Corporation subject to approval by the Los Angeles City Council and approval as to form by the City Attorney.

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I hereby certify that this Resolution No. 28201 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, July 17, 2025.



Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS