

CATEGORICAL EXEMPTION and TRADE, TRAVEL AND TOURISM COMMITTEE REPORT relative to the Second Amendment to Lease LAA-9039 with Frankfurt-Short-Bruza Associates PC, dba Frankfurt-Short-Bruza Associates Inc., for office space in the Los Angeles World Airports-owned Skyview Center, located at 6033 West Century Boulevard.

Recommendations for Council action:

1. CONCUR with the determination by the Board of Airport Commissioners (BOAC) that this action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Class 1(18)(c) of the Los Angeles City CEQA Guidelines.
2. APPROVE Los Angeles World Airports (LAWA) Board Resolution No. 28218 authorizing a Second Amendment to Lease No. LAA-9039 with Frankfurt-Short-Bruza Associates, PC dba Frankfurt-Short-Bruza Associates, Inc. for 1,623 square feet of office space in Tower A of the LAWA-owned Skyview Center to extend the term by 38 months, from October 1, 2025 to November 30, 2028, and resulting in \$159,235 of net revenue, excluding rental abatement and broker commissions, over the extended term, and appropriate funds in the amount of \$10,164 for broker commission.
3. AUTHORIZE the LAWA Chief Executive Officer, or designee, to execute the proposed second amendment upon approval by the Council and approval as to form by the City Attorney.

Fiscal Impact Statement: The City Administrative Officer reports that approval of the proposed Second Amendment to Lease No. LAA-9039 with Frankfurt-Short-Bruza Associates, PC dba Frankfurt-Short-Bruza Associates, Inc. will have no impact on the City's General Fund. Net revenues, excluding rental abatement and broker commission, in the amount of \$159,235 over the 38-month term of the Lease extension are anticipated. An appropriation of \$10,164 is required for broker commission. The lease revenue will be deposited in the LAWA Los Angeles World Airports Revenue Fund, and the appropriation for the broker commission will be from the same fund. The recommendations in this report comply with the Los Angeles Airports' adopted Financial Policies.

Community Impact Statement: None submitted

SUMMARY

At the meeting held on October 14, 2025, your Trade, Travel and Tourism Committee considered a BOAC report relative to the Second Amendment to Lease LAA-9039 with Frankfurt-Short-Bruza Associates PC, dba Frankfurt-Short-Bruza Associates Inc., for office space in the Los Angeles World Airports-owned Skyview Center, located at 6033 West Century Boulevard.

After an opportunity for public comment, the Committee moved to approve the recommendations stated in the BOAC report, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

Trade, Travel and Tourism Committee

<u>Member</u>	<u>VOTE</u>
PARK:	YES
McOSKER:	YES
RODRIGUEZ:	YES

HR 10.22.25

-NOT OFFICIAL UNTIL COUNCIL ACTS-