LOS ANGELES WORLD AIRPORTS

Report to the
BOARD OF AIRPORT COMMISSIONERS
Meeting Date: 8/27/2026

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Approved by:	**Jean-Pierre Tabet** Deputy Executive Director Commercial Development Group
Item Type	☒ Award ☐ Amendment ☐ Appropriation ☐ Policy/Program ☐ Other
Subject	Request to adopt the following report and approve the award of a lease to Galpin Motors, Inc. for the use of paved industrial land for vehicle inventory parking located at 16841 Roscoe Boulevard at Van Nuys Airport, for an initial two-year term with four additional two-year renewal options, for a maximum term of ten years, generating approximately $264,000 in revenue during the first year and a minimum of $2,640,000 in total revenue over the full ten-year term if all renewal options are exercised.

☒ Item REQUIRES City Council Approval. ☐ Item is subject only to STANDARD REVIEW by the City Council.

DISCUSSION

1. Background and Necessity of Requested Action

04-24-2020	Resolution #26981 (VNA-9100)	Lease
Established a five-year Lease with Galpin Motors, Inc. (Galpin) for vehicle inventory parking, with minimum revenue of $853,860 over the five-year lease term. In addition, the Lease eliminated ongoing maintenance and security for the property, which totaled approximately $50,000 annually for security services and $30,000 annually for maintenance.		

On April 24, 2020, the Board of Airport Commissioners approved a five-year Lease with Galpin under Lease No. VNA-9100 for 114,998 square feet of industrial land located at 16841 Roscoe Blvd at Van Nuys Airport (VNY), for use as vehicle inventory parking. The lease expired on April 23, 2025, after which Galpin continued to occupy the premises on a month-to-month tenancy.

On November 3, 2025, Los Angeles World Airports (LAWA) issued a Request for Proposal (RFP) to lease non-aviation property. Los Angeles World Airports received a single response to the RFP from Galpin and negotiated a new lease providing for a two-year initial term with four additional two-year renewal options, for a total term of ten years. Each renewal option will be subject to LAWA's written approval.

Under the terms of the lease, the premises will be delivered and maintained in "as-is" condition, with Galpin responsible for all improvements, maintenance, repairs, utilities, and operating costs associated with the site. The lease allows LAWA to continue generating revenue from the property while avoiding any maintenance and security costs that would incur if the property became vacant.

2. **Selection Process:** ☒ Competitive process. ☐ Other process. ☐ Not applicable.

   The lease was negotiated pursuant to an RFP process that resulted in a single proposal from the existing tenant. No other parties expressed interest in the related property and Galpin was determined to be the successful proposer.

   ☐ Request to find that Charter Sec. 1022 is applicable to this action.

3. **Fiscal Impact:** ☐ None. ☒ Revenue generation. ☐ Cost/cost recovery. ☐ Other.

   The lease will generate a minimum of $2,640,000 in revenue over the ten-year term, assuming all renewal options are exercised and excluding any rate adjustments.

4. **Alternative Actions:** ☐ Alternatives considered. ☒ No alternatives considered.

APPROPRIATIONS

☐ Appropriation required. ☒ No appropriation required. ☐ Funding is available.

INCLUSIVITY & IMPACT

☐ Goals/requirements identified. ☐ No goals/requirements stipulated. ☒ N/A or other.

PROVISIONS

The Chief Executive Officer has approved this item.

The Board of Airport Commissioners is hereby requested to adopt staff's determination that the requested action is exempt from the California Environmental Quality Act (CEQA) pursuant to Article II Section 2.f and Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines.

The Board is hereby further requested to authorize the Chief Executive Officer, or designee, to execute said lease with Galpin Motors, Inc. subject to approval by the Los Angeles City Council and approval as to form by the City Attorney.

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.