LAWA
LOS ANGELES WORLD AIRPORTS

RESOLUTION NO. 28436

WHEREAS, on recommendation of Management, there was presented for approval, one (1)-year Lease, with a one (1)-year extension option, with Worldwide Flight Services Inc., and associated building rental rate, covering certain premises located at 6040 Avion Drive at Los Angeles International Airport; and

WHEREAS, Los Angeles World Airports (LAWA) is currently advancing comprehensive planning efforts to evaluate the long-term use of airport property and supporting assets at Los Angeles International Airport (LAX). Those efforts involve extensive coordination among LAWA divisions, industry stakeholders, consultants, developers, and other partners to assess future operational requirements, infrastructure needs, redevelopment opportunities, and overall land use strategies. The planning process encompasses a broad range of airport-supporting functions, including cargo operations, ground service equipment (GSE) facilities, maintenance facilities, and other peripheral support uses that are essential to airport operations and the communities served by LAX. Given the complexity and scale of those initiatives, additional time is required to complete the analyses and planning activities necessary to inform future development decisions; and

WHEREAS, as part of those efforts, LAWA is placing particular focus on facilities located within the Century, Imperial East, and Imperial West areas of the airport. Said areas accommodate a diverse mix of airport-supporting uses, including cargo operations, GSE facilities, maintenance functions, and other operational support services that are critical to the efficient movement of passengers, cargo, and aircraft throughout LAX. While the planning activities continue, LAWA seeks to maintain operational continuity within those areas and avoid disruptions to existing tenants and airport-related operations; and

WHEREAS, Worldwide Flight Services Inc. currently occupies cargo facilities within the Century area at 6040 Avion Drive under Lease LAA-8388, which has expired and is presently in holdover status. As LAWA continues evaluating future land use, operational needs, and redevelopment opportunities affecting the areas, a short-term leasing strategy is being implemented to maintain continuity for existing tenants while aligning building rental rates with current market conditions, as reflected by proposals received for a similar facility under a recent competitive process. The new lease would transition the tenant out of holdover status, support uninterrupted cargo operations, and provide LAWA with the flexibility necessary to complete its ongoing planning efforts. The short-term leasing strategy will generate approximately $6,612,741 (54.28%) in additional gross rental revenue over the lease term, including the extension option; and

WHEREAS, the lease will generate approximately $9,397,733 in revenue during the initial lease year. Total revenue over the potential two (2)-year term is estimated at approximately $18,795,466, excluding any rental rate adjustments that may occur in accordance with the terms and conditions of the lease; and

WHEREAS, actions taken on this item by the Board 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 the requested 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, which applies to the issuance of permits, leases, agreements, berth and space assignments, and renewals, amendments, or extensions thereof involving existing facilities and land use areas with negligible or no expansion of use and/or no alteration or modification of the facilities or operations beyond that previously existing or permitted; approved the one (1)-year Lease, with a one (1)-year extension option, with Worldwide Flight Services Inc., and associated building rental rate, covering certain premises located at 6040 Avion Drive at Los Angeles International Airport; and authorized the Chief Executive Officer, or designee, to execute said Lease with Worldwide Flight Services Inc. 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. 28436 is true and correct, as adopted by the Board of Airport Commissioners at its Special Meeting held on Thursday, August 27, 2026.

Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS