LAWA
LOS ANGELES WORLD AIRPORTS

Report to the
BOARD OF AIRPORT COMMISSIONERS
Meeting Date: 9/23/2026

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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 The Condor Squadron Officer's and Airmen's Association, Inc. for the use of aviation land and office building space located at Van Nuys Airport for a ten-year term that will generate approximately $30,700 in revenue in the first year and a minimum of $307,000 in total revenue over the full ten-year term.	

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

DISCUSSION

1. Background and Necessity of Requested Action

10-01-2007	**Resolution No. 21636** (NBV-3549)	Lease
Approved a five-year Lease with Condor Squadron Officers and Airmen's Association (Condor Squadron) for the premises located at 7800 Hayvenhurst Avenue at Van Nuys Airport (VNY) to support aviation-related activities, museum operations, aircraft storage, and educational programs.		

10-04-2012	**Resolution No. 24909** (NBV-3549A)	First Amendment
Approved the First Amendment to Lease No. NBV-3594, extending the Lease term by five years through September 30, 2017, and updating lease provisions associated with Condor Squadron's continued occupancy and operation at VNY.		

09-28-2017	**Resolution No. 26325** (NBV-3549B)	Second Amendment
Approved the Second Amendment to Lease No. NBV-3594, extending the Lease term by five years through September 30, 2022, to allow the Condor Squadron to continue operating its aviation museum, educational programs, and historic aircraft activities at VNY.		

On December 5, 2025, Los Angeles World Airports (LAWA) staff released a Request for Proposals (RFP) seeking a qualified operator to lease a propeller use aviation facility located at 7800 Havenhurst Avenue at VNY consisting of 0.99 acres of aviation land and 1,200 square feet of office building space.

On February 23, 2026, LAWA received one proposal in response to the RFP from the existing tenant, Condor Squadron. Los Angeles World Airports subsequently negotiated a proposed ten-year Lease for the continued use, operation, and maintenance of the premises. The Condor Squadron is a nonprofit aviation organization that has continuously occupied the premises for more than sixty years and is dedicated to historic aircraft preservation, flight operations, community outreach, aviation education, and veterans recognition programs.

Under the proposed Lease, the Condor Squadron will continue operating its historic aviation program, maintaining the premises, and supporting the VNY community through educational, youth, veteran, and public outreach initiatives. The Lease will enhance public access, expand educational opportunities, strengthen community partnerships, and support the preservation of aviation heritage. As a nonprofit, volunteer organization, the Condor Squadron does not anticipate creating paid positions; however, it intends to expand mentorship, volunteer, and internship opportunities. The organization will also promote supplier diversity and equitable contracting practices by encouraging participation from Minority Business Enterprises (MBEs), Women Business Enterprises (WBEs), Disabled Veteran Business Enterprises (DVBEs), and Disadvantaged Business Enterprises (DBEs), while supporting workforce development opportunities for local residents and historically underrepresented communities.

The proposed Lease will generate long-term revenue to LAWA while supporting the continued operation of a historic aviation organization at VNY.

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

The Lease was negotiated pursuant to a competitive RFP process that resulted in a single proposal from the existing tenant.

☐ 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 $307,000 in revenue over the ten-year term, excluding any rate adjustments.

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

The RFP process was completed and only one proposal was received from the existing tenant; therefore, no alternatives were 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 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.

The Board is hereby further requested to authorize the Chief Executive Officer, or designee, to execute the Lease with The Condor Squadron Officer's and Airmen's Association, 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.