

October 18, 2022

**C-14**

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Authorize the City Manager, or designee, to execute any and all documents necessary for a License Agreement with Kilroy Realty, LP, a Delaware limited liability partnership, for the short-term use of the parking lot at 3800 Kilroy Airport Way, for the Long Beach Airport Festival of Flight. (Districts 4, 5)

**DISCUSSION**

The Long Beach Airport (Airport) will be celebrating its annual Festival of Flight (Festival) on Saturday, October 29, 2022. This event occurs on the airfield and provides the public with the opportunity to meet with airport tenants, fixed-base operators, pilot shops, and flying schools. The Festival will feature aviation static displays, activities for kids, gourmet food trucks, refreshments, and live entertainment. More than 10,000 attendees are expected to attend the outdoor event.

Public parking for the Festival is provided on a City of Long Beach (City) owned parking lot at the corner of Wardlow Road and Globemaster Way, immediately adjacent to the airfield. Given the number of people anticipated to attend this year, additional overflow parking is needed to ensure sufficient parking for the Festival.

Kilroy Realty, LP (Kilroy) is the City's ground lessee and owner of Aero Long Beach, formerly known as the Kilroy Airport Center, which is the 32-acre business park located on Spring Street and Kilroy Airport Way. In a collaborative effort to support the Festival, Kilroy will allow free parking on its parking lot at 3800 Kilroy Airport Way. A shuttle service to the Festival will be provided by the Airport.

The proposed License Agreement contains the following major terms and conditions:

- **Licensor:** Kilroy Realty, LP, a limited liability partnership.
- **Licensee:** City of Long Beach (City), a municipal corporation.
- **Licensed Premises:** The non-exclusive use of the surface parking lot located at 3800 Kilroy Airport Way.

- Term: The term of the Agreement will commence on October 28, 2022 and terminate on October 30, 2022.
- License Fee: The use of the Licensed Premises shall be provided at no charge to the Licensee.
- Condition of Licensed Premises: Licensor shall grant use of the Licensed Premises to Licensee in its "as-is, where-is" condition and Licensee shall be responsible for returning the Licensed Premises free of debris and trash at the end of the event.
- Insurance and Indemnification: The Licensee shall provide Licensor evidence of public liability self-insurance and indemnify and hold harmless Licensor during the term of the agreement.

This matter was reviewed by Principal Deputy City Attorney Richard F. Anthony on September 26, 2022 and by Budget Analysis Officer Greg Sorensen on September 30, 2022.

#### TIMING CONSIDERATIONS

City Council action is requested on October 18, 2022, to ensure the License Agreement is executed prior to the date of the Festival on October 29, 2022.

#### FISCAL IMPACT

This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no fiscal or local job impact associated with this recommendation.

#### SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CYNTHIA GUIDRY  
DIRECTOR, LONG BEACH AIRPORT

APPROVED:



THOMAS B. MODICA  
CITY MANAGER