



Legislation Details (With Text)

File #:	07-1225	Version:	1	Name:	CD/PW - Lease No 20556 Brahma to Airspace
Type:	Contract	Status:		CCIS:	CCIS
File created:	10/16/2007	In control:		City Council:	City Council
On agenda:	10/23/2007	Final action:		10/23/2007:	10/23/2007
Title:	Recommendation to authorize City Manager to execute a Consent to Sublease and a subsequent Consent to Assignment for Parcel 3 of Fixed Base Operation Lease No. 20556 from Brahma Properties, Ltd. (Brahma) to Airspace LLC, dba Long Beach Air Center (Airspace), for City-owned property at 4310 Donald Douglas Drive. (District 5)				
Sponsors:	Community Development, Long Beach Airport				
Indexes:	Leases				
Code sections:					
Attachments:	1. 102307-C-7sr&att.pdf				

Date	Ver.	Action By	Action	Result
10/23/2007	1	City Council	approve recommendation	Pass

Recommendation to authorize City Manager to execute a Consent to Sublease and a subsequent Consent to Assignment for Parcel 3 of Fixed Base Operation Lease No. 20556 from Brahma Properties, Ltd. (Brahma) to Airspace LLC, dba Long Beach Air Center (Airspace), for City-owned property at 4310 Donald Douglas Drive. (District 5)

On November 15, 1988, the City Council authorized the execution of Fixed Base Operation Lease No. 20556 (Lease) with Petrowings Limited (Petrowings) for City-owned property at 4310 Donald Douglas Drive consisting of Parcels 1, 2 and 3 (Premises). On June 20, 2000, the City Council authorized the reconfiguration of the Premises resulting in Parcels 1, 3 and 4 (see attached).

In October 2003, Parcel 3 of the Lease, consisting of approximately 0.37 acres, was assigned from Petrowings to Brahma for use as a fuel-farm for the storage, distribution, sale and dispensing of aviation fuel. In February 2006, Parcels 1 and 4 of the Lease, consisting of approximately 3.35 acres, including 33,000 square feet of hangar space, 10,000 square feet of office space, and 2,000 square feet of workshop space, was assigned from Petrowings to Airspace.

Brahma has entered into negotiations with Airspace for a proposed sublease and subsequent assignment of Parcel 3 of the Lease. As described above, Airspace is currently the City's lessee for the remainder of the Lease consisting of Parcels 1 and 4.

The assignment of Parcel 3 to Airspace would make Airspace the City's lessee for the entire leased premises. As per the terms of the Lease, the City's consent is required for the sublease and assignment. City Council authorization is required for execution of the consent documents.

This letter was reviewed by Deputy City Attorney Richard F. Anthony on October 1, 2007 and Budget Management Officer Victoria Bell on October 11, 2007.

City Council action is requested on October 23, 2007, in an effort to execute the consent documents

in a timely manner.

Monthly rent in the amount of \$1,036.79 for Parcel 3 will continue to accrue to the Airport Fund (EF 320) in the Department of Public Works (PW). There is no impact to the General Fund.

Approve recommendation.

MICHAEL P. CONWAY
ACTING DIRECTOR OF COMMUNITY DEVELOPMENT

CHRISTINE F. ANDERSEN
AIRPORT MANAGER

APPROVED:

PATRICK H. WEST
CITY MANAGER