

Bob Hope Airport Replacement Passenger Terminal

RWG has played an integral role in the Burbank-Glendale-Pasadena Airport Authority's ongoing development of a replacement passenger terminal at Bob Hope Airport. The RWG team successfully resolved numerous legal issues including:

- ▶ **CEQA Review.** RWG advised airport authority staff and environmental consultants on a six volume 4,100 page environmental impact report (EIR) that analyzed three development options for the replacement terminal. The firm then drafted a 100 page resolution for the airport authority's certification of the EIR and adoption of findings, a mitigation monitoring and reporting program, and a statement of overriding considerations.
- ▶ **Entitlements.** The replacement terminal is being constructed on land in the City of Burbank. RWG negotiated with the city for zoning amendments, conditions of approval, an easement modification, and a 20-year development agreement that grants the airport authority vested rights for the project.
- ▶ **Real Estate Sale.** As part of its fundraising for the replacement terminal, the airport authority generated \$65.9M by selling a 59-acre parcel that had been held in trust since the 1990s. RWG advised agency staff and the real estate broker on deal points, prepared the purchase/sale agreement and escrow instructions, and helped the airport authority to obtain necessary approvals from the Federal Aviation Administration.
- ▶ **Project Labor Agreement.** The airport authority has executed a project labor agreement (PLA) with the Los Angeles/Orange Counties Buildings and Construction Trades Council to establish the terms and conditions of employment for workers on the replacement terminal. RWG negotiated and drafted the PLA, which includes a significant local hire goal to promote the use of area residents in the construction of the project.

FOCUS AREAS

- Airports, Rail & Transit
- CEQA (California Environmental Quality Act) (Environmental)
- Development Agreements
- Infrastructure Projects
- Joint Powers Authorities
- Public Works & Public Contracting
- Real Estate Transactions