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Item No.: ____8e_supp__
Date of Meeting: 10/24/2023
Concourse C and A Termination Agreement
Jeffrey Wolf, Director
Aviation Commercial Management
Khalia Moore, Senior Manager
Airport Dining and Retail

Request for Approval

- Executive Director execution Termination of ADR contracts associated with Concourse C Expansion and Concourse A Duty-Free Expansion.
- Executive Director execution of one (1) new lease for space impacted by Concourse C Expansion.
 - TRA for the relocation of this tenant was approved by Commission on February 14, 2023.
- Executive Director execution of two (2) new leases for spaces impacted by Concourse A Duty-Free Expansion.
 - Per the lease and concessions amendment, these locations are required to receive a replacement space for impact to operations.

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Impacted Spaces At-A-Glance

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Impacted Spaces At-A-Glance

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Financial Implications

- Concourse C:
 - Seattle Air Ventures JV (Hudson and Elliot Bay Books): \$1,000,318
 - Terminal Getaway Spa: \$482,756
- Concourse A:
 - InMotion Entertainment: \$211,155
 - Stellar Bambuza SEA: \$402,008
 - Terminal Getaway Spa Seattle: \$382,908
- Total: \$2,479,145

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Concourse C Expansion Employee Impacts

- Hudson (Buyout): Most concessions employees will be retained at other operations throughout the airport.
- Elliot Bay Books (Buyout): Most concessions employees will be retained at other operations throughout the airport.
- Terminal Getaway (Buyout): Concessions employees will be retained at other operations throughout the airport.
- Planewear (Relocation): Concessions employees will be retained at other operations throughout the airport.
- Stonehouse Café (No Buyout-Fully Depreciated): Most concessions employees will be retained at other operations throughout the airport.

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Concourse C Expansion Employee Impacts

- Subway (Natural Expiration): Concessions employees will be retained at other concessions tenant operations throughout the airport.
 - Natural Contract Expiration of contract is 12/31/2023
- Beecher's/Beecher's Beer and Wine (Natural Expiration): Many concessions employees will be retained at other company operations offsite while others may choose to remain within the airport at other operations.
 - Natural Contract Expiration of contract is 12/31/2023
- Introductory Kiosks:
 - Natural expiration of current tenant operations is 12/31/2023.
 - Available locations will be replaced and doubled as a part of the CCE project.

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Concourse A Duty-Free Impacts

- Swarovski (Buyout): Concessions employees will be retained at other operations throughout the airport.
- InMotion Entertainment (Buyout): Concessions employees will be retained at other operations throughout the airport.
- Terminal Getaway Spa (Buyout): Concessions employees may be retained at other operations throughout the airport and will be placed in the Port Jobs Employee Pool.
- Africa Lounge (New Space): Concessions employees will be retained at other operations throughout the airport.
- Manchu Wok (New Space): Some concessions staff may enter the employee continuity pool while other staff will be retained for the operation of the new location.

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