

Item No.: 8e supp
Date of Meeting: 10/24/2023

Concourse C and A Termination Agreement

Jeffrey Wolf, Director
Aviation Commercial Management

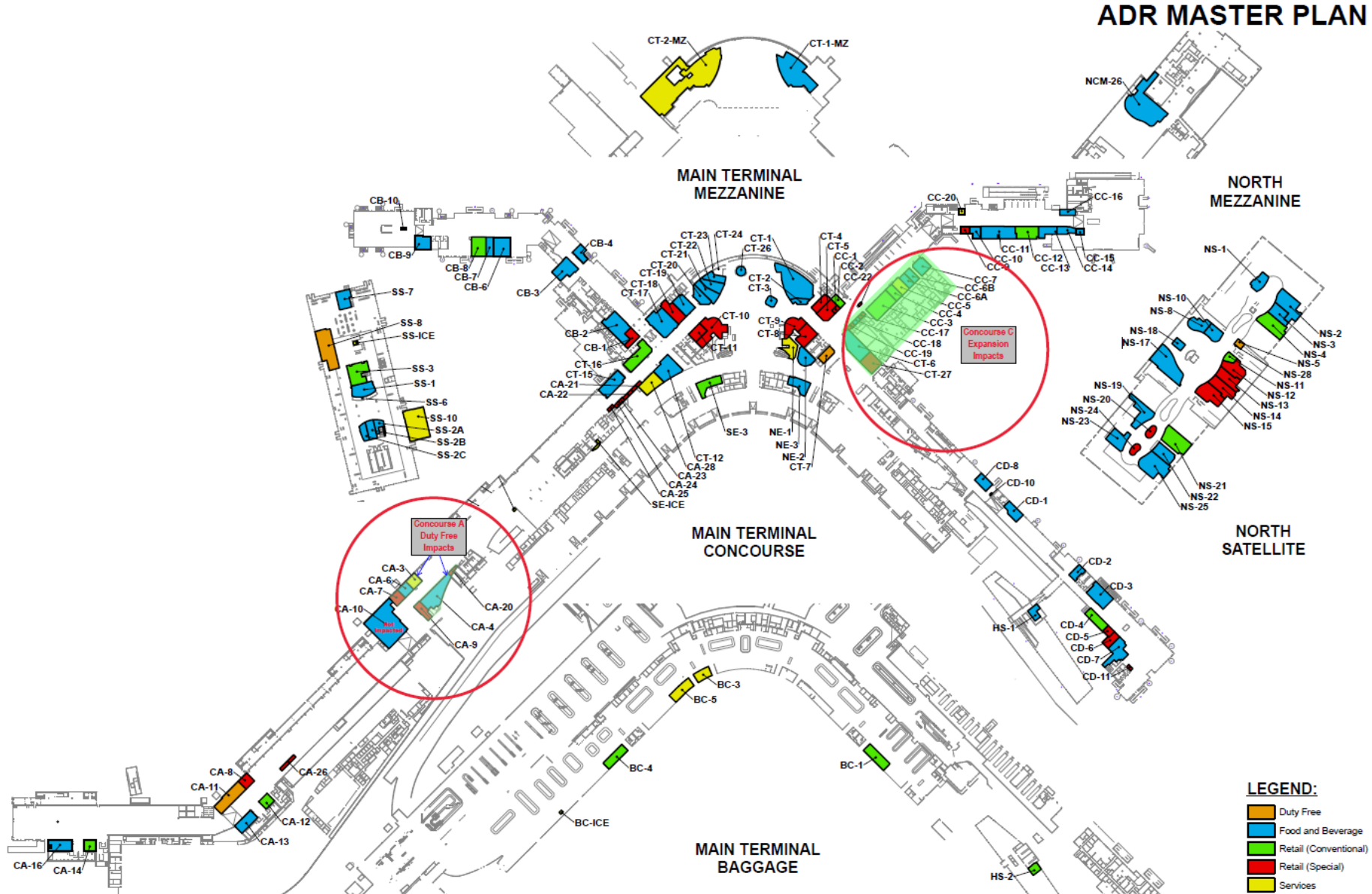
Khalia Moore, Senior Manager
Airport Dining and Retail



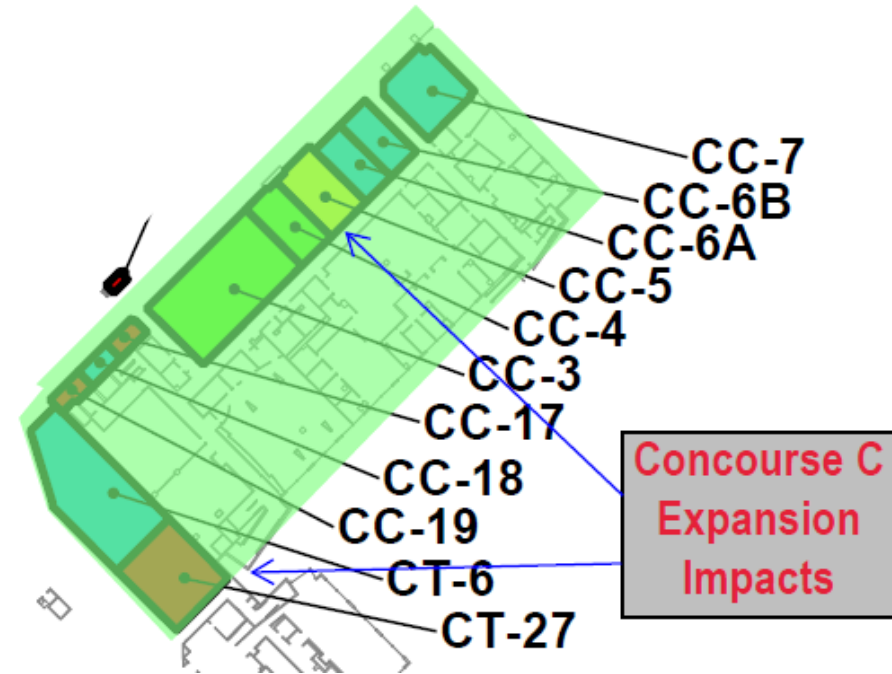
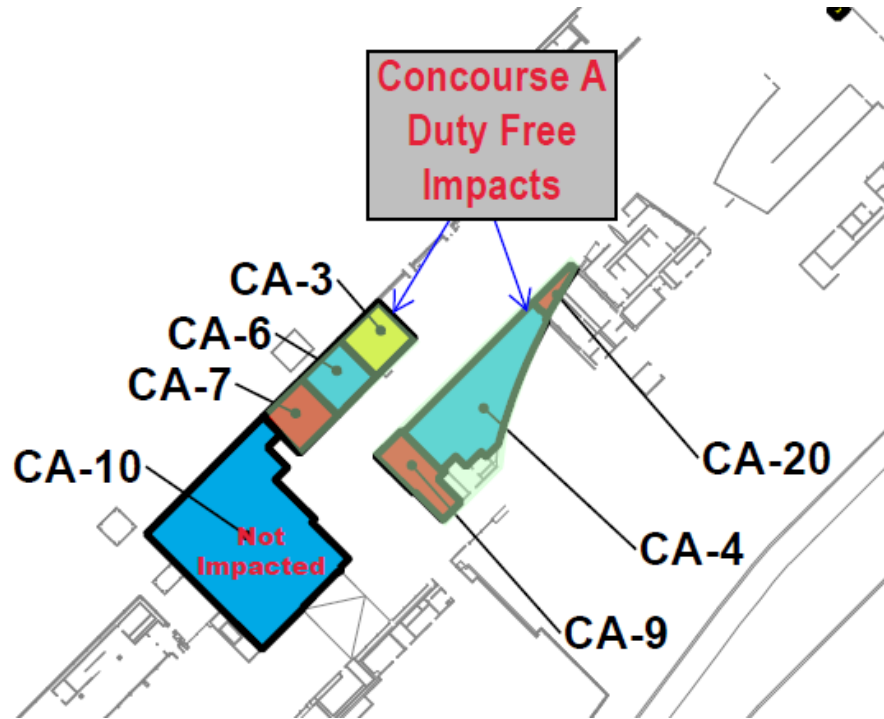
Request for Approval

- 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.

Impacted Spaces At-A-Glance



Impacted Spaces At-A-Glance



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**

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.

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.

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.