LIVERMORE
CALIFORNIA

CITY COUNCIL STAFF REPORT **ITEM NO. 6.15**

DATE: September 14, 2026

TO: Honorable Mayor and City Council

FROM: Brandon Cardwell, Innovation and Economic Development Director

SUBJECT: Resolution authorizing the execution of a first amendment to the lease with the United States of America for the Livermore Municipal Airport Air Traffic Control Tower site to extend the term through September 30, 2045, update the description of the leased premises, and make other minor modifications.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution:
1. Authorizing the execution of a first amendment to the lease with the United States of America for the Livermore Municipal Airport Air Traffic Control Tower site to extend the term through September 30, 2045, update the description of the leased premises, and make other minor modifications;
2. Directing the recording of the first amendment or, alternatively, authorizing the execution and recording of a memorandum of lease; and
3. Authorizing the City Manager, or her designee, to take all actions necessary and appropriate to carry out the purpose and intent of the resolution, including making non-substantive changes to the first amendment to facilitate recording.

SUMMARY

The United States Department of Transportation Federal Aviation Administration (FAA) leases land at the Livermore Municipal Airport (Airport) for an Air Traffic Control Tower (ATCT). Staff recommends the City Council authorize an amendment to the existing site lease, extending the term through September 30, 2045. The proposed amendment updates the legal description and map of the ATCT site, revises the FAA's notice address, incorporates required telecommunications compliance clauses pursuant to the National Defense Authorization Act (NDAA) Section 889, and formalizes continued access rights associated with City of Livermore (City)-owned equipment located within the fenced ATCT area. Approval of this amendment would maintain uninterrupted FAA tower operations and ensure continued federal investment in the Airport's air traffic control infrastructure.

DISCUSSION

The Airport hosts an FAA Air Traffic Control Tower operating under a long-standing ground lease

between the City and the FAA. The FAA requires use of its standardized amendment template for ATCT properties nationwide, and it has prepared a Lease Amendment that updates several components of the agreement and formally extends the lease term through September 30, 2045. Key amendments include:

- Updated Legal Description & Exhibits: The amendment replaces the existing premises description with an updated legal description and map, clarifying the exact boundaries of the ATCT site.
- Term Extension: The lease term is formally extended through September 30, 2045.
- Updated Notice Address: The FAA's notice address is updated to its Real Estate & Utilities office in Des Moines, WA.
- Addition of NDAA Section 889 Clauses: The amendment incorporates mandatory federal clauses regarding covered telecommunications and video surveillance equipment, requiring representations from the City as the Lessor. For purposes of NDAA Section 889, the term "surveillance equipment" refers to certain telecommunications and video equipment manufactured or provided by specifically identified companies that the federal government has determined present potential national security risks. The term refers to the source and manufacturer of the equipment, and the City confirms in the lease amendment that such equipment is not used by the City of Livermore, including the Livermore Municipal Airport.
- City Access to Emergency Generator: The amendment acknowledges that the City-owned emergency generator located within the fenced ATCT site will continue to be accessible to the City via a gate code provided by the FAA.

Execution of this amendment ensures compliance with federal requirements, maintains operational continuity, and supports aviation safety at the Livermore Municipal Airport.

FISCAL & ADMINISTRATIVE IMPACTS

There is no fiscal impact associated with the lease amendment. The agreement simply extends the existing ATCT site lease term and updates standard federal clauses. No changes are made to financial obligations, rent, or cost-sharing between the City and the FAA. Administrative impacts are minimal. Staff will continue to coordinate with FAA Real Estate & Utilities staff as needed and ensure compliance with notice procedures and telecommunications representations.

COMMUNITY PILLAR

2: Economy That Prospers

GOAL

3: Encourage an innovation driven economy.

ATTACHMENTS

1. Resolution
2. Exhibit A - Supplemental Agreement

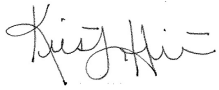
Prepared by: Erica Ledesma
Senior Management Analyst

Approved by:



Marianna A. Burch
City Manager

Fiscal Review by:



Kristen Hilton
Acting Administrative Services Director