

MUNICIPAL FACILITIES COMMITTEE
Minutes from the Special Meeting of April 16, 2020

MEMBERS: Richard H. Llewellyn, Jr. City Administrative Officer, Chair (CAO)
Sharon M. Tso, Chief Legislative Analyst (CLA)
Miguel Sangalang, Office of the Mayor (Mayor)

The meeting was called to order at 10:08 a.m.

No General Public Comment.

Item No. 9 was considered out of order.

Item 1 Report from the General Services Department (GSD) and request to negotiate and execute a purchase and sale agreement between the City and Jose Moreno and Juan Moreno for the sale of Own A Piece of LA (OPLA) property to be located adjacent to 3031 Alhambra Avenue, APN 5210-024-900 (CD 1).

Disposition: Approved.

Sharon Tso, the City Legislative Analyst (CLA), asked if Council District 1 (CD1) concurred with the original sale. Doug Kim, from GSD stated that CD1 has approved the sale.

Item 2 Status Report from the Bureau of Engineering (BOE) on the Taylor Yard G2 River Park Project.

Disposition: Note and File.

Items No. 3 through 8 were considered concurrently.

Item 3 Report from GSD and request to negotiate and execute a service provider lease agreement between the City and People Assisting the Homeless (PATH) for a bridge housing facility to be located at 3210 and 3428 Riverside Drive (CD 4), subject to Council approval.

Disposition: Approved.

Ms. Tso asked to provide general questions for Agenda Item Nos. 3 through 8. She asked how many people can be housed at interim housing facilities after factoring for social distancing requirements. Staff from the General Services Department (GSD) indicated the Department had not been directed to alter capacity levels for these facilities in response to social distancing requirements.

Richard Llewellyn, the City Administrative Officer (CAO), clarified that the shelters are being built to the original specifications. If social distancing is required when the shelters open, they will reduce the amount of persons based on County Public Health and City Policies.

Ms. Tso also asked whether the six projects were expected to be complete by May and June 2020. Mr. Llewelyn, confirmed that the projects have not been delayed and are scheduled to open on time. Ms. Tso asked if there are any delays in receiving the Homeless Housing Assistance Program (HHAP) grant funds. Mr. Llewelyn stated that there are no delays to the City receiving the state funding. Ms. Tso asked if there is operational funding has been set aside for the projects. Mr. Llewelyn stated that operational funding will be addressed in a separate report once the City receives the HHAP funding.

Item 4 Report from GSD and request to negotiate and execute a service provider lease between the City and the Salvation Army for A Bridge Home facility to be located at 14333 Aetna Street (CD 6), subject to Council approval.

Disposition: Approved.

Blayne Sutton-Wills, CAO, asked the MFC to consider amending the agenda language to correct the language of this item to correct the type of lease from a, "service provider lease," to a, "service provider sublease."

Item 5 Report from GSD and request to negotiate and execute a service provider lease between the City and Hope of the Valley Rescue Mission for A Bridge Home facility to be located at 7700 -7798 Van Nuys Boulevard (CD 2), subject to Council approval.

Disposition: Approved.

Item 6 Report from GSD and request to execute a service provider lease between the City and United States Veterans Initiative-Long Beach for a property at 826/828 Eubank Avenue (CD 15) for a Bridge Home site, subject to Council approval.

Disposition: Approved.

Mr. Sutton-Wills, asked the MFC to consider amending the agenda language to correct the language of this item to correct the type of lease from a, "service provider lease," to a "service provider license agreement."

Item 7 Report from GSD and request to execute a service provider lease between the City and the Weingart Center Association for a property at 310 North Main Street (CD 14) for a Bridge Home site, subject to Council approval.

Disposition: Approved.

Item 8 Report from GSD and request to execute a service provider lease between the City and Harbor Interface, Inc. for a property at 515 North Beacon Street (CD 15) for a Bridge Home site, subject to Council approval.

Disposition: Approved.

Mr. Sutton-Wills, asked the MFC to consider amending the agenda language to correct the language of this item to correct the type of lease from a, “service provider lease,” to a “service provider sublease” and the name of the organization from “Harbor Interface, Inc.” to “Harbor Interfaith, Inc.”

- Item 9** Joint report from BOE and CAO requesting authorization to cancel the Design, Build, Finance, Operate, and Maintain (DBFOM) procurement process for the Los Angeles Street Civic Building Project, and explore procurement alternatives.

Disposition: Approved as amended, with direction to staff to stop the current process, and consider DBFOM and all options as part of the Civic Center’s Master Development Plan.

Public Comment was held on the item. Mahmood Karimzadeh, Public Works Bureau of Engineering (BOE) provided a verbal presentation on the report. BOE is requesting to cancel the procurement process for the Los Angeles Street Civic Building Project, and asks assistance from the CAO’s office to explore procurement alternatives. Mr. Karimzadeh requested to return to the MFC in 45 days with an updated report. During the Request for Proposals (RFP), the Bureau realized the process may no longer be in the best interest of the City.

Ms. Tso asked if there was a reason for the reduction in value of the Public Works Building. Mr. Llewelyn responded that the value was based on recent estimates and remains a good investment for the City. Ms. Tso asked BOE what the timing is for the Civic Center Master Plan. Mr. Karimzadeh stated that the 2017 Civic Center Master Plan will be the starting point along with the Environmental Impact Report (EIR) process that will encompass a larger area of Civic Center and will be done in the next two years. Ms. Tso, asked if a Civic Center Master Plan can be produced concurrently with the exploration of other options. Mr. Karimzadeh believes several options can be explored as the Civic Center Master plan is developed. The project received a total of \$33.2 million. Of that funding, \$20 million was for the demolition of the site for the new LA Civic Center Building. Mr. Karimzadeh will be able to report on the development of Public-Private Partnerships and other possibilities to develop the Civic Center in a future MFC report. Ms. Tso reminded BOE and the Committee that all alternatives should be explored, including not moving forward with the DBFOM.

- Item 10** Report from the CAO and request for authorization to enter into a Memorandum of Understanding with the County of Los Angeles and approval to issue a Joint Request for Proposals with the County of Los Angeles for the West Los Angeles Civic Center at 1645 Corinth Avenue, subject to Council approval.

Disposition: Approved.

Ms. Tso asked if the City or the County could proceed separately even though they are releasing a joint Request for Proposals (RFP). Blair Miller, CAO, stated that the joint RFP is

intended for the City and the County to have a joint process for developer selection. As it is written, now the City and the County projects are both in the RFP and both would have to select the same developer and enter into agreements with the developer separately. If the City and County do not agree the Memorandum of Understanding (MOU) between the County and the City would be dissolved. Yolanda Chavez, CAO, added that in the MOU there is a provision that allows the City to go through the joint process, but that both government entities can choose different developers. The CAO plans to release the RFP in the first two weeks of May 2020. Ms. Tso asked why the Library was not included. According to Ms. Miller, the Library was recently renovated under a bond that has a certain life span, which is why it was not included. Ms. Tso pointed out that the LAPD station was included in the RFP, which was also built with bond funds. Staff advised that although LAPD has requested a new station, it is unlikely that any bids to construct a brand new station since the developer would have to incur the cost.

Ms. Tso asked if the CAO recalled how much funding has been set aside for this project. CAO staff indicated this confirmation would be provided subsequent to the meeting

The meeting adjourned at 10:58 am.