

MUNICIPAL FACILITIES COMMITTEE  
Minutes from the Regular Meeting of September 30, 2021

MEMBERS: Matthew W. Szabo, Office of the City Administrative Officer, Chair (CAO)  
Sharon Tso, Chief Legislative Analyst (CLA)  
Jeanne Holm, Office of the Mayor (Mayor)

The meeting was called to order at 10:07 a.m.

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No General Public Comment.

**Item 1** Minutes of the July 29, 2021 meeting.

**Disposition:** Approved without discussion.

**Item 2** Report from the Department of Public Works, Bureau of Sanitation (LASAN), requesting funding and authority to enter into a Memorandum of Understanding with the Los Angeles Department of Transportation for use of Parking Lot No. 665, located at 323 West 87th Street (CD 8), subject to Mayor and Council approval.

**Disposition:** Approved as amended.

Robert Potter, Bureau of Sanitation (LASAN), requested an amendment to the MOU to remove the City Attorney from the signature lines in accordance with the City Attorney regarding inter-City MOUs.

Jeanne Holm, Office of the Mayor (Mayor), asked for clarification on whether there was a loss of revenue to the Department of Transportation (LADOT) and if so, how much. David Cataldo, LADOT, noted that the subject lot is non-revenue generating.

Sharon Tso, Chief Legislative Analyst (CLA), asked if the site will be used exclusively by the Livability Section. Mr. Potter, confirmed that the site will be used solely by the Livability Section. Ms. Tso, asked for clarification on whether the Solid Waste Fund will need to reimburse the General Fund. Mr. Potter, confirmed that there is no need to reimburse the General Fund as this project is part of the recent budget expansion of the Care Plus program.

Ms. Tso, asked if this lot will have any impact on the neighboring community. Mr. Cataldo, noted that there are other lots underutilized in the area and they do not foresee an impact.

**Item 3** Report from General Services Department (GSD) requesting authority to negotiate and execute a lease agreement with the Daughters of Charity Foundation to establish and operate a temporary interim housing site located at 2301 West Third Street (CD 13), subject to Council approval.

**Disposition:** Approved.

Ms. Holm, Mayor, asked if the project was on time. Wayne Lee, GSD, advised that the project just broke ground and there are no anticipated setbacks. Mr. Lee further added that the project is on track for mid to late December 2021.

Ms. Tso, CLA, asked for clarification on why the initial agreement includes a 60-month term at \$8,500 per month, but the option to extend term includes a rate of \$10,000 per month. Mr. Lee, GSD, advised that the term rate of \$8,500 is below market. Mr. Lee further added that if the City decided to exercise the option to extend the agreement term at the fifth year, the \$10,000 rate will be approximately at market rate.

**Item 4** Report from GSD requesting authority to negotiate and execute a license agreement with the County of Los Angeles to operate a temporary interim housing site located at 7500 N. Figueroa Street (CD 14), subject to Council approval.

**Disposition:** Approved.

Ms. Holm, Mayor, asked if construction for the project has begun and how long it will take to get to the Certificate of Occupancy. Jonathan Quan, GSD, advised that construction started in August 2021 and further added that the Bureau of Engineering expects the Certificate of Occupancy to be ready on December 16, 2021.

Ms. Holm, Mayor, asked for clarification on what the transition plan is at the end of the three-year agreement. Mr. Quan, GSD, advised that the project is expected to end after three years and further added that the City can negotiate with Los Angeles County if needed.

**Item 5** Report from GSD requesting authority to negotiate and execute a license agreement with Union Station Homeless Services to operate a temporary interim housing site located at 7500-7570 North Figueroa Street (CD 14), subject to Council approval.

**Disposition:** Approved.

Ms. Holm, Mayor, asked for clarification on whether there are any grants or Special Funds to offset costs for operating the tiny home village. Yolanda Chavez, CAO, advised that the City will use State homeless grants to fund operations and further added that there are two more grants expected in the next two fiscal years of 2022-23 and 2023-24.

Ms. Tso, CLA, asked if the funds needed to be transferred for the homeless services or if that will be included in a different report. Ms. Chavez advised that construction funding and project funding are typically approved concurrently.

**Item 7** Report from GSD requesting authority to approve an arbitration clause in all Own a Piece of Los Angeles (OPLA) Purchase and Sale Agreements.

**Disposition:** Approved.

Mr. Szabo requested that Item No. 7 be taken out of order following Item No. 5.

Armando Parra, GSD, stated that the arbitration clause will be included in all future purchase and sale agreements for OPLA properties. Mr. Parra further added that the clause has been included in previous OPLA agreements, but the City Attorney advised that the authority to include this clause needed to be approved through the Municipal Facilities Committee (MFC) to reduce liability for possible litigations.

Ms. Holm, Mayor, inquired about the value of the land for these OPLA properties. Mr. Parra responded that the OPLA sites are typically less than 5,000 square feet. Mr. Parra further added that including this arbitration clause will allow the City to resolve the issue through arbitration instead of going to court, thereby saving the City litigation costs.

Ms. Tso, CLA, requested that the City Attorney confirm that the MFC has the authority to approve the arbitration clause. Ed Young, City Attorney, confirmed that the MFC has the authority from Council to handle all OPLA related matters and that this request falls within the delegated authority.

**Item 6** Report from GSD requesting authority to declare the property located in the vicinity of Nestle Avenue and Acre Street (CD 12), as “exempt surplus land” in order to satisfy certain relevant requirements of the new State law promulgated through AB-1486.

**Disposition:** Approved.

Ms. Holm, Mayor, inquired about the property value estimated for this land. Armando Parra, GSD, stated that the value of the property will be included in a future report. Mr. Parra further added that this request for an exemption is a preliminary step to determining the value of the land.

**Item 8** Report from LASAN requesting consideration and selection of the four parking options for the Clean Water Campus Project.

**Disposition:** Item continued to a future meeting.

**Item 9** Report from CAO relative to the sale of a City-owned surplus property located at 501 North Mesa Street (CD 15), including all stated exceptions and reservations, without notice of sale or advertisement of bids, to the Housing Authority of Los Angeles, subject to Council approval.

**Disposition:** No action taken. The report was previously waived by the Committee in a prior MFC meeting.

*The meeting adjourned at 10:31 am.*