

MUNICIPAL FACILITIES COMMITTEE
Minutes from the Regular Meeting of March 31, 2022

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

The meeting was called to order at 10:19 a.m.

No General Public Comment.

Item 2 Report update from the General Services Department (GSD) on the leasing options for the Los Angeles Police Department South Traffic Division, subject to Council and Mayor approval.

Disposition: Approved as amended

Jeanne Holm, Mayor, requested a status of the request for proposal (RFP) for the 3782 West Martin Luther King Jr. Boulevard location. Fred Jackson, EWDD, stated that an RFP has been issued and that EWDD has received and vetted proposals and selected a developer to move forward. Ms. Holm inquired about the 1330 Pico site and the City's ability to impose restrictions on the type(s) of tenants the owner may choose to lease the remaining vacant space to. Amy Benson, GSD, stated that a negotiated lease agreement will restrict specific uses allowed on the first floor.

Ms. Holm inquired about the timeline to install infrastructure at the Lanzit site and she requested explanation concerning the offer of a five year lease at the Lanzit site. Ms. Benson deferred the infrastructure inquiry to BOE, and she responded that the EWDD project is under consideration for the site. Mr. Jackson added that EWDD is working with the Council Office to issue an RFP for the site. Bernyce Hollins, CAO, clarified that CAO approached the Council District about the South Traffic Bureau's use of the site, and their preference is to utilize the land for economic development purposes.

Ms. Holm asked for clarification on the budgeted rent amount for this year at the Crenshaw location and if the lease extension amount will continue at a similar rate. Paul Burke, GSD, clarified that the City's current lease amount is \$32,000 per month and that GSD is negotiating with the new owner for the two year extension at the same rate.

Matthew Szabo, CAO, stated that additional instructions will be added to the GSD recommendation to include the following:

- Proceed and report back on the lease extension for 4125 Crenshaw Boulevard.
- Continue to survey other properties and report back on purchase options outside of 1330 Pico property.
- Continue to engage with the owner of 1330 Pico property.

Item 1 Minutes of the:

- a. February 24, 2022 Regular meeting; and,
- b. March 10, 2022 Special meeting.

Disposition: Approved without discussion.

Item 3 Report from GSD requesting authority to negotiate and execute a new lease between the City of Los Angeles – Information Technology Agency's Channel 35 television studio and Little Tokyo LLC, for office space located at 319 East Second Street (CD 14), subject to Council and Mayor approval.

Disposition: Approved on consent.

Item 4 Report from GSD requesting authority to negotiate and execute a non-profit license agreement with Community Build Inc. for property located at 5730 South Crenshaw Boulevard (CD 8), subject to Council and Mayor approval.

Disposition: Approved on consent.

Item 5 Joint quarterly report from the CAO and GSD on City space assignments and associated tenant improvement projects as part of the City's Space Optimization Program.

Disposition: Noted and filed on consent.

Item 6 Report from GSD, on behalf of the Department of Transportation, requesting approval of budget increases for tenant improvement costs associated with occupying lease space at 1111 Mateo Street and 1201 Mateo Street (CD 1) (CF-191359).

Disposition: Continued.

Item 7 Report from Bureau of Engineering (BOE) on the current status of the Fire Station 4 Facade Improvement project (CD 14).

Disposition: Continued.

Item 8 Report from GSD requesting authority to negotiate and execute a lease agreement between the City and the Los Angeles County Metropolitan Transportation Authority for an interim housing project to be located at Compton and Nevin (CD 9), subject to Council and Mayor approval.

Disposition: Approved.

Ms. Holm asked for clarification on the cost per unit for the tiny homes. Allison Wilhite, CAO, stated that the project will have 144 beds at a cost of \$55 per bed, per night. Ms. Holm further asked if the annual cost of operation of the facility is accounted for in the upcoming budget. Ms. Wilhite responded that the funding will need to be considered as part of the upcoming budget.

Item 9 Report from Economic Workforce Development Department on the Downtown Los Angeles Civic Center Master Development Program and the status of the Request for Information and next steps.

Disposition: Approved.

Matias Farfan, CLA, asked for clarification on the Civic Center Master Plan EIR timeline. Jaki Wagner, CAO, stated that the EIR for the Downtown Community Plan (DCP) is scheduled for approval in summer 2022.

Item 10 Report from GSD requesting policy direction on lease terms and renewal options for existing and potential new commercial tenants in the Los Angeles Mall (CD 14).

Disposition: Approved with discussion.

Ms. Holm asked if the lease terms will be applicable to all LA Mall spaces or if the spaces under consideration for City departments be excluded. Amy Benson, GSD, responded that the lease terms and renewal options will apply to any space that is currently available. Bernyce Hollins, CAO, clarified that only two spaces will need to be reserved at this time and that the CAO will be submitting a report to MFC in May 2022 with further details.

Item 11 Report from GSD requesting authority for direct sale of a portion of the sliver (remnant) parcel (APN 4122-003-907) to the adjoining owner of 6421 W. 86th Place, in accordance with the Own a Piece of LA (OPLA) program, and instruct and authorize GSD, with the assistance of the City Attorney, to prepare, process and execute the necessary document(s) to effectuate this sale (CD 11).

Disposition: Approved without discussion.

Item 12 Updated report from BOE dated March 22, 2022 on the Taylor Yard G2 River Park project requesting authority to approve the final Implementation Feasibility Report and appendices (IFR), including selection of a preferred island scheme alternative bridging G1 and G2, and various requests for participation from multiple departments spanning the partnership parcels, subject to Council and Mayor approval.

Disposition: Approved as amended.

Ms. Holm asked if BOE has reached out to the Governor's office to inquire about additional resources for the funding gap. Deborah Weintraub, BOE, stated that BOE is working with the Mayor's office to contact the Governor's office.

Mr. Farfan inquired about the option of funding some portions of the project while not delivering on other portions. Ms. Weintraub responded that the optimized total cost includes the whole site, plus one building. The full total cost includes other various structures and that it's BOE's intention to implement improvement to the site in a phased approach.

Mr. Szabo moved to amend BOE's Recommendation No. 10 to add the following statement, "Instruct BOE to report back on the multi-year capital needs to implement the complete build out of the G2 preferred design as estimated in Chapter 17, Table 17-2 and update on annual operating funding gaps, as necessary, as estimated in Table 11-2."

- Item 13** Municipal Facilities Committee to consider a determination in accordance with AB 361 Section 3(e)(3) that, while the state of emergency due to the Covid-19 pandemic, as originally proclaimed by the Governor on March 4, 2020, remains active and/or state or local officials have imposed or recommended measures to promote social distancing, this legislative body has reconsidered the circumstances of the state of emergency and that the state of emergency continues to directly impact the ability of the members to meet safely in person and/or state or local officials continue to impose or recommend measures to promote social distancing.

Disposition: Approved as read into the record.

The Meeting adjourned at 11:00 a.m.