

MUNICIPAL FACILITIES COMMITTEE
Minutes of the Regular Meeting of August 25, 2022

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 10:05 a.m.

No General Public Comment.

Item 2 Report from GSD requesting authority to negotiate and execute a second amendment to lease for the Los Angeles Police Department, South Traffic Division, located at 4125 Crenshaw Boulevard, Unit 193, at the Baldwin Hills Crenshaw Plaza Shopping Center (CD 8).

Disposition: Approved without discussion.

Matthew Szabo, CAO, requested that Item No. 2 be taken out of order to precede Item No. 1.

Item 1 Minutes of the:

- a. July 28, 2022 Regular Meeting; and,
- b. August 11, 2022 Special Meeting.

Disposition: Approved without discussion.

Item 3 Report from Department of General Services (GSD) requesting authority to negotiate and execute a lease amendment with the Los Angeles County Metropolitan Transit Authority, and a subsequent sublease agreement with People Assisting the Homeless (PATH) for a Bridge Home facility located at 100 Sunset Avenue (CD 11).

Disposition: Approved.

Jeanne Holm, Mayor, asked to clarify the source of funding for the anticipated maintenance, repair and landscaping costs that would be incurred during the current fiscal year. Wayne Lee, GSD, indicated that, per the lease agreement, PATH would be the responsible party for the maintenance and landscaping costs.

Mr. Szabo, CAO, inquired about Los Angeles County Metropolitan Transit Authority's (METRO) long-term plans for the property. Mr. Lee, GSD, indicated that although METRO has plans to redevelop the site, there is no timeline currently defined and no option for extension, only the holdover clause.

- Item 4** Notification of space assignment from GSD regarding addition of 1345 North El Centro Avenue (CD 13) to the Los Angeles Homeless Services Authority Master License Agreement.

Disposition: Noted and filed.

- Item 5** Report from GSD requesting authority to negotiate and execute a lease extension with Los Angeles Mission and a sublease extension with People Assisting the Homeless (PATH) to operate an interim housing site located at 1920 West 3rd Street (CD 1), subject to Council and Mayor approval.

Disposition: Item continued to a future meeting.

- Item 6** Report from CAO on the construction of a Tiny Home Village at 850 North Mission Road and the relocation of displaced Bureau of Sanitation (BOS) yard operations to the BOS yard located at 2212 Jesse Street, along with implementing authorities to repurpose portions of both sites and conceptual approval for the associated leases and required funding authority.

Disposition: Approved Recommendation Nos. 1, 2, 4, 5, and 8 and continued Recommendations 3, 6 and 7 to a future meeting.

Ms. Holm, Mayor, asked to confirm whether there are grants or special funds to offset costs for operating the Tiny Home Village (THV). Yolanda Chavez, CAO, advised that the City will use State homeless grants to fund operations and there are two more grants expected in 2022-23 and 2023-24.

Matias Farfan, CLA, inquired about the use of the 850 North Mission Road (850 Mission) site and how it will affect Bureau of Sanitation's (BOS) ability to maintain odor control operations. Annabelle Gonzales, CAO, responded that all operations will be transferred from the 850 Mission location to 2212 Jesse Street (Mission and Jesse) location. Ms. Chavez, CAO, clarified, that the bins will be transferred to Mission and Jesse but the odor control mechanism will remain on the 850 Mission site, which is the reason a portion of the 850 Mission site will be utilized for the THV.

Mr. Farfan requested clarification on the nature of THV and BOS operations occurring at the Mission and Jesse site and the source of funding. Domingo Orozco, BOS, stated that BOS will co-host homeless operations at the Mission and Jesse site such as the storage of personal property, equipment and vehicles to be stored in the short term. Ms. Chavez, CAO, added that in order to use a portion of the 850 Mission site for THV, the bins which are not related to homeless activities must be moved to the Mission and Jesse site. Both sites were acquired with Sewer Construction and Maintenance (SCM) funding and the City is required to pay a market rate lease for the portion of site used for THV at Mission site and for portion of the Mission and Jesse site where bins will be located. Ms. Chavez, CAO, further stated that although the bins are BOS-related, they are being moved because of THV. Movement of the bins to the Mission and Jesse is the primary reason the lease must be paid.

Mr. Farfan, CLA, questioned the decision to pay the lease costs for both sites given the Jesse site will be utilized for storage of LASAN bins. Ali Poosti, BOS, commented that the 850 Mission site contains stored bins to be relocated to the Mission Jesse site. Mr. Farfan, CLA, asked why the Solid Waste funds would not be used to pay for the use of the Mission and Jesse site and asked for clarification on what improvements would be funded within the \$3.3 million projected budget. Mr. Orozco, BOS, responded that the solid waste operations are funded by General Fund monies. Ms. Gonzales, CAO, confirmed that a breakdown of improvements for the Mission and Jesse are pending within the next few weeks.

Mr. Orozco, BOS, clarified that the Mission and Jesse site will contain several operations including personal property and equipment storage. The solid waste side of BOS is generally funded by the Solid Waste Resource fee (SWRF). Additionally, the Livability Services Division of BOS is fully funded by the General Fund, separately from Solid Waste or SWRF operations. Any operations LSD is a part of would require General Fund appropriation.

Mr. Farfan, CLA, commented that his review and observation of photos of the 850 Mission site indicate there is sufficient space to store bins. Mr. Farfan, CLA, added that extensive improvements to Mission and Jesse are disproportionate relative to the intended use as a site for the storage of bins. Mr. Orozco, BOS, responded that the Mission and Jesse improvements will be completed with the intention of placing temporary trailers, wet/dry facilities, and heavy equipment vehicle storage in the future.

Ms. Holm, Mayor, asked if the City's additional homeless funding from the State and County can be used to pay debt service incurred.

Ms. Chavez, CAO, confirmed that the current State homeless grants will not allow the City to repay debt service on capital improvements for the Mission and Jesse site because it is unrelated work. However, the homeless grants allow leasing costs of the portion of the 850 Mission site where THV is located.

Ms. Holm, Mayor, inquired about the timeline for THV occupancy. Ms. Gonzales, CAO, responded that construction will be completed in the next fiscal year.

Item 7 Quarterly status report from BOE on the Taylor Yard G2 project.

Disposition: Noted and filed.

Ms. Holm, Mayor, asked about the timeline for repayment of the balance owed to the Public Works Trust Fund. Chris Johnson, Bureau of Engineering (BOE), commented that the remaining debt will be repaid as soon as grant funding is received, which is expected by the end of this year. Mr. Johnson, BOE, further explained that the funds were obtained as front-funding for the implementation of a feasibility report study that was grant-funded by the State Coastal Conservancy.

Ms. Holm, Mayor, inquired if delays are expected. Mr. Johnson, BOE, commented that the Paseo del Rio and water quality projects are on track and BOE is working with its consultant to stay on the design schedule. BOE expects to complete the pre-design phase in the current fiscal year and proceed to final design in the upcoming year.

Item 8 Report from GSD on relocation lease strategies for five City departments after lease term ends in February 2024 at 1200 West 7th Street (Garland Building).

Disposition: Noted and filed.

Item 9 ADJOURNED TO CLOSED SESSION:

The meeting adjourned to closed session at 10:44 a.m.

- a. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**, pursuant to Government Code Section 54956.8.

Property Location: Real Property located at 1200 West 7th Street, Los Angeles, CA (APN: 5143-006-019).

Agency Negotiator/Presenters: Amy Benson, Director, Real Estate Division, General Services Department; Wayne Lee, Senior Real Estate Officer, General Services Department.

Negotiating Parties: City of Los Angeles, Department of General Services, and L.A. Care (potential sublandlord)

Property Owner: HRRP Garland, LLC (fee owner)

Under Negotiation: Price and terms of payment of sublease

- b. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**, pursuant to Government Code Section §54956.9 (d)(4). The City is considering whether to initiate litigation in one case.

RECONVENED REGULAR MEETING IN PUBLIC SESSION

The meeting reconvened at 12:14 pm.

Matthew Szabo, CAO, indicated no reportable actions from the Closed Session item.

- Item 10** 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 12:16 pm.