

***** SPECIAL MEETING *****

Please Note That This Agenda Includes a Call-in Option for Public Comment. Public Comment will Thus Be Taken Both In-Person in Room 1500, City Hall East, and Also via Teleconference. Instructions for the Public to Listen to and Offer Remote Public Comment at the Meeting Appear on Page 4 of this Agenda.

MUNICIPAL FACILITIES COMMITTEE

Tuesday, June 6, 2023

200 N. Main Street, Los Angeles
City Hall East – Room 1500
(Main Conference Room)
1:00 p.m.

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

Staff Contact	Office	Staff Phone
LaTanya Roux	CAO	(213) 473-5749
Joshua Drake	CLA	(213) 473-9765
Alma Guerrero	Mayor	(213) 473-2386

PUBLIC COMMENTS: General Public Comment, Multiple Agenda Item Comment

AGENDA ITEMS:

1. Minutes of the April 13, 2023 Special Meeting.
2. Report from General Services Department (GSD) requesting authority to negotiate and execute a lease agreement with Rancho Gomez Investments, LLC, for a Council District 1 field office, located at 1137 West 6th Street, subject to Council and Mayor approval.
3. Report from GSD requesting authority to negotiate and execute a lease amendment with Atlas V Chatsworth, LLC, for a Council District 12 field office, located at 9207 Oakdale Drive, Suite 200, subject to Council and Mayor approval.
4. Report from GSD requesting authority to negotiate and execute a lease agreement with Amherst Tower, LLC, for a Council District 5 field office, located at 5416 Wilshire Boulevard, subject to Council and Mayor approval.

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5. Report from GSD requesting authority to negotiate and execute a lease agreement with Young Women's Christian Association (YWCA) and a sublease with People Assisting the Homeless (PATH) for the YWCA-owned site located at 1215 Lodi Place (CD 13), for the continued operation of A Bridge Home site, subject to Council and Mayor approval.
6. Report from GSD requesting authority to negotiate and execute a lease extension with California Department of Transportation (Caltrans) and a sublease amendment with Harbor Interfaith Services, Inc., for the Caltrans-owned site located at 407/515 North Beacon Street (CD 15) for the continued operation of A Bridge Home site, subject to Council and Mayor approval.
7. Report from GSD relative to a notification of space assignment for CAO staff in the former Emergency Operations Center, on the P-4 level of City Hall East.
8. Report from GSD relative to a notification of space assignment for temporary storage space for Information Technology Agency at the Los Angeles Mall Space No. 18.
9. Report from BOE requesting authority to approve a bid and award to GSD in the amount of \$6.18 million for the San Pedro-Little Italy Plaza renovation project (CD 15).

10. ADJOURN TO CLOSED SESSION:

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

Property Location: Real Properties located at:

1. 1200 West 7th Street, Los Angeles, CA (APN: 5143-006-019)
Property Owner: HRRP Garland, LLC
2. 145 South Spring Street, Los Angeles, CA (APN: 5149-001-003)
202 West 1st Street, Los Angeles, CA (APN: 5149-001-006)
140 South Broadway, Los Angeles, CA (APN: 5149-001-004)
213 South Spring Street, Los Angeles, CA (APN: 5149-008-029)
Property Owner: Onni Times Square LP and CA LATS South, LLC
3. 350 South Grand Avenue, Los Angeles, CA (APN: 5149-010-265)
Property Owner: 350 South Grand Avenue (LA) Owner, LLC
4. California Market Center, 110 East 9th Street, Los Angeles, CA
(APN: 5139-001-024)
Property Owner: Brookfield Office Properties, and CALMART SUB I, LLC

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5. 555 West 5th Street, Los Angeles, CA (APN: 5149029013)

Property Owner: Gregg Williams, Receiver for Maguire Properties–555 West Fifth, LLC, a Delaware limited liability company for office space at 555 West 5th Street, Los Angeles, CA 90013, known as the Gas Company Tower (GCT)

Agency negotiator/presenters:

Amy Benson, Director, Real Estate Division, General Services Department;
Wayne Lee, Senior Real Estate Officer, General Services Department;
Melody McCormick, Assistant General Manager, General Services Department;
Onno Zwaneveld, Executive Vice President, CBRE, Inc.

Negotiating Parties: City of Los Angeles, Department of General Services, and Local Initiative Health Authority for Los Angeles County, dba L.A. Care Health Plan (potential sublandlord) and options to lease from other private property owners

Under Negotiation: Price and terms of payment of sublease and lease agreement with Gregg Williams

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.

RECONVENE OPEN SESSION AND REPORT ACTION TAKEN IN CLOSED SESSION

11. Report from GSD requesting authority to negotiate and execute lease with Gregg Williams, Receiver for Maguire Properties–555 West Fifth, LLC, a Delaware limited liability company for office space at the Gas Company Tower located at 555 West 5th Street (CD 14), subject to Council and Mayor approval.

12. Adjournment – Next Regular Meeting, Thursday, June 29, 2023.

To receive meeting notices for the MFC, subscribe through the Early Notification System at www.lacity.org. Unless otherwise notified, the MFC meets on the last Thursday of the month at 10:00 a.m. in Room 1500, City Hall East.

Upon request, Municipal Facilities Committee staff will provide reasonable accommodations to enable individuals with disabilities to participate in its meetings, including access to agenda materials in alternate formats. If you have a request for accommodations, please contact LaTanya Roux at (213) 473-5749 at least two business days in advance of the MFC meeting.

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Public Notice

An opportunity for the public to address the Committee on agenda items will be provided during the Multiple Agenda Item Comment period. A member of the public who wishes to speak on agenda item(s) shall be allowed to speak for up to one minute per item up to a total of three minutes per meeting.

The Committee will also provide an opportunity for the public to speak on general public interest items during the General Public Comment period. Each speaker shall be limited to one minute of general public comment each meeting. The Committee shall not discuss or take action relative to any general public comment.

This Committee will take public comment from members of the public in Room 1500 and also by teleconference. Members of the public who wish to offer public comment to this Committee via teleconference should call (1-669-900-6833) and use Meeting ID No. (843-5326-4130) and then press #. Press # again when prompted for Participant ID. Once admitted into the meeting, press *9 to request to speak.

Telecommunication Relay Services

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, your request should be received at least 72 hours in advance of the need. Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting LaTanya Roux at (213) 473-5749 or at LaTanya.Roux@lacity.org. For Telecommunication Relay Services for the hearing impaired, please see the information below.

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detail descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

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Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service" when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability. For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.

Notice to Paid Representatives: If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 *et seq.* More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.