

MUNICIPAL FACILITIES COMMITTEE
Minutes from the Special Meeting of April 13, 2023

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

The meeting was called to order at 10:00 a.m.

General Public Comment

Michael Lansing, CEO, Boys and Girls Club of Los Angeles Harbor offered comments in favor of Agenda Item Number 2.

Item 1 Minutes of the March 30, 2023 Regular Meeting.

Disposition: Approved on consent.

Item 2 Report from General Services Department (GSD) requesting authority to negotiate and execute a non-profit lease agreement with the Boys & Girls Club of the Los Angeles Harbor for youth programming services located at 802 West Gardena Boulevard (CD 15), subject to Council and Mayor approval.

Disposition: Approved.

Jeanne Holm, Mayor, asked if the proposed 25-year lease term is representative of other GSD-negotiated leases. Amy Benson, GSD, responded that the non-profit's previously approved lease was 15 years, and the new 25-year lease will allow for amortization of the extensive improvements that are needed.

Item 3 Report from GSD requesting authority to negotiate and execute a non-profit lease agreement with California Children's Academy for a licensed childcare center located at 2661 Pasadena Avenue (CD 1), subject to Council and Mayor approval.

Disposition: Approved on consent.

Item 4 **Continued from March 30, 2023:** Report from GSD requesting authority to declare three properties located at 17550-52 Revello Drive, 17549-53 Castellammare Drive, and 17547 Castellammare Drive (CD 11), as “surplus land” in order to comply with State law promulgated through AB-1486, subject to Council and Mayor approval.

Disposition: Approved on consent.

Item 5 **ADJOURN TO CLOSED SESSION:**
Meeting adjourned to closed session at 10:07 a.m.

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 Ave, 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

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

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 REGULAR MEETING IN PUBLIC SESSION
Meeting reconvened to Public Session at 10:46 a.m.

CLOSED SESSION ANNOUNCEMENTS
No closed session announcements.

Item 6 Adjournment – Next Regular Meeting, Thursday, May 25, 2023.

The meeting adjourned at 10:58 a.m.