

MUNICIPAL FACILITIES COMMITTEE
Minutes from the Special Meeting of February 29, 2024

MEMBERS: Matthew Szabo, Office of the City Administrative Officer, Chair (CAO)
Sharon Tso, Office of the Chief Legislative Analyst (CLA)
Bernyce Hollins, Office of the Mayor (Mayor)

The meeting was called to order at 10:04 a.m.

General Public Comment No public comment.

Item 1 Minutes of the January 25, 2024 Regular Meeting.

Disposition: Approved on consent.

Item 2 Report from General Services Department (GSD) requesting authority to negotiate and execute a lease termination agreement with Torrance Knox Land Venture, LLC, for a Los Angeles Housing Department field office at 690 Knox Street.

Disposition: Approved on consent.

Item 3 Report from Los Angeles Department of Building and Safety (LADBS) requesting a space assignment at the Marvin Braude Building at 6262 Van Nuys Boulevard.

Disposition: Approved.

Bernyce Hollins, Mayor, asked for clarification on whether the reduced space dimensions conform to the City's space requirement standards. Tony Pelaez, LADBS, responded that LADBS is requesting approval of 8' by 8' cubicles, which is smaller than the City's standard. Emilio Rodriguez, LADBS, clarified that 8' by 12' is being reduced to 8' by 8'.

Sharon Tso, CLA, inquired if the Building and Safety Trust Fund will be paying for the space assignment at Marvin Braude Building. Mr. Rodriguez confirmed the funding source. Ms. Tso asked for clarification on the funding source of the tenant improvements and whether rent was considered. Amy Benson, GSD, clarified that rent was not considered as part of the space assignment. Ms. Tso requested GSD to report back to the committee on the tenant improvement and rent estimates, and potential funding options.

Item 4 Report from GSD requesting authority to negotiate and execute an amendment to the lease agreement with The Salvation Army to operate a bridge housing facility at 668 South Hoover Street (formerly 625 La Fayette Place) in Council District 10.

Disposition: Approved on consent.

Item 5 Report from GSD on the status of the Deferred Maintenance Program.

Disposition: Noted and filed.

Paul Merritt, GSD, provided an overview of the status report on Year One and Year Two of the Deferred Maintenance Program. Mr. Merritt reported that the Year One projects are 90% complete and the Year Two projects are 14% complete. Mr. Merritt added that all funds have been fully encumbered and spent for Year One and that Year Two projects will be completed in the current year.

Bernyce Hollins, Mayor, inquired whether the projects identified in the Year Three project list were submitted through the budget process. Mr. Merritt responded that the updated list has not been submitted yet, however, it is ready to be submitted.

Ms. Hollins asked for clarification on the delay in obtaining the Municipal Improvement Corporation of Los Angeles (MICLA) fund for Year Two. Mr. Merritt added that the funding was received in September for Year One and in December for Year Two. Albert Griego, CAO, responded that the delay was due to a two-phase approval process through the Construction Projects Report and Financial Management System. Ms. Hollins requested for funds to be synched and allocated at the beginning of the year for Year Three.

Ms. Tso inquired if the Year Three projects were estimated to cost between \$9 million to \$10 million. Mr. Merritt verified the estimate. Ms. Tso asked about the Year Two shortfalls for projects. Mr. Merritt stated that there are no anticipated shortfalls for Year Two projects as almost 100% of the funds have been encumbered and there is a buffer for any shortfalls within the allocated funding.

Item 6 **ADJOURN TO CLOSED SESSION:**

CONFERENCE WITH REAL PROPERTY NEGOTIATORS, pursuant to Government Code Section 54956.8

Property Location: Real property located at: 555 West Fifth Street, Los Angeles, CA (APN: 5149-029-013)

Property Owner: Gregg Williams, Receiver for Maguire Properties - 555 West Fifth, 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; Gregg Williams, Receiver for Maguire Properties - 555 West Fifth, LLC

Under Negotiation: Price and terms of payment of lease agreement

RECONVENE OPEN SESSION AND REPORT ACTION TAKEN IN CLOSED SESSION

Meeting reconvened to Public Session at 10:52 a.m.

CLOSED SESSION ANNOUNCEMENTS

No Closed Session announcements.

Item 7 Adjournment – Next Regular Meeting, Thursday, March 28, 2024.

The meeting adjourned at 10:53 a.m.