

MUNICIPAL FACILITIES COMMITTEE
Minutes from the Regular Meeting of August 27, 2020

MEMBERS: Richard H. Llewellyn, Jr., City Administrative Officer, Chair (CAO)
Matias Farfan, Office of the Chief Legislative Analyst (CLA)
Miguel Sangalang, Office of the Mayor (Mayor)

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

No General Public Comment.

Item 1 Minutes of the July 30, 2020 meeting.

Disposition: Approved without discussion.

Item 2 Report from the General Services Department (GSD) and request to negotiate and execute a new lease agreement between the City and 1609 Westwood & Company for use as a Los Angeles Department of Transportation (LADOT) Adjudication Office to be located at 1575 Westwood Boulevard (CD 5), subject to Council approval.

Disposition: Approved.

Matias Farfan, from the Chief Legislative Analyst (CLA), asked what prompted the need for additional parking negotiated into the new lease. He also asked since the last lease expired, what rates if any has the City paid for the location. John-Michael Mendoza, from the General Services Department (GSD), clarified that the City continues to pay the same rate for the three parking spaces. The need for additional parking has existed and is intensified due to the difficulty in finding parking offsite due to the area's high density. GSD explained that the prior rental rate was favorable to the City and included custodial and electrical utility costs. GSD clarified that the spaces in the building cannot be metered separately because the building is set up for retail businesses. GSD negotiated a favorable rate \$2.75 per square foot (SF) in an area with an average rate of \$3.24 SF. GSD procured the lower rate to balance the increased fees for custodial and electrical utilities. Mr. Farfan asked if funding has been identified to offset the increases to the lease. Mr. Mendoza stated that there are savings in the expired lease that can be applied.

Item 3 Report from GSD and request to amend a lease agreement on behalf of the LADOT with Albert and Elaine Borchard Foundation for a privately owned industrial warehouse and office facility located at 1111 South Mateo Street (CD 14), subject to Council approval.

Disposition: Continued to September 2020.

Item 4 Report from GSD and request to negotiate and execute a new lease agreement with Mama Moti LLC and YHK 18 LLC for use as the Council District 8 Field Office to be located at 5462 Crenshaw Boulevard (CD 8), subject to Council approval.

Disposition: Approved without discussion.

Item 5 Report from GSD and request to negotiate and execute a license agreement between the City and the Air Force Technical Applications Center (AFTAC) for the installation, operation, and maintenance of monitoring and sensor equipment to be located at 145 West 108th Street (CD 8), subject to Council approval.

Disposition: Approved.

Miguel Sangalang, Office of the Mayor, asked for additional information on the current use of the site where the equipment will be installed. Jonathan Quan, GSD, stated that the site is the roof of an existing police station and that it will not impact operations.

Item 6 Report from GSD and request to enter into a non-profit agreement with Brillante Watts, sponsored by UCLA Luskin's Watts Leadership Institute, for activation of an Adopt-a-Lot location at 1631 East 110th Street (CD 15).

Disposition: Approved as amended.

Mr. Mendoza, GSD, clarified that there is an active master license agreement in place with Kounkuey Design Initiative (KDI) for the activation of Adopt-A-Lot sites. KDI has the authority under the master license agreement to enter into sublicense agreements with the service provider at the Adopt-A-Lot site.

To reflect the master license agreement, and clarify that a new agreement will not be executed, Mr. Mendoza requested to update the agenda language to reflect the activation of the lot as follows:

Report from GSD to request to activate lot at 1631 East 110th Street (CD 15), under the Adopt-A-Lot program.

Mr. Sangalang indicated support for the City activating additional sites under the Adopt-A-Lot program.

Item 7 Report from GSD and request for authority to remove 1645 Corinth Avenue and 7166 West Manchester Boulevard from the Safe Parking Master License agreement, and activate two additional sites located at 11339 Iowa Avenue and 9100 Lincoln Boulevard.

Disposition: Approved without discussion.

The meeting went into a closed session at 10:15 am. The meeting returned from the closed session at 10:35 am.

Item 8 Report from the GSD and request to negotiate and execute a Land Acquisition Agreement between the City and Watts Labor Community Action Committee for a bus maintenance facility to be located at 740 and 800 East 111th Place (CD 8), subject to Council approval.

(The Municipal Facilities Committee may recess to closed session, pursuant to Government Code Section 54956.8, in order to discuss the price and terms of payment for the possible acquisition of real property located at 740 and 800 East 111th Place with its negotiators David Roberts, Armando Parra, and Doug Kim of GSD, and receive advice from the City Attorney related thereto.)

Disposition: Approved.

The meeting adjourned at 10:37 am.