

MUNICIPAL FACILITIES COMMITTEE
Minutes from the Regular Meeting of April 15, 2021

MEMBERS: Richard H. Llewellyn, Jr., City Administrative Officer, Chair (CAO)
Matias Farfan, Office of the Chief Legislative Analyst (CLA)
Kiana Taheri, 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 March 25, 2021 meeting.

Disposition: Approved without discussion.

Item 2 Report from the Department of General Services (GSD) requesting authority to negotiate and execute a sublease with Hope of the Valley at 6065-6073 Reseda/18616 Topham (CD 3), for interim housing as part of the COVID-19 Homelessness Roadmap, subject to Council approval.

Disposition: Approved with the amended the fiscal impact statement.

Jonathan Quan, GSD, read changes to amend the report to include, (a) the correct formal name of MTA (“Los Angeles County Metropolitan Transportation Authority”) and (b) corrected Fiscal Impact information as follows:

There is no anticipated impact to the General Fund at this time. Funding for operations through July 30, 2022 has already been approved. In Fiscal Year 2022-23, the annual cost to operate this site will be \$2,930,950. The City portion of this cost after the County Commitment to Roadmap operations will be \$1,465,475. Funding for these costs will be considered through the City’s annual budget process, which is subject to Mayor and Council approval.

Kiana Taheri, Office of the Mayor (Mayor), asked for the Fiscal Impact changes be explained. Nathan Holmes, Office of the City Administrative Officer (CAO), explained the need for the changes to the fiscal impact and read the language in its entirety for the Committee.

Item 3 Report from GSD requesting authority to negotiate and execute a sublease agreement with the Salvation Army to be determined located at 1221 South Figueroa Place (CD 15), for interim housing as part of the COVID-19 Homelessness Roadmap, subject to Council approval.

Disposition: Approved with discussion.

Matias Farfan, Office of the City Legislative Officer (CLA), asked if the site would be open by May 5, 2021. Mr. Quan, GSD, confirmed that the site is scheduled to open May 5, 2021.

Item 4 Report from GSD requesting to negotiate and execute a new non-profit license agreement with the San Pedro Skatepark Association to operate the Channel Street Skatepark located at 610 West Channel Street (CD15), subject to Council approval.

Disposition: Approved without discussion.

Item 5 Report from GSD requesting approval to declare two properties, 18825 W. Edleen Drive (CD 3), and 4633 South Main Street (CD 9), as “exempt surplus land” in order to satisfy certain relevant requirements of the new State law promulgated through AB-1486, subject to Council approval.

Disposition: Approved with discussion.

Mr. Farfan, CLA, inquired about minor discrepancies in site addresses between the agenda item and the GSD report. Jacqueline Vernon Wagner, CAO, confirmed that the discrepancies would be corrected before sending the transmittal and report to Council.

Item 6 Report from GSD and request to declare properties located adjacent to 8425-8427 Barnsley Avenue (CD 11), and North of 637 South Clarence Street (CD 14) “Exempt Surplus Land” under AB 1486 and in accordance with the Own a Piece of LA (OPLA) program, based on City’s findings and find and determine that the property is no longer required for use by the City and that the public interest is best served by its disposal.

Disposition: Approved without discussion.

Item 7 Quarterly Report from the Bureau of Street Services (StreetsLA) on Asphalt Plant Facilities for the Period ending March 31, 2021.

Disposition: Item continued to a future meeting.

Item 8 Joint report from the Bureau of Engineering (BOE) and StreetsLA on Asphalt Plant No. 1 Phase 2 Project Scope of Work and Funding Approval.

Disposition: Item discussed and continued to a future meeting.

Steven Fierce, Bureau of Engineering (BOE), provided an overview of the revised scope, budget and schedule for the 25th and Harriet Street, Phase 2 project.

The Committee expressed a number of concerns and questions, relative to: 1) revised design costs of \$2.2 million; 2) estimated costs for the expanded scope; 3) bid and award; 4) renting the equipment versus purchasing equipment; 5) canopy to cover the asphalt material in order to address environmental impacts; and, 6) MICLA eligibility for the additional project costs. Following a discussion on these various issues, the MFC moved to continue this item to a future meeting with instructions to BOE and StreetsLA to address the various concerns through a revised report.

Item 9 Report and addendum from Los Angeles Sanitation & Environment requesting authority to negotiate a Purchase and Sale Agreement and a Parking License Agreement between the City and Goodwill Southern California (Goodwill) for the property located at 323 North San Fernando Road, (APN 5447-007-009) for \$6,050,000, and to begin negotiations between the City and Goodwill for a potential proposed development of the Clean Water Campus Building in Council District 1 and addendum (C.F. 18-0555), subject to Council approval.

Disposition: Approved with Amended Recommendations.

Ali Poosti, Bureau of Sanitation (LASAN) presented an addendum and addressed many of the concerns raised by the Committee at the prior meeting. Following Mr. Poosti's presentation, Mr. Llewellyn, Jr., CAO, acknowledged that staff from his office have reviewed the addendum and asked for a presentation of suggested amendments for the Committee's consideration. Ms. Vernon Wagner, CAO, presented the amended recommendations which incorporate necessary corrections and address the Committee's concerns. These amendments which will replace those in

the original report identify the appropriate funding source for the acquisition, includes funding for consultant services to assist the City in negotiations, inserts a condition for reporting back on the additional 200 parking spaces and directs CAO and CLA inclusion in the negotiations.

Mr. Poosti supported all of the proposed amendments. Ms. Taheri, Mayor, requested clarification if the additional 200 parking spaces were being recommended for approval at this time. Ms. Vernon Wagner confirmed that the additional parking spaces were not being approved at this time. Mr. Poosti further added that LASAN intends to report back to the Committee on an updated cost estimate for the additional parking spaces as requested.

Mr. Llewellyn, Jr., further commented that a hard decision on whether or not to include the additional parking must be made in the not too distant future in order to avoid incurring additional soft costs. Ms. Taheri asked for clarification on how the additional two hundred spaces would be used and for LASAN to include in their report back, 1) What are LASAN's parking space needs; 2) What use they will be serving; and, 3) The exact costs.

Mr. Farfan, CLA, asked when the Charter Section 1022 review will take place for the operations and maintenance portion of the development agreement. Mr. Llewellyn, Jr., responded that the 1022 review will not take place until the development agreement is being proposed, recommended for approval, and after the third party analysis validates that the proposed development agreement is in the best financial interest of the City.

The Committee moved to approve the report and recommendations, as amended.

The meeting adjourned at 11:00 am.