

Agenda Item No. 1a

MUNICIPAL FACILITIES COMMITTEE Minutes from the Special Meeting of January 12, 2023

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

The meeting was called to order at 10:02 a.m.

No General Public Comment.

Item 2 Report from General Services Department (GSD) requesting authority to negotiate and execute a new Fourth Amendment to the lease agreement (C-102929) between the City and Samko, LLC, for space located at 2714 Media Center Drive (CD 1) for use by the Los Angeles Sanitation Department (LASAN), subject to Council and Mayor approval.

Disposition: Approved.

Matthew Szabo, CAO, requested that Item No. 2 be taken out of order to precede Item No. 1.

Alma Guerrero, Mayor, requested clarification on whether the lease type has always been a triple net lease. Wayne Lee, GSD, responded that this lease is consistent with prior lease negotiations, which have also been triple net.

Sharon Tso, CLA, inquired about the property and LASAN's long-term plans as it relates to this property and the lease extension. Troy Ezeh, LASAN, responded that the Clean Water Campus project is not moving forward due to the high cost of the project. Mr. Ezeh further stated that the Media Center lease will provide a three-year extension up to 2026, at which time LASAN would anticipate relocating the Department prior to the lease expiration.

Ms. Tso added that other properties are currently being considered as potential acquisition opportunities.

Item 1 Minutes of the December 15, 2022 - Special Meeting.

Disposition: Approved without discussion.

Item 3 Report from GSD requesting approval of the LADOT All-Electric Bus Maintenance Facility Initial Study/Mitigated Negative Declaration, in accordance with the California Environmental Quality Act, for property located at 740 and 800 111th Place (CD 8), subject to Council and Mayor approval.

Disposition: Item continued to a future meeting.

Prior to the GSD staff presentation, Ms. Tso asked for clarification on the scheduling of this item for open session given the sensitivity of the information that would be appropriate for closed session. Steven Martin, Deputy City Attorney, responded that this matter had been discussed and determination made that the matter does not fit the narrow requirements to consider in closed session.

Ms. Tso expressed concern about the clean-up of the property, the inability to inspect neighboring properties, and related considerations. Mr. Szabo commented that he was open to Ms. Tso's comments concerning discussion of potential litigation in closed session. Mr. Martin advised that if the MFC chose to discuss items related to price and potential litigation, then the item would need to be agendaized for a closed session.

Mr. Szabo proposed continuing the item to the next MFC meeting, in consideration of the potential litigation-related inquiries of the Committee members.

Item 4 Municipal Facilities Committee to consider a determination in accordance with AB 361 Section 3(e)(3) that, while the state of emergency due to the COVID-19 pandemic, as originally proclaimed by the Governor on March 4, 2020, remains active and/or state or local officials have imposed or recommended measures to promote social distancing, this legislative body has reconsidered the circumstances of the state of emergency and that the state of emergency continues to directly impact the ability of the members to meet safely in person and/or state or local officials continue to impose or recommend measures to promote social distancing.

Disposition: Approved as read into the record.

The meeting adjourned at 10:11 a.m.