

Please note that this agenda includes a call-in option for public comment. Public comment will thus be taken both in-person in Room 1500, City Hall East, and also via teleconference. Instructions for the public to listen to and offer remote public comment at the meeting appear on Page 4 of this agenda.

MUNICIPAL FACILITIES COMMITTEE

Thursday, July 25, 2024
200 N. Main Street, Los Angeles
City Hall East, Room 1500
(Main Conference Room)
10:00 a.m.

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

Staff Contact	Office	Staff Phone
Albert Griego	CAO	(213) 978-7620
Cheryl Soriano	CLA	(213) 473-5751
Kay Ha	Mayor	(213) 978-7686

PUBLIC COMMENTS: General Public Comment, Multiple Agenda Item Comment

AGENDA ITEMS:

1. Minutes of the June 27, 2024 Regular Meeting.
2. Report from the Department of General Services (GSD) requesting authority to negotiate and execute a lease amendment with People Assisting the Homeless to operate a bridge housing facility located at 3210 and 3248 Riverside Drive, in Council District 4, subject to Council and Mayor approval.
3. Report from GSD requesting authority to negotiate and execute a lease amendment with HAAS BHCP Property Owners, LLC, for the Los Angeles Police Department (LAPD) South Traffic Division for office space at 4125 Crenshaw Boulevard, Unit 193, in Council District 8, subject to Council and Mayor approval.
4. Report from GSD requesting authority to negotiate and execute a lease agreement with Gage/St. Andrews Properties, LLC, for LAPD South Traffic Division for office and industrial space at 6230 South Gramercy Place, in Council District 8, subject to Council and Mayor approval.
5. **Continued from June 27, 2024:** Report from BOE on the Phase I status and Phase II scope of work for the Citywide Yards and Shops Master Plan Study.

6. Verbal report from CAO relative to use of office work stations by City Departments at 444 South Flower Street (Industrious).
7. ADJOURN TO CLOSED SESSION:
 - a. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**, pursuant to Government Code Section 54956.8

Property Location: Real property located at:

1. 555 West Fifth Street, Los Angeles, CA (APN: 5149-029-013)
Property Owner: Gregg Williams, as Receiver for Maguire Properties - 555 W. Fifth, LLC
2. 202 West First Street, Los Angeles, CA (APN: 5149-001-006)
145 South Spring Street, Los Angeles, CA (APN: 5149-001-003)
Property Owner: Onni Times Square LP
3. 777 South Figueroa Street, Los Angeles, CA (APN: 5144-009-047)
Property Owner: Maguire Properties - 777 Tower, LLC
4. 865 South Figueroa Street, Los Angeles, CA (APN: 5144-022-057)
Property Owner: Hancock S REIT LA Corp USA
5. 333 South Hope Street, Los Angeles, CA (APN: 5151-014-031)
Property Owner: 333 South Hope Co., LLC
6. 355 South Grand Avenue, Los Angeles, CA (APN: 5151-015-013)
Property Owner: Maguire Properties - 355 S. Grand, LLC
7. 110 East Ninth Street, Los Angeles, CA (APN: 5139-001-024)
Property Owner: Calmart Sub I, LLC
8. 333 South Grand Avenue, Los Angeles, CA (APN: 5151-015-012)
Property Owner: North Tower, LLC
9. 300 South Grand Avenue, Los Angeles, CA (APN: 5149-010-026)
Property Owner: CNI One Cal Plaza Owner, LLC
10. 707 Wilshire Boulevard, Los Angeles, CA (APN: 5144-005-400)
Property Owner: Carolwood 707 I, LLC/Carolwood 707 II, LLC
11. 611 West Sixth Street, Los Angeles, CA (APN: 5151-026-400)
Property Owner: 611 West Sixth Street Associates
12. 350 South Grand Avenue, Los Angeles, CA (APN: 5149-010-265)
Property Owner: 350 South Grand Avenue (LA) Owner, LLC

13. 444 South Flower Street, Los Angeles, CA (APN: 5151-018-017)
Property Owner: CVFI-444 S FLOWER LP
14. 601 South Figueroa Street, Los Angeles, CA (APN: 5144-007-044)
Property Owner: 601 Figueroa Co., LLC
15. 633 West Fifth Street, Los Angeles, CA (APN: 5151-017-025)
Property Owner: USBT Property Owner LP
16. 700 South Flower Street, Los Angeles, CA (APN: 5144-010-401)
Property Owner: NREA TRC 700, LLC
17. 800 Wilshire Boulevard, Los Angeles, CA (APN: 5144-008-010)
Property Owner: Onni 800 Wilshire LP
18. 915 Wilshire Boulevard, Los Angeles, CA (APN: 5144-007-040)
Property Owner: Deka Immobilien Investment GmbH
19. 448 South Hill Street, Los Angeles, CA (APN: 5149-026-004)
Property Owner: JMF Pershing Square, LLC

Agency negotiator/presenters:

Amy Benson, Director, Real Estate Services Division, General Services Department; Melody McCormick, Assistant General Manager, General Services Department; Zachary Millett, Assistant Director, Real Estate Services Division; Art Kusol, Senior Management Analyst, General Services Department; Onno Zwaneveld, Executive Vice President, CBRE, Inc.; Michael Syrengelas, Managing Director, CBRE, Inc.

Negotiating Parties: City of Los Angeles, Department of General Services; Gregg Williams as Receiver for Maguire Properties - 555 West Fifth, LLC; Onni Times Square LP; Maguire Properties - 777 Tower, LLC; Hancock S REIT LA Corp USA; 333 South Hope Co., LLC; Maguire Properties - 355 S. Grand, LLC; Calmart Sub I, LLC; North Tower, LLC; CNI One Cal Plaza Owner, LLC; Carolwood 707 I, LLC/Carolwood 707 II, LLC; 611 West Sixth Street Associates; 350 South Grand Avenue (LA) Owner, LLC; CVFI-444 S FLOWER LP; 601 Figueroa Co., LLC; USBT Property Owner LP; NREA TRC 700, LLC; Onni 800 Wilshire LP; Deka Immobilien Investment GmbH; JMF Pershing Square, LLC

Under Negotiation: Price and terms of payment of sublease and lease agreement

- b. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**, pursuant to Government Code Section §54956.9 (d)(1): City of Los Angeles v. HRRP Garland, LLC

RECONVENE OPEN SESSION AND REPORT ACTION TAKEN IN CLOSED SESSION

8. Adjournment – Next Meeting: Regular Meeting on Thursday, August 29, 2024.
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To receive meeting notices for the Municipal Facilities Committee (MFC), subscribe through the Early Notification System at www.lacity.org. Unless otherwise notified, the MFC meets on the last Thursday of the month at 10:00 A.M. in Room 1500, City Hall East.

Upon request, Municipal Facilities Committee staff will provide reasonable accommodations to enable individuals with disabilities to participate in its meetings, including access to agenda materials in alternate formats. If you have a request for accommodations, please contact Albert Griego at (213) 978-7620 at least two business days in advance of the MFC meeting.

Public Notice

An opportunity for the public to address the Committee on agenda items will be provided during the Multiple Agenda Item Comment period. A member of the public who wishes to speak on agenda item(s) shall be allowed to speak for up to one minute per item up to a total of three minutes per meeting.

The Committee will also provide an opportunity for the public to speak on general public interest items during the General Public Comment period. Each speaker shall be limited to one minute of general public comment each meeting. The Committee shall not discuss or take action relative to any general public comment.

This Committee will take public comment from members of the public in Room 1500 and also by teleconference. Members of the public who wish to offer public comment to this Committee via teleconference should call (1-669-900-6833) and use Meeting ID No. (843-5326-4130) and then press #. Press # again when prompted for Participant ID. Once admitted into the meeting, press *9 to request to speak.

Telecommunication Relay Services

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request.

To ensure availability, your request should be received at least 72 hours in advance of the need. Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting Albert Griego at (213) 978-7620 or at albert.griego@lacity.org. For Telecommunication Relay Services for the hearing impaired, please see the information below.

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TTY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detail descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service" when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability. For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.

Notice to Paid Representatives

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 *et seq.* More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.