

# CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS  
MAYOR

Agenda Item No. 2

TONY M. ROYSTER  
GENERAL MANAGER  
AND  
CITY PURCHASING AGENT

DEPARTMENT OF  
GENERAL SERVICES  
ROOM 701  
CITY HALL SOUTH  
111 EAST FIRST STREET  
LOS ANGELES, CA 90012  
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April 10, 2025

Honorable City Council  
City of Los Angeles  
c/o City Clerk  
Room 395, City Hall  
Los Angeles, CA 90012

Attention: Adam Lid, Legislative Assistant

## **REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A LICENSE AGREEMENT FOR THE LOS ANGELES RIVER ARTISTS AND BUSINESS ASSOCIATION FOR CITY HALL SOUTH AND CITY HALL EAST WALKWAY AREA**

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The Department of General Services (GSD) requests authority to negotiate and execute a new license agreement with Los Angeles River Artists and Business Association (LARABA), a 501(c)(3) non-profit organization for approximately 9,000 rentable square footage (sf) of street level open space between City Hall East and City Hall South's walkway for the purpose of a once weekly Certified Farmers Market.

### **BACKGROUND**

The City Hall Farmers Market was established in 2008 as a community gathering space providing fresh produce and local goods to City employees, visitors, and downtown residents. The market operated weekly on Thursdays in the City Hall Plaza area (between City Hall East and City Hall South).

The market was temporarily suspended in March 2020 due to the COVID-19 pandemic. In 2022, GSD entered into a license agreement (C-141853) with LARABA to reopen the market. This agreement expired and is in holdover status.

Due to its continued success and increased demand, Council District 14 introduced a motion (CF# 25-0140) seeking to renew the existing license agreement and change the market day from Thursday to Wednesday, which is expected to attract more foot traffic.

### **TERMS AND CONDITIONS**

The license agreement is for an initial term of five (5) years, with one (1), five (5) year extension option.



The agreement is at zero cost, contingent upon LARABA's provision of services to operate a Certified Farmers Market within the City Hall Civic Center areas, which includes the street-level areas between City Hall East and City Hall South. A detailed summary of terms and conditions is provided in the attached term sheet.

### **COMMUNITY BENEFIT ANALYSIS**

Since a previous CBA was completed and the values utilized remain relevant, the Office of the City Administrative Officer advised that a new CBA was not necessary. The CBA findings, as before, support the license agreement.

### **MAINTENANCE/UTILITIES/LANDSCAPING**

LARABA shall maintain the site in a clean and sanitary condition, ensuring it is fully restored after each market event. The Licensee shall be responsible for all custodial costs, including, but not limited to, weekly pressure washing. Such services are presently estimated at \$216.95 per week and shall be invoiced on a semiannual basis. The Licensee shall also bear any increases in custodial service costs that may occur during the term of the License. The Farmers Market operates independently of City utilities, with vendors providing their own power sources.

Following each event, GSD Custodial staff will collect and transfer site waste to the designated receptacle below City Hall East. However, all vendors are responsible for removing their own food waste, water, recycling, and boxes to their off-site commercial kitchens for proper disposal. The licensed premises does not include any landscaped areas, as the market is limited to the hardscape, paved surfaces at street level between City Hall East and City Hall South.

### **FISCAL IMPACT**

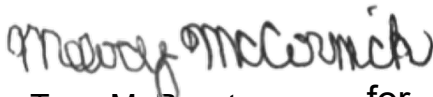
There is no anticipated impact on the General Fund as the license agreement contains zero rent.

**RECOMMENDATION**

That the Los Angeles City Council, subject to the approval of the Mayor:

1. FIND, pursuant to Los Angeles City Charter Section 371(e)(10) and Administrative Code Section 10.15(a)(10), that the use of competitive bidding would be undesirable and impractical for this contract. The Los Angeles River Artists and Business Association (LARABA) is uniquely qualified to provide specialized services in operating a Certified Farmers Market, held weekly, serving the downtown Civic Center area. With a longstanding history of organizing and managing this market, LARABA has developed strong community relationships, a deep understanding of local needs, and the operational infrastructure necessary to ensure its continued success. For these reasons, the use of competitive bidding would be undesirable and impractical for this contract.

2. AUTHORIZE, the Los Angeles City Council, subject to the approval of the Mayor, authorize the Department of General Services to negotiate and execute a license agreement with Los Angeles River Artists and Business Association for a weekly Certified Farmers Market within the City Hall Civic Center areas under the terms and conditions substantially outlined in this report.



Tony M. Royster      for  
General Manager

Attachments: Term Sheet  
Site Map

## **LEASING TERM SHEET**

MFC DATE	April 10, 2025
LANDLORD	City of Los Angeles
ADDRESS	111 E. First Street, Suite 201, Los Angeles, CA 90012
TENANT	Los Angeles River Artists and Business Association (LARABA)
ADDRESS	1855 Industrial Street, Suite 106, Los Angeles, CA 90021
LOCATION	City Hall East/South Street Level Plaza Area
AGREEMENT TYPE	License Agreement
USE	Once weekly Certified Farmers Market (Wednesdays between 10am-2pm)
SQUARE FEET	Approximately 9,000 Square Feet
TERM	Five (5) years
EARLY POSSESSION	N/A
RENT START DATE	Upon City Clerk Attestation
LEASE START DATE	Upon City Clerk Attestation
OPTION TERM	One (1) Five (5) Year Option
HOLDOVER	N/A
SUBLET/ ASSIGNMENT	No right to Sublease/Assign
TERMINATION	Either Party may terminate the agreement upon thirty (30) day notice
RENTAL RATE	\$0.00
ESCALATION	N/A
RENTAL ABATEMENT	N/A
ADDITIONAL RENT	N/A

PROPERTY TAX	N/A
OPEX	N/A
CAM	N/A
OTHER	
SECURITY DEPOSIT	N/A
MAINTENANCE/ REPAIR	LARABA shall maintain the site in good and sanitary condition.
MAINTENANCE/ REPAIR DETAILS	
TENANT IMPROVEMENTS	N/A
PARKING	None
UTILITIES	None
CUSTODIAL	LARABA shall maintain the site in good and sanitary condition. Licensee shall be responsible for all custodial costs including but not limited to weekly pressure washing costs estimated at \$216.95.
SECURITY	N/A
PROP 13 PROTECTION	City is Exempt
INSURANCE (City)	Tenant shall indemnify and hold harmless the City - to be further defined in the license agreement
OTHER:	<p>Los Angeles River Artists and Business Association (LARABA)  501 (c)3 non profit organization  1855 Industrial Street, Unit #106  Los Angeles, CA 90021  President: Javier Borani  Email: <a href="mailto:javier@rfrmcollective.com">javier@rfrmcollective.com</a></p> <p>Farmers Market Operator: Susan Hutchinson (Greenmarkets)  Email: <a href="mailto:Cityhallfarmersmarket@gmail.com">Cityhallfarmersmarket@gmail.com</a>  Cell: 323-710-4198</p>
PRINT:	Javier Meier Borrani, LARABA President

SIGNATURE:

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City Hall Certified Farmers Market  
Wednesdays 10am to 2pm  
Exhibit "A" - Permitted Premises

Main Street

Main Street

Temple

Google Earth

1985

Imagery Date: 1/2/2020 34°03'12.10" N 118°14'31.97" W elev 0 ft eye alt 533 ft