

MUNICIPAL FACILITIES COMMITTEE
Minutes from the Special Meeting of July 17, 2025

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

The meeting was called to order at 11:04 a.m.

General Public Comment

Ruben Viramontes, Economic and Workforce Development Department, provided comments in opposition to Item 2 due to lease cost concerns for the department.

Kevin Rodriguez, Los Angeles Housing Department, provided comments in favor of Item 2.

Shafia Mir, Community Investment for Families Department, provided comments on Item 2, requesting time to review the financial implications for the department.

Angela Berumen, Office of Finance, provided comments in favor of Item 2.

Sharon Tso, CLA, staffed the remainder of the Committee meeting, replacing Matias Farfan.

Item 1 ADJOURN TO CLOSED SESSION:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS, pursuant to Government Code Section 54956.8.

Property Location: Real property located at: 355 South Grand Avenue, Los Angeles, CA (APN: 5151-015-013)

Property Owner: Maguire Properties - 355 S. Grand, 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; Maguire Properties - 355 S. Grand, LLC

Under Negotiation: Price and payment terms for potential lease or acquisition of real property.

RECONVENE OPEN SESSION AND REPORT ACTION TAKEN IN CLOSED SESSION

Meeting reconvened to Public Session at 11:50 a.m.

CLOSED SESSION ANNOUNCEMENTS

No Closed Session announcements.

- Item 2** **Continued from July 17, 2025:** Report from the General Services Department (GSD) requesting authority to negotiate and enter into a premises lease agreement and a tenant improvement lease agreement with Maguire Properties - 355 S. Grand, LLC, for office space for the various City Departments at 355 South Grand Avenue, in Council District 14, subject to Council and Mayor approval.

Disposition: Approved as amended.

Sharon Tso, CLA, stated that the term sheet reflects the incorrect number of parking passes. Zachary Millet, GSD, responded that the term sheet will be amended to reflect the correct number of parking passes as 460 passes instead of the incorrect number of 496 before the report is transmitted to Council.

- Item 3** Adjournment – Next Meeting: Regular Meeting on Thursday, July 31, 2025.

The meeting adjourned at 11:52 a.m.