

City of Los Angeles

CALIFORNIA



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October 10, 2017

Honorable Councilmembers
City of Los Angeles
c/o City Clerk
Room 395, City Hall

Attention: Patrice Lattimore, Legislative Assistant

ORDINANCE TO APPROVE THE SALE OF A NON-EXCLUSIVE LONG-TERM EASEMENT TO LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY OVER CITY OF LOS ANGELES PROPERTY

Transmitted for your consideration pursuant to Charter Section 594 is the attached ordinance, approved as to form and legality by our City Attorney. This ordinance authorizes the sale of a non-exclusive long-term easement to Los Angeles County Metropolitan Transportation Authority ("MTA") over the City property under the control of the Department of Public Works, Bureau of Sanitation, for the installation, maintenance, removal and replacement of METRO equipment and for ingress and egress of vehicles (including heavy trucks) and pedestrians over the easement area. The Board of Public Works report is attached.

The 386 square foot parcel is located at the northwest corner of Arlington Avenue and Rodeo Road, Los Angeles, California, 90008; the easterly portion of APN: 5042-008-905, of approximately 386 square feet.

SUMMARY

The proposed ordinance is for a direct sale of a non-exclusive surface easement located in Council District 10 to MTA for a term of 30 years. This property is more fully described in the attached ordinance.

An appraisal review of the property was provided by staff appraisers to determine the property's estimated fair market value. Based on this estimate of value, \$29,000 is the amount for sales price established as set forth in the attached ordinance.

BACKGROUND

On June 2, 2009, the Council adopted a motion (C.F. #09-1036) directing GSD to declare a portion of the City-owned property as surplus and to process the necessary documentation to effectuate the direct sale to MTA. This sale was for MTA's Exposition Light Rail Transit Project which was developed to meet the transit need in the Westside area and to provide surface transit mobility in a more cost-effective manner. The Exposition Light Rail Line (Phase I) is a 9.6-mile line extension along the MTA-owned Exposition right-of-way from the existing Metro Rail station at 7th/Metro Center in downtown Los Angeles to Venice/Washington in Culver City.

Originally MTA was seeking to purchase the fee simple interest of a portion of this property; however, the City determined this sale would impair the City's ability to make future roadway improvements. It was then agreed upon by the City and MTA that the City would transfer an easement interest in the property for a term of 30 years. On January 15, 2016, City Council amended the original motion to transfer the property by way of an easement deed for a term of 30 years.

The sale is an all cash sale. GSD will receive funds and record the appropriate deeds to close this transaction. The buyer shall pay the recording fees, documentary transfer taxes, escrow fees, policy of title insurance, messenger service fees, broker's commission, if any, other real estate transaction taxes, fees, or application, and personal property taxes where applicable. The buyer will also be responsible for a survey of the property.

FISCAL IMPACT STATEMENT


The sale of the property will generate one-time gross revenue to the City of approximately \$29,000 prior to the payment of the costs of sale. The proceeds of the sale after deducting the associated sale costs will be deposited in the Sewer Construction and Maintenance Fund. There will be no impact to the General Fund.

RECOMMENDATION

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

1. Adopt the attached Ordinance relative to the sale of a non-exclusive long-term easement to Los Angeles County Metropolitan Transportation Authority for the sale price of \$29,000;
2. Request the City Attorney to prepare the Easement Deed Agreement based on the terms specified in the Ordinance for the sale of the long-term easement; and,
3. Instruct the Department of General Services to complete the transactions outlined in the Ordinance as approved to form by the City Attorney, process the necessary documentation to execute the sale, and deposit the proceeds into the appropriate account.

Should you need additional information, please contact David Roberts at (213) 922-8546.


Tony M. Royster
General Manager

Attachments