

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE relative to a lease amendment for office space for use by the Los Angeles Housing and Community Investment Department (HCIDLA).

Recommendation for Council action:

AUTHORIZE the Department of General Services (GSD) to negotiate and execute a lease amendment for 10,170 square feet of office space located at 680-690 Knox Street for use by the HCIDLA, pursuant to the terms and conditions outlined in the Department's report to Council dated June 29, 2017, as amended to:

- a. Extend the lease term through November 30, 2025.
- b. Change the ownership from BRCP Realty So. Cal Portfolio, LLC, to 680-690 Knox Street LLC, a California limited liability company and Ruth Knox I, LLC, a California limited liability company.
- c. Stipulate that common area maintenance operating expense pass-through charges remain in effect for the new amendment.

Fiscal Impact Statement: The GSD reports that the rent increase for this second amendment is \$1,291, raising the rent from \$20,574 per month to \$21,865 per month. HCID pays rent directly to the landlord.

Community Impact Statement: None submitted.

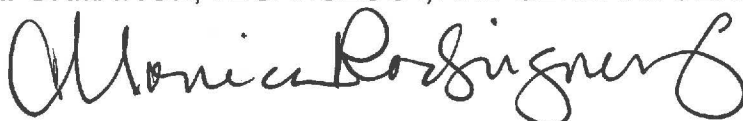
### SUMMARY

In a report to Council dated June 29, 2017, GSD requests authority to negotiate and execute a lease amendment for office space for use HCIDLA. GSD has confirmed the property is located within the City of Los Angeles. HCIDLA has occupied this site since August, 2004. It is centrally located between Harbor Gateway and the South Bay area and is accessible to HCIDLA's client base. The rental rate is within the market rate for an office of this size and location. At its meeting held June 29, 2017, the Municipal Facilities Committee (MFC) approved GSD's request.

At its meeting held August 8, 2017, the Information, Technology, and General Services Committee discussed this matter with GSD staff. The Department representative introduced language clarifying and amending the lease approved by the MFC. Committee recommended that Council approve GSD's request, amended to include the revised language for the lease, as shown above.

Respectfully Submitted,

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
RODRIGUEZ:	YES
BLUMENFIELD:	ABSENT
O'FARRELL:	YES

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**