

11-1886
PRIOR CF 08-0853
CD 8

MOTION

NOV 04 2011

HOLDING COMM & ECON DEVELOP

In December of 1981, the Community Development Department (CDD) purchased 8101 South Vermont Avenue in Council District 8 from Pepperdine University. Community Development Block Grant (CDBG) funds in the amount of approximately \$1.5 million were used to purchase and renovate the facility into a youth service center. Since its inception in 1990, the Community Coalition for Substance Abuse Prevention and Treatment (Community Coalition) has been a vehicle for residents to gain knowledge and skills needed to direct public decision-making and resources toward improving the quality of life for stakeholders in South Los Angeles. In 1997 the Community Coalition entered into a lease agreement with the City for use of the property which included an option to purchase the property. In May of 2008, the Council adopted Ordinance 179936 declaring this property surplus and approving the sale of the property to the Community Coalition at the appraised value of \$1,050,000 (CF:08-0853).

On September 30, 2011, the Department of General Services (GSD) closed escrow on the sale of the property and will deposit the proceeds in the CDBG Trust Fund, as required by the Ordinance. These funds can now be programmed to priority projects in the South Los Angeles area. Council should approve the reprogramming of the CDBG proceeds from the sale of the property as follows: \$250,000 to GSD for the demolition of property at Marlton Square (Maranatha Church) and \$800,000 to the Los Angeles Neighborhood Initiative (LANI) for commercial and facade improvements program along Slauson Avenue and Overhill Drive.

I THEREFORE MOVE, that the Council relative to the sale of 8101 South Vermont Avenue (property) to the Community Coalition for \$1,050,000 (CF:08-0853) to:

1. Instruct the General Manager, GSD to deposit the proceeds from the sale of the property into the Community Development Trust Fund No. 424/4979 (formerly 4455) as indicated in Ordinance 179936.
2. Authorize the Controller to:
 - a. Increase appropriations in the amount of \$250,000 in account 22H140 General Services within the Community Development Trust Fund No. 424 for the Marlton Square (Maranatha Church) Demolition.
 - b. Appropriate \$250,000 to account 003180 Construction Materials and Supplies within Fund No. 100/40; and
 - c. Establish new account 22H634 Slauson Avenue and Overhill Drive Facade Improvements in the amount of \$800,000 within the Community Development Trust Fund No. 424.
3. Authorize the General Manager, CDD to: (1) prepare any additional controller instructions that may be necessary and make any technical corrections that may be required to effectuate the intent of this motion; and authorize the Controller to implement these instructions; (2) amend the necessary Consolidated Plan(s) as required by HUD; and (3) negotiate and execute a contract with Los Angeles Neighborhood Initiative in the amount of \$800,000 for the Slauson Avenue and Overhill Drive facade improvements, subject to review of the City Attorney as to form and legality.

PRESENTED BY: Bernard C. Parks
BERNARD C. PARKS
Councilmember, 8th District

SECONDED BY: E.G. #1

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ORIGINAL