

ORDINANCE NO. 183921

An ordinance providing for the issuance of taxable lease revenue refunding bonds by the Municipal Improvement Corporation of Los Angeles (MICLA) by approving the lease and sublease of certain real property by the City of Los Angeles (City), to and from MICLA, as lessee and sublessor.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The Council of the City of Los Angeles (City) finds and determines that the public interest and convenience require the lease of certain real property described in Exhibit A (Property) to the Municipal Improvement Corporation of Los Angeles (MICLA) and the subleasing by the City of the Property from MICLA for sublease payments in amounts sufficient to pay principal and interest on a MICLA financing, preliminarily named "Municipal Improvement Corporation of Los Angeles Taxable Lease Revenue Refunding Bonds, Series 2015-A (Los Angeles Convention Center)" (the "Taxable Lease Revenue Refunding Bonds") and to pay certain other related expenses.

Sec. 2. The Council now approves the leasing of the Property described in Exhibit A to MICLA. The lease shall be in consideration of MICLA agreeing to sublease such Property to the City in connection with the issuance by MICLA of the Taxable Lease Revenue Refunding Bonds.

Sec. 3. The Council further approves the subleasing of the Property by the City from MICLA, in exchange for rentals in amounts sufficient to pay interest and principal on the Taxable Lease Revenue Refunding Bonds and to pay certain other related expenses, and approves the sublease which contains a provision eliminating set-off rights of the City against MICLA for payments due under the sublease. The City's payments under the sublease constitute the revenue stream for the payments on the Taxable Lease Revenue Refunding Bonds. City Charter Section 264 provides that from any demand upon the Treasury in favor of any person or entity indebted to the City must first be deducted the amount of the indebtedness. The requirement would apply to payments under the sublease. However, City Charter Section 265 provides that nothing therein shall interfere with or prevent the payment by the Treasurer of principal and interest on bonds payable by the City. The Taxable Lease Revenue Refunding Bonds based on the sublease constitute an obligation to pay with characteristics similar to bonds from the financial markets perspective and, therefore, the Council wishes to affirm that payments required to be made under the sublease not be subject to the set-off provisions of City Charter Section 264.

Sec. 4. The City Attorney is authorized and directed to cause the appropriate lease and sublease by which the Property is leased to MICLA and subleased from MICLA, and to further cause memoranda of the lease and sublease to be prepared for the purpose or recordation and, upon execution, filed with the Los Angeles County Recorder, or to file for recordation of the lease or sublease if a memorandum thereof is

not prepared. The City Administrative Officer and any Assistant City Administrative Officer is each authorized and directed to execute the lease and sublease and any memoranda thereof.

Sec. 5. Pursuant to California Government Code Section 54241, the City is now authorized to enter into formal agreements with MICLA with respect to the lease by the City to MICLA of the Property and the lease back by MICLA to the City of the Property.

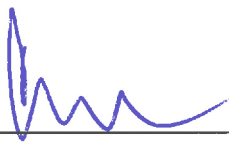
Sec. 6. Pursuant to Section 7.27 of the Los Angeles Administrative Code, the Council hereby determines that the public interest and necessity require the lease of the Property to MICLA without notice of lease or advertisement for bids.

Sec. 7. This ordinance is subject to the provisions for referenda applicable to the City pursuant to Section 460 of the City Charter. This ordinance shall be published in the manner required by Section 251 of the City Charter for ordinances of the City and shall be effective on publication.

Sec. 8. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting on OCT 21 2015.

HOLLY L. WOLCOTT, City Clerk

By  Deputy

Approved 10/26/15

Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
TIMOTHY J. FITZPATRICK
Deputy City Attorney

Date OCT 09 2015

File No. 15-1206

EXHIBIT A

LEASE/LEASEBACK PROPERTY

MICLA TAXABLE LEASE REVENUE REFUNDING BONDS, SERIES 2015-A (LOS ANGELES CONVENTION CENTER)

The lease/leaseback Property is generally described as, and is more particularly described in the lease and sublease:

Location/Description	Approximate Value
1. South Hall of Los Angeles Convention Center (1301 South Figueroa Street, Los Angeles CA. 90015)	\$605,880.000