

TRANSMITTAL

To:

THE COUNCIL

Date: 3/13/2018

From:

THE MAYOR

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.

A handwritten signature in blue ink, appearing to be 'Eric Garceiti', is written over the printed name.

(Ana Guerrero) for

ERIC GARCEITI
Mayor

CITY OF LOS ANGELES

CALIFORNIA

JAN PERRY
GENERAL MANAGER

ECONOMIC AND WORKFORCE
DEVELOPMENT DEPARTMENT

1200 W. 7TH STREET
LOS ANGELES, CA 90017



ERIC GARCETTI
MAYOR

March 7, 2018

Council File:
Council District No.: 8
Contact Person & Extension:
Samuel Hughes, (213) 744-9723

The Honorable Eric Garcetti
Mayor, City of Los Angeles
Room 303, City Hall

Attention: Mandy Morales, Legislative Coordinator

REQUEST TO RELEASE A REQUEST FOR PROPOSALS (RFP) FOR DEVELOPMENT AND DISPOSITION OR LEASE OF THE LANZIT SITE LOCATED AT 10900 CLOVIS AVENUE, LOS ANGELES

The General Manager of the Economic and Workforce Development Department (EWDD), or designee respectfully requests that your office review the recommendations in this transmittal and forward to the City Council for their review and consideration.

RECOMMENDATION

The General Manager of the EWDD respectfully requests that the City Council, and Mayor:

1. AUTHORIZE the General Manager of the EWDD, or designee to prepare and issue a RFP to identify a developer for the development and disposition or lease of the City-owned real property at 10900 Clovis Ave., Los Angeles, California, APNs 6071-021-914, 915 and 916, subject to the approval of the City Attorney as to form and legality.

FISCAL IMPACT STATEMENT

The recommendation contained in this transmittal has no fiscal impact to the City's General Fund.

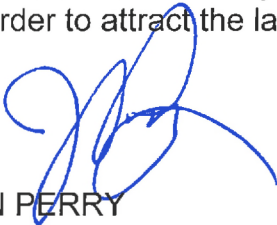
SUMMARY

EWDD seeks approval to prepare and issue an RFP to solicit proposals for the development of an approximately 395,555 square foot (9.08 AC) vacant lot located in South Los Angeles. The RFP will encourage respondents to propose developments that complement the needs of the City of Los Angeles (City) and the local community while being economically self-sustaining. EWDD expects to receive proposals from developers that are willing to design, build and market their development in the most creative way, capitalizes on the use of the site, and provides significant employment opportunities. After reviewing, scoring and ranking the proposals, the EWDD will make a recommendation to the Mayor and Council to proceed in preparing and executing an Exclusive Negotiating Agreement and if necessary, a Disposition and Development Agreement between the City and the selected developer.

BACKGROUND

In 1994, the City acquired a 9-acre parcel of industrially zoned land located at 10900 S. Clovis Avenue in South Los Angeles with the intention of generating an economic development project that would benefit the needs of the local community (C.F. 88-2251-S4). The City-owned site, commonly referred to as the Lanzit Industrial Site, is one of the largest unoccupied parcels of industrially zoned land in the Watts community and is bounded by 108th Street, Lanzit Avenue, Central Avenue, and the Compton Creek. Over the years, the City has explored various development proposals and allocated millions of federal dollars towards furthering development of the site but those efforts have not been successful and the site remains vacant.

EWDD seeks authority to release a RFP, and will conduct outreach to market the RFP in order to attract the largest number of potential bids for the development of the site.



JAN PERRY
General Manager

JP:SH:CK:ks