

MOTION

The Pickle Works building, located at 1001 E. First Street, was built in 1888 and was initially known as the California Vinegar and Pickle Company. Expansions to the building date back to 1909. The building is a two-story brick structure which is considered an example of a Victorian-era brick industrial building and located on a 31,000 square foot lot. In 2007, the City acquired Pickle Works for \$11 million from the KOR Group in order to allow for the completion of the First Street Viaduct and Street Widening project (Bridge No. 53C-1166). A covenant was placed on the property to ensure that the historic features of the south wall of the building would be rebuilt.

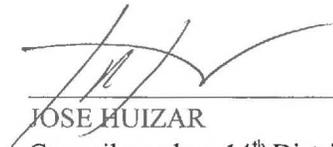
On April 26, 2017, the Council adopted Motion (Huizar-O'Farrell, CF#07-1349-S1) instructing the Chief Legislative Analyst to prepare a disposition plan for the Pickle Works building, including offering the property for use as an economic development asset. As staff were preparing a Request for Proposals to dispose of the property, the Los Angeles Metropolitan Transportation Authority (Metro) indicated an interest in acquiring the property for the Division 20 Portal Widening/Turnback Facility Project (Project). In late September 2017, Metro staff provided additional details on their proposed project and have confirmed that the Pickle Works building would be a necessary property acquisition to complete the Project.

Metro is currently circulating an environmental impact report for their project and anticipates completing the environmental review in October 2018. Metro can seek acquisition of the property through the City's surplus property process. Designation of the Pickle Works building as surplus property at this time will facilitate disposition of the property regardless to the outcome of Metro's interest. Should Metro decide that they don't need the property, GSD would have determined whether any other agency sought the property and City staff would still have the opportunity to market the property for economic development purposes.

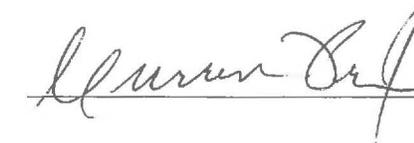
I THEREFORE MOVE that the City Council:

1. Declare the City-owned parcel at 1001 E. First Street (the Pickle Works Building) as a surplus asset;
2. Initiate the Surplus Property Process and conduct a Class "A" appraisal of the parcel;
3. Instruct the City Administrative Officer (CAO) to evaluate the feasibility of a direct sale at fair market value;
4. Instruct the Chief Legislative Analyst (CLA), with the CAO and General Services Department, to report on a disposition recommendation for the parcel; and
5. Direct GSD, with the assistance of the CAO, CLA, and the City Attorney, to take all necessary steps and prepare all required documents to effectuate the potential sale of the parcels.

Presented by:


 JOSE HUIZAR
 Councilmember, 14th District

Seconded by:



ORIGINAL

JUN 26 2018

