

MOTION ENTERTAINMENT AND FACILITIES

In 2011, the City entered into a ground lease agreement (Lease, C-118897) with the Little Tokyo Service Center Community Development Corporation (LTSC) for a City-owned property located at 237-249 South Los Angeles Street in Council District 14. The Lease provides LTSC site control required to design, construct and maintain a multipurpose facility (Center), also known as the Budokan of Los Angeles. The Lease indicates that construction of this Center “would provide a significant benefit to the public by providing much needed recreational, education and health and fitness facilities in an under-served community.”

There is a need now to extend the Lease’s term for the commencement of construction from sixty (60) months to eighty-four (84) months. Section 2.5 of the Lease “Termination - Commencement of Recreation Center Construction,” indicates that if the Center fails to commence construction within sixty (60) months after the effective date, as defined in the Lease, the City may terminate the Lease at any time on or after the sixtieth month following sixty day notice. LTSC is seeking an amendment to remain compliant with the Lease, while it continues to secure the needed funding and permits. This significant project would greatly enhance the health and cultural vitality of the Little Tokyo community. Additional time is essential to allow LTSC to achieve the vision for the Budokan project and a lease extension is vital to accomplish that vision.

I THEREFORE MOVE that the Department of General Services, in consultation with the City Attorney, be authorized to negotiate and execute a Lease amendment with Little Tokyo Service Center Community Development Corporation for a City-owned property located at 237-249 South Los Angeles Street to extend the commencement of construction term from sixty (60) months to eighty-four (84) months.

PRESENTED BY: 

JOSE HUIZAR
Councilmember, 14th District

SECONDED BY: 

ORIGINAL



DH

JUN 24 2016