

# CITY OF LOS ANGELES

CALIFORNIA

**HOLLY L. WOLCOTT**  
Interim City Clerk



**ERIC GARCETTI**  
MAYOR

Office of the  
CITY CLERK

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**SHANNON HOPPES**  
Council and Public Services  
Division

[www.cityclerk.lacity.org](http://www.cityclerk.lacity.org)

When making inquiries relative to  
this matter, please refer to the  
Council File No.

January 16, 2014

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To All Interested Parties:

**City Attorney (w/blue sheet)**

The City Council adopted the action(s), as attached, under Council File No. 13-0275-S1, at its meeting held January 14, 2014.



City Clerk  
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Mayor's Time Stamp  
 OFFICE OF THE MAYOR  
 RECEIVED  
 2014 JAN 14 PM 4:05  
 CITY OF LOS ANGELES

**FORTHWITH**

City Clerk's Time Stamp  
 CITY CLERK'S OFFICE  
 2014 JAN 14 PM 3:49  
 CITY CLERK  
 BY \_\_\_\_\_  
 DEPUTY

SUBJECT TO THE MAYOR'S APPROVAL

COUNCIL FILE NO. 13-0275-S1

COUNCIL DISTRICT 14

COUNCIL APPROVAL DATE January 14, 2014

RE: AN AGREEMENT FOR LEASE AND EASEMENTS OF THE PROPERTY LOCATED AT FIRST AND ALAMEDA (FORMER MONGROVE SITE) TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

LAST DAY FOR MAYOR TO ACT January 24, 2014  
(10 Day Charter requirement as per Charter Section 341)

**DO NOT WRITE BELOW THIS LINE - FOR MAYOR USE ONLY**

APPROVED  
✓  
\_\_\_\_\_

\*DISAPPROVED  
\_\_\_\_\_

\*Transmit objections in writing pursuant to Charter Section 341

DATE OF MAYOR APPROVAL OR DISAPPROVAL 1/15/14

  
MAYOR

RECEIVED  
 CITY CLERK'S OFFICE  
 2014 JAN 15 PM 3:46  
 BY \_\_\_\_\_  
 CITY CLERK  
 DEPUTY

COMMUNICATION FROM THE CHIEF LEGISLATIVE ANALYST (CLA) AND THE CITY ADMINISTRATIVE OFFICER (CAO) relative to an agreement for lease and easements of the property located at First and Alameda (former Mangrove site) to the Los Angeles County Metropolitan Transportation Authority (LACMTA).

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE under the California Public Resources Code, on the basis of substantial evidence contained in the whole record, that since Council's March 6, 2013 approval of the Regional Connector Light Rail Project, including the transfer of all property rights which are now back before Council for final implementation, there have been no changes to the Project, changes with respect to the circumstances under which the Project is being undertaken, nor new information of substantial importance concerning the Project, which gives rise to the need for additional environmental analysis.
2. APPROVE the Overarching Agreement entitled: Agreement Regarding Mangrove Properties and Joint Escrow Instructions (Agreement), in substantial conformance, for the total amount of \$22,341,751 for two temporary construction easements, one building parcel lease at \$57,115 per month for up to eight months, one permanent subsurface or tunnel easement, one temporary public utility easement and one permanent roadway dedication, as detailed in the Attachments to the Agreement (attached to Council file [C.F.] No. 13-0275-S1), and AUTHORIZE the General Managers, Department of Transportation (DOT) and Department of General Services (GSD), to execute, subject to the approval of the City Attorney as to form and legality.
3. INSTRUCT the DOT to deposit payment from LACMTA totaling \$22,341,751, as well as the monthly rent revenue of \$57,115, into the Special Parking Revenue Fund Number 363/94, Revenue Source Code 5188OT, Miscellaneous Revenues, as payment for the Mangrove Parcel per the Adopted Budget.
4. AUTHORIZE the Controller to transfer cash totaling \$22,341,751 and each month's rent revenue of \$57,115 from the Special Parking Revenue Fund Number 363/94, Revenue Source Code 5188OT, Miscellaneous Revenues, to the Capital Finance Administration Fund Number 100/53, Account 0345, Refinancing of Parking Revenue Bonds Commercial Paper, for the payment of debt service per the Adopted 2013-14 Budget.
5. FIND that the public interest, convenience and necessity require that a re-designation for public street purposes over the land described and designated as parcels RC-469 and RC-477 owned by the City after completion of construction, be dedicated and set aside as part of First Street, a public street of said City, and INSTRUCT the GSD to pursue and assist in the processing of a final ordinance with the Department of Public Works, Bureau of Engineering for the opening of said Street.
6. FIND that the public interest, convenience and necessity require that a tunnel easement deed over the land described and designated as parcels RC469-1, RC-470, RC-471 and RC-472 owned by the City, be conveyed to LACMTA after close of escrow to provide rail transit improvements for mass transit operations and hereby REQUEST the City Attorney to prepare the necessary ordinance for conveyance of the Tunnel and Utility Easement by Deed.
7. AUTHORIZE the CLA and the CAO to make technical corrections, as necessary, to those

transactions included in the CAO report dated November 13, 2013 (attached to C.F. No. 13-0275-S1) to implement the Mayor and Council's intentions.

Fiscal Impact Statement: The CLA and the CAO report that there is no negative impact on the General Fund. The monthly rent revenue of \$57,115 is unanticipated new revenue to the Department of Transportation that will be used to further reduce SPRF related debt. The \$22,341,751 Jump sum payment was anticipated and instructions on disposition of the funds were included in the Fiscal Year 2013-14 Adopted Budget.

Community Impact Statement: None submitted.

(Transportation Committee waived consideration of the above matter)

Respectfully Submitted,

-NOT OFFICIAL UNTIL COUNCIL ACTS-

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JAN 10 2014 - CONTINUED TO Jan 14, 2014

**ADOPTED**

JAN 14 2014

LOS ANGELES CITY COUNCIL

TO THE MAYOR FORTHWITH

31/132  
13-0275-S1  
CD9

MOTION TRANSPORTATION

AUG 20 2013

On March 6, 2013, the Council authorized the General Services Department with the assistance of the Chief Legislative Analyst, City Administrative Officer and City Attorney to negotiate and prepare the necessary documents between the City and the Los Angeles County Metropolitan Transportation Authority (LACMTA) to effectuate the sale and lease of property at First and Alameda (former Mangrove site) (CF: 13-0275). The site will be used as a construction staging and lay down area and construction offices (old medical services building) for the Regional Connector Light Rail Project. The LACMTA has notified the City that they have vacated their current offices and must move into the new offices on the Mangrove site on August 23, 2013.

City staff are in the process of completing negotiations with LACMTA and will be transmitting for approval an overarching agreement entitled "Agreement Regarding Mangrove Properties and Joint Escrow Instruction" which includes various estate documents, to be executed between the City and LACMTA. Once the documents are approved and executed LACTMA will be provided with permanent roadway and subsurface easements and temporary use (up to 8 years) of the majority of the site in exchange for a one-time payment to the City of \$22,341,745. These funds are included as revenue in the FY 2013-14 Adopted Budget and will be used to defease Special Parking Revenue Fund bonds. Once LACMTA completes construction and returns the portion of site granted for temporary use in 2021, the City will regain those parcels and will be we able to proceed with full development of the site.

In order to assist the LACMTA to move into the office building, and for the City to receive the funds in a timely manner, the Council should instruct staff to transmit the documents for approval at its next scheduled meeting.

I THEREFORE MOVE that the Council instruct the Chief Legislative Analyst, City Administrative Officer, General Services Department and City Attorney to finalize negotiations between the City and the Los Angeles County Metropolitan Transportation Authority (LACMTA) to effectuate the sale and lease of property at First and Alameda (former Mangrove site), and transmit and present the overarching agreement entitled "Agreement Regarding Mangrove Properties and Joint Escrow Instruction" which includes various estate documents, to be executed between the City and LACMTA to Council for approval.

AUG 23 2013 - Continued

PRESENTED BY:

*[Signature]*  
JOSE HUIZAR  
Councilmember, 14<sup>th</sup> District

ADOPTED

JAN 14 2014

to Sept. 3, 2013

SEP 03 2013 - CONTINUED TO Sept. 10, 2013

SECONDED BY:

*[Signature]*

LOS ANGELES CITY COUNCIL

FORTHWITH

SEP 10 2013 - CONTINUED TO Oct. 11, 2013

NOV 19 2013 - CONTINUED TO Jan. 7, 2014

JAN 07 2014 - Continued to Jan 10, 2014

*[Signature]*  
OCT 11 2013 Continued to Nov 19, 2013  
JAN 10 2014 CONTINUED TO Jan 19, 2014

ORIGINAL