

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to the direct sale of City-owned surplus property located on 1501 East 103rd Street to the Kaiser Foundation Health Plan, Inc.

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

1. FIND that the City-owned property (Property) located at 1501 East 103rd Street, Los Angeles, California 90002, APN 6048-012-930, in Council District 15, is no longer required for use by the City; and, that the public interest is best served by the direct sale of the Property.
2. PRESENT and ADOPT the accompanying ORDINANCE, dated July 17, 2020, relative to the sale of the Property, without notice of sale or advertisement of bids, to the Kaiser Foundation Health Plan, Inc., for the sale price of \$735,000.
3. REQUEST the City Attorney to prepare a Purchase and Sale Agreement (PSA) based on the terms specified in said Ordinance for the sale of the Property.
4. INSTRUCT the Department of General Services (GSD) to complete the transactions outlined in said Ordinance, process the necessary documentation to execute the sale of the Property, and deposit the proceeds into the appropriate accounts, as directed by the Los Angeles Administrative Code and as approved as to form by the City Attorney.
5. FIND that the City shall not close escrow or transfer the deed of sale without the establishment of a parking easement that guarantees the City access to adequate replacement public parking for visitors to the adjacent Municipal Building located at 1513 East 103rd Street, Los Angeles, California 90002.
6. AUTHORIZE the City Attorney and the City Administrative Officer to make any technical corrections that may be required to implement the intent of the Council and Mayor.

Fiscal Impact Statement: The Municipal Facilities Committee (MFC) reports that the proposed one-time sale transaction of \$735,000 will have no initial impact to the General Fund. As an Affected Taxing Entity under the Redevelopment Dissolution Statutes, in the future the City should receive back from the County of Los Angeles Auditor-Controller the equivalent of approximately 26 percent of the acquisition funds provided to the Community Redevelopment Agency(CRA)/LA, an amount estimated at \$191,000 to be deposited in the General Fund. 100 percent of the proceeds due to the City from the CRA/LA will be deposited into the General Fund.

Community Impact Statement: None submitted.

SUMMARY

At its regular meeting held on August 26, 2020, the Information, Technology, and General Services Committee considered the MFC report dated August 3, 2020 and Ordinance dated July 17, 2020 relative to the direct sale of the Property located at 1501 East 103rd Street,

formerly known as the Old Watts Library, to the Kaiser Foundation Health Plan, Inc. for the sale price of \$735,000. The Property is no longer required for City use, and the public interest would be served by the direct sale of the Property. The City Attorney is instructed to prepare the PSA, and the GSD is instructed to complete the transactions outlined in said Ordinance, process the necessary documentation to execute the sale of the Property, and deposit the proceeds into the appropriate accounts.

After providing an opportunity for public comment, the Committee moved to approve the recommendations contained in the subject MFC report and Ordinance, as detailed above.

Respectfully Submitted,

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
LEE:	YES
BLUMENFIELD:	YES
RODRIGUEZ:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-