

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT relative to a Land Acquisition Agreement (LAA) and related documents for the acquisition of property located at 740 and 800 111th Place, for use by the Los Angeles Department of Transportation (LADOT) as a bus maintenance facility.

Recommendations for Council action:

1. AUTHORIZE the Department of General Services (GSD), with the assistance of the LADOT, Bureau of Sanitation (BOS), and City Attorney to negotiate, prepare, and execute documents as necessary, including but not limited to the LAA, to acquire the property located at 740 and 800 111th Place, Los Angeles, California 90059, identified as Assessor's Parcel Numbers 6071-022-009 and 6071-022-013, for \$24 million As-Is, for use by the LADOT as a bus maintenance facility for transit service operations.
2. APPROVE the use of Bus Facility Program, Proposition A Fund 385, Account Numbers 94L446, 94N446, 94R446, and 94S446, for the purchase price of \$24 million, plus \$100,000 towards closing costs, and up to \$2.5 million towards environmental remediation.

Fiscal Impact Statement: The Municipal Facilities Committee (MFC) reports that there is no impact to the General Fund. The final negotiated sale price is \$24 million, and there is sufficient funding available for this purpose within the Bus Facility Program, Proposition A Fund No. 385.

Community Impact Statement: None submitted.

SUMMARY

At its regular meeting held on September 23, 2020, the Information, Technology, and General Services Committee considered the MFC report dated September 3, 2020 relative to authorizing the GSD, with the assistance of the LADOT, BOS, and City Attorney, to negotiate and execute the LAA and related documents to acquire the property located at 740 and 800 111th Place, for the purchase price of \$24 million As-Is. The LADOT intends to use the property as a bus maintenance facility for transit service operations. Under the terms of the proposed LAA, to be valid for 18 months, additional soil testing in previously inaccessible areas will be conducted during the City's due diligence period to pinpoint the source(s) of hazardous contaminants discovered on the subject property during the Phase II Environmental Site Assessment. Following execution of the LAA, the City will provide the Seller with a \$500,000 deposit that is fully refundable until the California Environmental Quality Act (CEQA) investigation is complete and the Council approves the CEQA documents. The 18-month period of the LAA would allow the GSD to open escrow and perform its mandated CEQA review and legal compliance prior to the close of escrow. Pursuant to the terms of the proposed LAA, the Seller would then receive up to \$300,000, to be paid in quarterly increments of \$50,000.

After providing an opportunity for public comment, the Committee moved to approve the recommendations contained in the subject MFC report, as detailed above. This matter is now transmitted to the Council for its consideration.

Respectfully Submitted,

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE

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

AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-