

GOVERNMENT OPERATIONS COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to the sale of City-owned property located at 17600 West Tramonto Drive, Los Angeles, CA 90272.

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

1. DETERMINE that the property located at 17600 West Tramonto Drive, Los Angeles, CA 90272, in Council District 11, is no longer required for City use and that the public interest is best served by the direct sale of the Property.
2. PRESENT and ADOPT the accompanying ORDINANCE, dated December 20, 2022, authorizing and providing for the sale of certain City-owned real property that is no longer required for the use by the City, without notice of sale or advertisement for bids, to Springhouse Hamilton Park, LLC, a California Limited Liability Company, or its nominees or lawful successors in interest, for the sum \$370,000.00.
3. REQUEST the City Attorney to prepare the purchase and sale agreement based on the terms specified in the ordinance for the sale of the Property.
4. INSTRUCT the Department of General Services (GSD) to complete the transactions outlined in the Ordinance, process the necessary documentation to execute the sale, and deposit the proceeds into the appropriate accounts, as directed by the Los Angeles Administrative Code and as approved to form and legality by the City Attorney.
5. INSTRUCT the GSD with the assistance of the City Administrative Officer (CAO) to report to the Government Operations Committee within 60 days regarding, but not limited to, the date of the last appraisal, the process of the sale of surplus property, details for the sales agreement with Springhouse Hamilton Park, LLC, and an analysis of federal funds available for remediation.

Fiscal Impact Statement: The MFC reports that the sale of City-owned property located at 17600 West Tramonto Drive in Council District 11 to SPRINGHOUSE HAMILTON PARK, LLC for a total purchase price of \$370,000 will have a positive impact on the Council District 11 Real Property Trust Fund and the General Fund, with fifty percent of the sales proceeds going into each Fund.

Community Impact Statement: None submitted

SUMMARY

At its regular meeting held on April 25, 2023, your Government Operations Committee considered an MFC report, dated March 31, 2023, relative to the sale of City-owned property located at 17600 West Tramonto Drive, Los Angeles, CA 90272.

Representatives from the office of the GSD and CAO provided an overview of the sale of the City-owned property. Members of the Committee posed questions and raised concerns regarding the date of the last appraisal, the process of the sale of surplus property, details for the sales agreement with Springhouse Hamilton Park, LLC, and an analysis of federal funds available for remediation.

After an opportunity for public comment was held, the Committee moved to approve the recommendations in the MFC report, as amended, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

GOVERNMENT OPERATIONS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
HERNANDEZ:	YES
HUTT:	YES

MM 21-0624_rpt_GO_4-25-23

-NOT OFFICIAL UNTIL COUNCIL ACTS-