

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to a non-profit lease agreement with the California Children's Academy (CCA) for the City-owned property located at 2418–2422 Manitou Avenue in Council District 1, for the continued operation of a childcare center for low-income residents.

Recommendation for Council action:

AUTHORIZE the Department of General Services (GSD) to negotiate and execute a new lease agreement with the CCA at 2418-2422 Manitou Avenue, Los Angeles, CA 90031 under the terms and conditions outlined in the Municipal Facilities Committee (MFC) report attached to the Council file.

Fiscal Impact Statement: The MFC reports that there is no General Fund impact as there is no revenue generated from this lease. CCA will be responsible for maintenance, repairs, utilities, and any improvements and required building permits.

Community Impact Statement: None submitted

TIME LIMIT FILE – JUNE 19, 2023

(LAST DAY FOR COUNCIL ACTION – JUNE 16, 2023)

SUMMARY

At its regular meeting held on June 13, 2023, your Government Operations Committee considered an MFC report, dated April 19, 2023, relative to a non-profit lease agreement with the CCA for the City-owned property located at 2418–2422 Manitou Avenue in Council District 1, for the continued operation of a childcare center for low-income residents.

On February 8, 2022, the Council adopted a Motion directing GSD to negotiate and execute a new lease replacing the current lease that is in holdover status (Contract C-82110). This lease started April 1, 1990, and expired on December 31, 1994. This new term allows the City to review the community benefits and provide a new lease agreement so CCA may receive grant funding to repair the playground area and upgrade the playground equipment. Grant funding has been awarded contingent upon CCA supplying the Department of Social Services' Child Care Division a fully executed lease agreement with the City. Further, GSD's Real Estate Services Division met with Council District 1 to review the lease terms and obtained Councilmember Hernandez' support for this proposed lease.

After an opportunity for public comment was held, the Committee moved to approve the recommendation in the MFC report, 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:	ABSENT
HERNANDEZ:	YES
HUTT:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-