
Office of the City Clerk, City of Los Angeles

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Council File Number

[02-2554](#)

Title

MANGROVE ESTATES PARKING

Subject

Transmittal from the City Administrative Officer 0670-00015-0001 relative to issuance of Parking System Revenue Bonds Series 2002-A in the amount of \$42 million to reimburse the Special Parking Revenue Fund for funds that purchased the Mangrove Estates property for the Civic Center Parking Project. REFER TO COUNCIL FILE 02-0116

Last Change Date

05/16/2006

Initiated by

City Administrative Officer

Archive History

11-19-02 - For ref

11-20-02 - Ref to Budget and Finance Committee

11-20-02 - File to Budget and Finance Committee Clerk

11-22-02 - Council Action - Motion ADOPTED to APPROVE Budget and Finance Committee Report recommendations, subject to the approval of the Mayor:

1. ADOPT the accompanying RESOLUTION of the City Council of the City of Los Angeles, approving certain documents, including the Notice Inviting Bids, Notice of Intention to Sell, the Preliminary Official Statement and the Second Supplemental Indenture.

2. INSTRUCT the City Clerk to place on the Council agenda on December 10, 2002, or on an alternate date as specified by the CAO, the adoption of a resolution for final approval of documents and award to the lowest responsible bidder the sale of the parking System Revenue Bonds Series 2002-A in an amount not-to-exceed \$42 million.

3. AUTHORIZE the City Administrative Officer (CAO) to receive and open bids on the published date and to award the Bonds to the bidder with the lowest True Interest Cost (TIC) on behalf of the City, if there is no Council quorum, as described in the Notice Inviting Bids for the Bonds.

4. AUTHORIZE the Controller to appropriate to a new line item in the Special Parking Revenue Fund an amount equal to the May 1, 2003 debt service payment for the Parking System Revenue Bonds Series 2002-A and AUTHORIZE the Department of Transportation (DOT) to expend from the new line item.

5. AUTHORIZE the CAO to make any technical adjustments as necessary and INSTRUCT the Controller to implement these instructions.

6. AUTHORIZE the CAO to amend a contract with Kutak Rock and Quateman and Zidell from \$60,00 to \$67,000 for bond counsel and disclosure counsel work related to the issuance of the Parking System Revenue Bonds Series 2002-A - Resolution ADOPTED

11-26-02 - File to the Mayor

11-26-02 - Mayor's message concurred in Council Action of November 22, 2002

11-26-02 - File to Calendar Clerk

12-5-02 - File to Budget and Finance Committee Clerk OK

12-6-02 - File in files

2-3-03 - File to Calendar Clerk

2-4-03 - Council Action - Resolution ADOPTED authorizing issuance of Parking System Revenue Bonds Series 2003-A, in principal sum of not to exceed \$42 million to Lehman Brothers (lowest responsible bidder), at a true interest cost of 4.34 percent and rejecting all other bids

2-10-03 - File in files

11-12-04 - This day's Council session - Motion - Perry Mover 2004 / Parks - The Temple and Alameda Site, commonly referred to as Mangrove Estates was purchased by the City through the use of money from the Special Parking Revenue Fund (SPRF). The City then issued \$39.6 million in parking revenue bonds to reimburse the Special Parking Revenue Fund for the purchase of the site. The Mayor and City

Council subsequently approved the Public Safety Master Plan which includes the construction of the Emergency Operations Center/Police Operations/Fire Dispatch Center and Fire Station 4 at the Mangrove Estates site. Funding for the Emergency Operations Center/Police Operations/Fire Dispatch Center was approved by the voters in 2002 through the passage of the Public Safety General Obligation Bond Proposition Q. Funding for Fire Station 4 was approved by the voters in 2000 through the passage of Fire and Animal Services General Obligation Bond Proposition F. The Emergency Operations Center/Police Operations/Fire Dispatch Center is scheduled to begin construction at the end of calendar year 2005 and completion is anticipated by the end of 2007. Fire Station 4 is scheduled to begin construction at the end of calendar year 2005 and completion is anticipated by April of 2007. Compensation to the SPRF for the new public use of the property designated for the Emergency Operations Center/Police Operations/Fire Dispatch and Fire Station 4 has not yet been made by the Propositions F and Q bond programs. Any property financed with money from the SPRF must be used for the intended parking related purposes of the SPRF. Therefore, compensation to the SPRF is required to use the Mangrove site for other public purposes. The amount of compensation to the SPRF shall be based upon the amount of land used for the Proposition F and Q projects. An amount per square foot based upon the purchase price will be determined. The square footage of the Proposition F and Q projects will be determined and the amount per square foot applied accordingly. The funds used to compensate the SPRF can either be used for capital project expenditures to be made within three years of the issuance of the general obligation bonds or to defease (pay down) the debt issued for the purchase of the site.

To determine the amount of land purchased by the SPRF that will be occupied by the Proposition F and Q projects, the Bureau of Engineering will provide exact square footages of each project. Based on preliminary plans, it appears that the compensation to SPRF will be between \$16 and \$25 million. In addition, as part of the Public Safety Master Plan, allocation of funding for the paved public parking lot at 1st and Alameda, and design funds for the public parking structure at 1st and Judge John Aiso are required. The Bureau of Engineering estimates a cost of \$1.5 million to pave and complete the parking lots at 1st and Alameda. The design costs for the parking structure at 1st and Judge John Aiso is expected to cost \$500,000.

THEREFORE MOVE that the City Council, subject to approval by the Mayor:

1. Instruct the City Administrative Officer to take the necessary actions to determine the amount of compensation the SPRF is to receive from the Proposition F and Proposition Q bond programs.
2. Instruct the City Administrative Officer to work with the Board of Public Works/Office of Accounting to transfer the proper amounts, based on approval of the City Attorney and Bond Counsel, to compensate the SPRF for the use of the property in an appropriate amount not-to-exceed \$25 million. Such compensation shall be deposited into a new account entitled, "Compensation for Mangrove Estate Parking."

3. APPROVE and AUTHORIZE the construction of the 1st and Alameda Public Parking Lot project and the design of the 1st and Judge John Aiso Parking Facility Project with Special Parking Revenue Funds.

4. Instruct the Controller to transfer \$2,000,000 from the Special Parking Revenue Fund, Fund No. 363/94 as follows:

Account Title Amount

From: XXXX Compensation from Mangrove Estate Parking \$2,000,000

To: XXXX 1st and Alameda Public Parking Lot \$1,500,000

To: XXXX 1st and Judge John Aiso Public Parking Facility \$ 500,000

and authorize the expenditure therefrom upon proper demand of the City Engineer.

11-12-04 - File to Calendar Clerk for placement on next available Council agenda

11-19-04 - Council Action - Motion ADOPTED

11-23-04 - File to Mayor

12-1-04 - Mayor's message concurred in Council action of November 19, 2004

12-3-04 - File to Calendar Clerk

12-6-04 - File in files

5-9-05 - For ref - Transmittal from the Mayor of a City Administrative Officer 0220-00210-0177, 0220-0210-0189, 0220-00210-0190, report, dated April 11, 2005, relative to an agreement for the operation and maintenance of Off Street Parking Lots for the Mangrove Estates (Lots A, B and C) located at First Street and Alameda Street.

5-16-05 - Ref to Information Technology and General Services and Transportation Committees

5-17-05 - File to Information Technology and General Services Committee Clerk

5-24-05 - Council Action - Verbal Motion - Weiss Mover 2005 / Smith - ADOPTED - HEREBY MOVE that Council ADOPT the following recommendations in connection with communication from the City Administrative Officer (CAO) (Item No. 53, CF 04-0489, 02-2554 & 03-1148) relative to a proposed Agreement for the operation and maintenance of off-street parking lots at Mangrove Estates and Cathedral Place; and an Amendment to a Memorandum of Understanding (MOU) for the operation and maintenance of off-street parking facilities at the San Fernando Valley (formerly Van Nuys) Civic Center and Studio City, SUBJECT TO THE APPROVAL OF THE MAYOR;

1. AUTHORIZE the General Manager, Department of Transportation (DOT), to negotiate and execute an agreement with the Department of General Services (GSD) for the Mangrove Estates Parking Lots and the Cathedral Place Municipal Parking Lot, effective the date of execution, to operate and maintain the parking facilities for three years, with the option to renew up to two additional one-year periods, subject to the review of the City Attorney as to form and legality.

2. AUTHORIZE the General Manager, DOT, to amend the MOU with the GSD (C-106796) for the Broxton Lot Group to include the operation and maintenance of the San Fernando Valley Civic Center and Studio City parking structures.

3. AUTHORIZE the Controller to:

a. Transfer \$162,650 from the Special Parking Revenue Fund, Fund 363/94, Account No. 0050, to the following accounts in General Services Fund No. 100/40 for the Mangrove Estates Parking Lot:

Account Title	Amount
1070 Salaries, As Needed	\$109,200
3040 Contractual Services	7,800
6020 Operating Supplies	28,585
4685 Revenue Source Code for Related Costs	17,065
Total	\$162,650

b. Transfer \$81,660 from the Special Parking Revenue Fund, Fund 363/94, Account No. W201, to the following accounts in General Services Fund No. 100/40 for the Cathedral Place Parking Lot:

Account Title	Amount
1070 Salaries, As Needed	\$59,240
3040 Contractual Services	6,900
6020 Operating Supplies	6,120
4685 Revenue Source Code for Related Costs	9,400
Total	\$81,660

c. Transfer \$308,410 from the Special Parking Revenue Fund, Fund 363/94, Account No. W201, to the following accounts in General Services Fund No. 100/40 for the San Fernando Valley Civic Center and Studio City Parking Facilities:

Account Title	Amount
1070 Salaries, As Needed	\$202,075
3040 Contractual Services	8,175
6020 Operating Supplies	15,160
7300 Office, Furniture & Equipment	3,600
7350 Furniture, Office & Technical Equipment	50,000
4685 Revenue Source Code for Related Costs	29,400
Total	\$308,410

4. INSTRUCT the DOT to reimburse the General Fund with funds from the Special Parking Revenue Fund for appropriate related costs pursuant to the terms of the MOU, by June 30, 2005, and each year thereafter by the end of the fiscal year while the MOU is in effect.

5. AUTHORIZE expenditures by the GSD for As Needed staff and the purchase of equipment pursuant to the terms of the MOU. (Information Technology and General Services and Transportation Committees waived consideration of the above matter).

5-27-05 - File to Mayor

6-1-05 - Mayor's message concurred in Council action of May 24, 2005

6-2-05 - File to Calendar Clerk

6-7-05 - File in files

4-21-06 - This days' Council action - Motion - Perry Mover 2006 / Greuel - On November 19, 2004, the City Council approved \$1,500,000 of Special Parking Revenue Funds (SPRF) for the Department of Transportation (DOT) to design and construct the Mangrove Public Parking Lot, located at 1st and Alameda (CF 02-2554). The approved scope of work included converting an area on the east side of Alameda Street between Temple Street and 1st Street into a public parking facility that would provide approximately 400 public parking spaces. The work involves grading, paving, sealing and striping of the area, as well as the installation of lights, gates and other improvements.

The Department has now completed the design and has requested that the General Services Department (GSD) perform the work. General Services has accepted DOT's request and asked that funding be appropriated to complete the work.

The construction budget for this project is conservatively estimated at \$750,000. Funding is available in the SPRF to cover the cost of the parking lot improvements. This estimate is being used to expedite the completion of the project in conjunction with the development of the neighboring Los Angeles Police Department (LAPD) and Personnel Department parking lots. Any unused portion of the funds shall be returned to the SPRF upon completion of construction.

THEREFORE MOVE that the City Council, subject to the approval of the Mayor, authorize the Controller to transfer \$750,000 from Special Parking Revenue Fund (Fund No. 363/94, Account No. W250) to the following accounts within GSD Fund 100/40 to complete the necessary work to convert an area on the

east side of Alameda Street between Temple Street and 1st Street into a public parking facility:

1101 - Hiring Hall Salaries, Construction \$225,000

1121 - Hiring Hall Fringe Benefits, Construction \$ 75,000

3180 - Construction Materials and Supplies \$450,000

TOTAL AMOUNT \$750,000

4-21-06 - File to Calendar Clerk for placement on next available Council agenda

4-28-06 - Council Action - Motion ADOPTED

5-2-06 - File to Mayor

5-11-06 - Mayor's message concurred in Council action of April 28, 2006

5-11-06 - File to Calendar Clerk

5-16-06 - File in files