
Office of the City Clerk, City of Los Angeles

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Council File Number

[03-1223](#)

Title

636 MAPLE AVENUE / MULTI-MODAL PARKING STRUCTURE

Subject

Special 1 Motion - The U.S. Small Business Administration (SBA) has invited the City to submit an application under the Congressionally Mandated Award, for Fiscal Year 2003 in the amount of \$1,092,850. The grant funds will be utilized for a parking facility to support Downtown business development. The Multi-Modal Parking Structure ("Project"), a seven-story structure at 636 Maple Avenue in Council District Nine, will provide 422 parking spaces and a staging area for Metropolitan Transit Authority (MTA) buses. Additionally, the funding secured through Congresswoman Lucille Roybal-Allard, will provide parking for Santee Court residents as well as to support the critical lack of parking for the Fashion District businesses, including the 100,000 square feet of retail to be developed at Santee Court. In that the deadline for submission of the grant application is Friday, June 13, 2003, the City Council should take the necessary actions to authorize its submission to Small Business Administration. THEREFORE MOVE that the City Council determine, as provided in Section 54954.2(b)(2) of the Government Code, and pursuant to Rule 23 of the Rules of the City Council, that there is a need to take immediate action on this matter and that the need for action came to the attention of the City Council subsequent to the posting of the agenda for today's Council meeting. FURTHER MOVE that the City Council: 1. AUTHORIZE the Mayor's Office of Economic Development and the Office of the Chief Legislative Analyst to: a. Submit, accept, and execute a grant award agreement on behalf of the City with the U.S. Small Business Administration in the amount of \$1,092,850 for the 636 Maple Avenue Multi-Modal Parking Structure, subject to the approval of the City Attorney as to form and legality; b. Negotiate, execute any agreements between Mayor's and MJW Investments, and/or any other appropriate entities, for the amount not to exceed \$1,092,850 funded under the Congressionally Mandated Award Fiscal Year 2003, in regard to the Project, subject to the approval of the City Attorney as to form and legality; and 2. INSTRUCT the Controller to establish, a new line item in the Unappropriated Balance Fund No. 100-58 entitled "U.S. Small business Administration Grant" and deposit relative to the above described grant award. 3. REQUEST the Mayor's Office of Economic Development and Chief Legislative Analyst, upon award of the grant, to report to Council with the actions necessary to effectuate the grant award.

Last Change Date

07/03/2017

Expiration Date

06/26/2019

Reference Numbers

City Administrative Officer Report: 0670-00015-0000

Council District

9

Mover

JAN PERRY

Second

NICK PACHECO

Action History for Council File [03-1223](#)

Date	Activity
07/03/2017	Council action final.
06/30/2017	Council adopted item forthwith.
06/26/2017	City Clerk scheduled item for Council on June 30, 2017 .

06/26/2017 Transportation Committee waived consideration of item .

06/12/2017 City Administrative Officer document(s) referred to Transportation Committee.

06/09/2017 Document(s) submitted by City Administrative Officer, as follows:

City Administrative Officer report 0670-00015-0000, dated June 9, 2017, relative to terminating a Parking License Agreement with 636 Maple Avenue Intermodal Parking Structure, LLC for the parking structure at 636 South Maple Avenue.

Archive History

6-11-03 - This day's Council session

6-11-03 - File to Calendar Clerk

6-11-03 - Council Action - Motion ADOPTED - Findings ADOPTED

6-12-03 - File to Mayor FORTHWITH

6-12-03 - Mayor's message concurred in action of June 11, 2003

6-12-03 - File to Calendar Clerk

6-23-03 - File in files

10-31-03 - This day's Council session - Motion - Perry Mover 2003 / Garcetti - The Multi-Modal Parking Structure ("Project"), a seven-story structure located at 636 Maple Avenue in Council District Nine, will provide 422 parking spaces and a staging area for Metropolitan Transit Authority (MTA) buses. Funding has been secured through various sources including Congresswoman Lucille Royball-Allard through the Small Business Administration (\$1.1); the City / Urban Development Action Grant (UDAG) (\$1.5) and the Special Parking Revenue Fund (\$3M) in addition to an Empowerment Zone Bond. The project will provide parking for Santee Court residents as well as to support the critical lack of public parking for the Fashion District businesses, including the 100,000 square feet of retail to be developed at Santee Court. On May 2, 2003, Council instructed the Office of the Chief Legislative Analyst to enter into negotiations with MJW Investments and the Metropolitan Transit Authority to finalize the financing for the project and to report to Council with final recommendations. In order to finalize the actions needed to complete the project financing, and facilitate the bond financing, the City Council should review and approve the proposed terms. The Chief Legislative Analyst will report to Committee with the final terms and documents.

THEREFORE MOVE that the City Council, instruct the Office of the Chief Legislative Analyst and appropriate departments to continue to negotiate with MJW Investments relative to 636 Maple Parking Structure and continue to discuss various possible terms including but not limited to the following:

1. The developer will be 636 Maple Avenue Multi-Modal Parking Structure, LLC, an affiliate of MJW Investments.
2. The developer will follow the appropriate Government Competitive Bidding Rules to secure contractors to build the structure.
3. All prevailing wage rules will be followed.
4. The total cost of development will be approximately \$9.6 million and will create approximately 422 parking spaces, which will support the Santee Court retail and housing parking needs as well as the parking needs for the Fashion District at large.
5. MJW has obtained \$1.1 Small Business Assistance Grant and have obtained an inducement by the City for an Empowerment Zone bond of approximately \$7.1 million and the balance from other sources.
6. The value of the City's Special Parking Revenue funds will entitle the City to ownership of 140 spaces (1/3 of parking structure) for use by the general public, including the residents and patrons of Santee Court.

10-31-03 - Ref to Housing, Community and Economic Development Committee

10-31-03 - File to Housing, Community and Economic Development Committee Clerk

9-9-05 - For ref - Communication from the Department of Transportation, dated September 6, 2005, relative to a Parking Licensing Agreement with MJW Investments to lease 140 parking spaces in the 636 Maple Avenue Inter-Modal Parking Structure for 30 years.

9-9-05 - Ref to Transportation Committee - to Committee Clerk

9-16-05 - Council Action - CONTINUED TO September 20, 2005.

9-20-05 - Council Action - Transportation Committee report ADOPTED *AS AMENDED (see amending motion), subject to the approval of the Mayor, to:

1. FIND that the 636 Maple Avenue Inter-Modal Parking Structure Project has been reviewed for environmental records in this matter and FIND that said Project will have no significant impact on the environment.
2. FIND that the 636 Maple Avenue Inter-Modal Parking Structure Project is necessary and appropriate to accomplish the City's community and economic development objectives.
3. FIND that the 636 Maple Avenue Inter-Modal Parking Structure Project meets a National Objective of the Housing and Community Development Act and is necessary and appropriate to accomplish the City's economic development objectives.

4. CONCUR with the recommendations of the Board of Transportation Commissioners, as adopted with modifications on October 14, 2004, AUTHORIZE the General Manager of the Department of Transportation (LADOT) to execute a Parking Licensing Agreement with the Developer, 636 Maple Avenue Intermodal Parking Structure, LLC (a subsidiary of MJW Investments), to lease 140 parking spaces in the 636 Maple Avenue Intermodal Structure for a term of 30 years and AUTHORIZE the LADOT to use monies from the Special Parking Revenue Fund to make annual lease payments for 20 years to said Developer for the use of the 140 parking spaces over a term of 30 years as described in the Parking Licensing Agreement as attached to the Council file (Council file No. 03-1223).

5. ADOPT the accompanying RESOLUTION approving the issuance of tax-exempt and taxable Empowerment Zone (EZ) Facility Revenue Bonds by the Los Angeles Industrial Development Authority in an amount not to exceed \$11,000,000 for the benefit of the 636 Maple Avenue Intermodal Parking Structure Project and INSTRUCT the staff of the Los Angeles Industrial Development Authority, Community Development Department (CDD), Chief Legislative Analyst (CLA) and other relevant agencies to not proceed with the issuance of said EZ Revenue Bonds until the City is in receipt of final approval of the Small Business Administration (SBA) budget.

6. AUTHORIZE the:

a. Transfer of \$11,000,000 of the City's \$230,000,000 Empowerment Zone allocation to the Industrial Development Authority (IDA).

b. Use of previously awarded grant funds, \$1,092,850 SBA grant and \$49,500 grant from the State Pollution Control Authority.

c. Use of \$1,500,000 in previously approved Urban Development Action Grant (UDAG) and a \$500,000 Block Grant Investment Fund (BGIF) loan within the Community Development Block Grant to assist the 636 Maple Avenue Intermodal Parking Structure, LLC or a related entity.

7. AUTHORIZE the General Manager, CDD, to:

a. Prepare and submit an application to the California Industrial Development Finance Advisory Commission for its review.

b. Negotiate and execute all Empowerment Zone Bonds, SBA, UDAG and BGIF/Loan documents and any other ancillary agreements required for issuance of the said Bonds and extension of the grants and loan, subject to the review of the City Attorney and Bond Counsel to the IDA as to form and legality.

c. Prepare Controller instructions and/or make any technical adjustments that may be required and are consistent with this action subject to the approval of the City Administrative Officer (CAO) and authorize the Controller to implement these instructions.

8. AUTHORIZE the Controller to:

a. Establish new account Y701 636 Maple Street and appropriate \$1,500,000 within UDAG Miscellaneous Revenue Fund No. 356 and expend said funds upon proper demand of the CDD General Manager.

b. Expend funds in an amount not to exceed \$500,000 from account W245 Block Investment Fund within the Community Development Block Grant No. 424.

c. Establish an interest-bearing fund titled SBA CDD Programs to be administered by CDD.

d. Establish a new account Y701 636 Maple Street and appropriate \$1,092,850 within the newly established Fund and expend funds upon proper demand of the CDD General Manager.

9. AUTHORIZE the CDD and the CLA to make technical changes relative to the current sources and uses, as necessary, of SBA grant funds, subject to the SBA approval on final budget.

10. REQUEST the Mayor to negotiate with the Developer, 636 Maple Avenue Intermodal Parking Structure, LLC, relative to the California Pollution Control Grant, to determine the options available for installation of solar panels for the 636 Maple Avenue Inter-Modal Parking Structure Project and INSTRUCT the CDD and CLA to make the necessary technical amendments to the Source and Uses once a determination has been made.

11. AUTHORIZE the CLA, CDD and other relevant agencies, relative to UDAG funds in the event that the 636 Maple Avenue Inter-Modal Parking Structure Project is ineligible to identify an alternate source of funds that may be used or exchanged, prepare Controller instructions and request the Controller to implement the instructions to meet the intent of this action. (Housing, Community and Economic Development Committee waived consideration of the above matter).

9-20-05 - Council Action - *Amending Motion - Perry Mover 2005 / Parks - ADOPTED - MOVE that the matter of a Transportation Committee Report and Resolution relative to the 636 Maple Avenue Inter-Modal Parking Structure Item No. 56 (Council File 03-1223; 02-0029) on Today's Agenda, be amended as follows: (1) approve Recommendation No. 9 in the Community Development Department's Transmittal dated September 13, 2005, relative to the authorization to exchange funds; and (2) adopt the Controller's Instructions with (Recommendation No. 12) in the Community Development Department's Transmittal dated September 13, 2005, in lieu of Recommendation No. 8 of the Committee report.

9-21-05 - File to Mayor

10-3-05 - Mayor's message concurred in Council Action of September 20, 2005.

10-4-05 - File to Calendar Clerk

10-6-05 - File to Transportation Committee Clerk OK

10-6-05 - File in files

2-1-06 - This day's Council session - Motion - Perry Mover 2006 / Garcetti - The City of Los Angeles was awarded Congressionally Mandated grant through the U.S. Small Business Administration (SBA) to be utilized for a parking facility to support Downtown development. Council has approved these funds (\$1,092,850) to be used to assist the 636 Maple Avenue Intermodal Parking Structure located in the Fashion District. The parking lot will provide parking to the public, residents and businesses in the area. The SBA has approved the grant funds to be used as follows: \$779,211 to purchase building materials (Department Of Transportation); \$121,000 for Compliance Monitoring fee (Office of Contract Compliance); \$70,000 Administrative fee (Community Development Department); \$70,000 Monitoring (Bureau of Engineering); and \$52,639 Permit Fees (Building and Safety). Since the funds from the SBA are provided on a reimbursable basis to the City, the various departments must be authorized to implement the necessary actions to provide invoices to CDD (grant administrator) and create the account(s) to be reimbursed by SBA.

THEREFORE MOVE that the Council,

1. Instruct Department of Transportation (DOT), Bureau of Engineering (BOE), Office of Contract Compliance (OCC), and Building and Safety (B&S) to provide the necessary account information and invoices to Community Development Department (CDD) to create the procedures to allow for City reimbursement of SBA grant funds for the 636 Maple Avenue Intermodal parking project.

2. Subject to review of the Mayor; authorize the General Manager, Department of Transportation to: (a) purchase construction materials for the 636 Maple Avenue Intermodal Parking Structure, as specified in the SBA grant, in the amount of \$726,572 said funds to be reimbursed by the SBA; (b) pay of permits for the 636 Maple Avenue Intermodal Parking Structure, as specified in the SBA grant, in the amount of \$52,639 said funds to be reimbursed by the SBA.

3. The Controller be authorized to:

A. Establish new accounts and transfer appropriations within the Special Parking Revenue Fund No. 363/94 as follows:

From: Y201 Projects to be Designated \$ 779,211

To: XXXX 636 Maple Intermodal 726,572

XXXX Building and Safety Permits 52,639

Expend funds upon proper demand of the General Manager of DOT.

4. Authorize the Controller to:

A. Upon proper demand of the General Manager of the Community Development Department (CDD) and submittal of proper documentation by Department of Transportation (DOT) to CDD, transfer expenditures on an as needed basis, in an amount not to exceed \$726,572 from the Account titled 636 Maple Intermodal and in an amount not to exceed \$52,639 from the Account titled Building and Safety Permits within Fund No. 363/94 Special Parking Revenue to CDD's Account Y701 636 Maple Street Fund No. 49A SBA CDD Programs; and transfer appropriations from the aforementioned Accounts to Account Y201 Projects to be designated within Fund No. 363/94 in amounts corresponding to the transfer of expenditures.

5. The General Manager of CDD be authorized to: (1) prepare Controller's instructions and/or make technical adjustments that may be required and are consistent with this action; (2) and authorize the Controller to implement these instructions, subject to the approval of the Chief Legislative Analyst.

2-1-06 - Ref to Budget and Finance Committee

2-1-06 - File to Budget and Finance Committee Clerk

3-10-06 - Council Action - Budget and Finance Committee report ADOPTED, SUBJECT TO THE APPROVAL OF THE MAYOR to:

1. INSTRUCT the Department of Transportation (DOT), Bureau of Engineering (BOE), Office of Contract Compliance (OCC), and the Department of Building and Safety (B&S) to provide the necessary account information and invoices to the Community Development Department (CDD) to create the necessary procedures to allow for City reimbursement of SBA grant funds for the 636 Maple Avenue Intermodal Parking Structure project.

2. AUTHORIZE the General Manager, DOT, to:

a. Purchase construction materials for the 636 Maple Avenue Intermodal Parking Structure, as specified in the SBA grant, in the amount of \$779,211, said funds to be reimbursed by the SBA;

b. Pay for permits for the 636 Maple Avenue Intermodal Parking Structure, as specified in the SBA grant, in the amount of \$52,639, said funds to be reimbursed by the SBA.

3. AUTHORIZE the Controller to:

a. Establish new accounts and TRANSFER appropriations within the Special Revenue Fund No. 363/94 as follows:

From: Y201 Projects to be designated \$831,850

To: XXXX 636 Maple Intermodal \$779,211

XXXX Building and Safety Permits \$ 52,639

b. Expend funds upon proper demand of the General Manager, DOT;

c. Upon proper demand of the General Manager, CDD, and submittal of proper documentation by DOT to CDD, TRANSFER expenditures on an as needed basis, in an amount not to exceed \$779,211, from

the Account titled 636 Maple Intermodal, and in an amount not to exceed \$52,639, from the Account titled Building and Safety Permits within Fund No. 363/94 Special Revenue to CDD's Account Y701 636 Maple Street Fund No. 49A SBA CDD Programs; and TRANSFER appropriations from the aforementioned Accounts (636 Maple Intermodal and Building and Safety Permits) to Account Y201 Projects to be designated within Fund No. 363/94 in amounts corresponding to the transfer of expenditures;

d. Establish new accounts and TRANSFER appropriations within fund SBA-CDD Programs Fund No. 49A as follows:

From: Y701 636 Maple Street \$33,600

To: Y122 Community Development \$33,600

e. APPROPRIATE \$33,600 to Account #1010 Salaries within Fund #100/22.

4. AUTHORIZE the General Manager, CDD, to prepare Controller instructions and/or make technical adjustments which include re-appropriations to Fund #100/22 that may be required and are consistent with this action, and AUTHORIZE the Controller to implement these instructions, subject to the approval of the Chief Legislative Analyst.

3-13-06 - File to Mayor FORTHWITH

3-17-06 - Mayor's message concurred in Council action of March 10, 2006

3-20-06 - File to Calendar Clerk

3-23-06 - File to Budget and Finance Committee Clerk OK

4-4-06 - File in files