

REPORT OF THE CHIEF LEGISLATIVE ANALYST

DATE: February 27, 2009

TO: Honorable Members,
Budget and Finance Committee

FROM: Gerry F. Miller *by G. Miller* Assignment No.: 09-02-0275
Chief Legislative Analyst Council File No.: 09-0397

Donation of the St. Peter's Episcopal Church Building to Green Hills Memorial Park, Pursuant to Motion (Hahn - Huizar)

The Motion (Hahn - Huizar) C.F. 09-0397 proposes the below market value sale (\$1.00) of the original St. Peter's Episcopal Church (St. Peter's) building, currently located in San Pedro, to Green Hills Memorial Park (Green Hills). Originally constructed in 1883, the St. Peter's building is a Los Angeles Historic-Cultural Monument. The building served its parishioners until the early 1950s when its capacity became too small for the congregation. In 1956, the building was moved to its current location at the Harbor View Memorial Park which is owned and operated by the City. Recently, San Pedro residents have noticed that the building has deteriorated and is often vandalized.

Green Hills, a non-profit organization, is a cemetery which has served the Los Angeles area since 1948. The organization has agreed to transport the structure from its current location to the Green Hills cemetery and immediately begin repair and restoration of the structure at the sole cost of Green Hills.

On November 28, 2006 (C.F. 04-1822), the Council adopted amendments to the Los Angeles Administrative Code (LAAC) Sec. 22.547 (Donation of Surplus City Equipment), including a provision to enable the sale of surplus equipment at less than current market value to an organization when the cost to transport or demolish the equipment exceeds the market value of the equipment. In addition, Green Hills is eligible for this below market value sale of surplus equipment because the cost to historically restore the structure exceeds market value as well.

RECOMMENDATIONS:

That the Council:

1. Approve the Motion (Hahn - Huizar) authorizing the sale of the original St. Peter's Church building to Green Hills Memorial Park, for the below market price of \$1.00, in accordance with LAAC Sec. 22.547;
2. Request the City Attorney to expedite preparation of the appropriate documents to effectuate the sale and transfer of the above identified surplus equipment at below market price to Green Hills Memorial Park; and

3. Instruct the City Clerk to inform Green Hills Memorial Park [Ray Frew, 27501 South Western Avenue, Rancho Palos Verdes, CA 90275, (310) 521-4417] that the surplus equipment must be claimed within 60 days from the date of Council approval of the request, at which time it will revert to the City's surplus equipment pool for disposal by the Department of General Services.

FISCAL IMPACT:

The sale of the St. Peter's building at below market value is consistent with the City's Financial Policies as the costs to transport, demolish or historically restore the equipment exceeds the market value of the equipment. This below market sale will increase the General Fund by \$1.00.



Andrea M. Galvin
Analyst

Attachment: Motion (Hahn - Huizar) C.F. 09-0397

MOTION BUDGET & FINANCE

Located in San Pedro, the original St. Peter's Episcopal Church (St. Peter's) building is a Los Angeles Historic-Cultural Monument. Originally constructed in 1883, the building served its parishioners until the early 1950s when its capacity became too small for the congregation. In 1956, St. Peter's was left vacant and in danger of demolition until local residents raised funds to move the church to its current location at the Harbor View Memorial Park which is owned and operated by the City.

Recently, San Pedro residents have noticed that the building has greatly deteriorated and is often vandalized. With the current tightening of the City budget, funds available to restore the historic building and maintain its safety are scarce.

Council District 15 has received a request to donate the building as City surplus equipment to Green Hills Memorial Park (Green Hills), a cemetery which has served the Los Angeles area since 1948. Located in San Pedro, Green Hills is a non-profit corporation and a State-designated "Perpetual Care Property" with an Endowment Care fund for the perpetual care and maintenance of the property.

Green Hills has agreed to transport the structure from its current location to the Green Hills cemetery and immediately begin repair and restoration of the structure at the sole cost of Green Hills. Maintenance and improvements to the St. Peter's building will be funded with Endowment Care Funds as a historical preservation effort for the San Pedro community.

On November 28, 2006 (C.F. 04-1822), the Council adopted amendments to the Los Angeles Administrative Code (LAAC) Sec. 22.547 (Donation of Surplus City Equipment), including a provision to enable the sale of surplus equipment at less than current market value to an organization when the cost to transport or demolish the equipment exceeds the market value of the equipment. In addition, Green Hills is eligible for this below market value sale of surplus equipment because the cost to historically restore the structure exceeds market value as well.

I THEREFORE MOVE that the City Council:

1. Find that Green Hills Memorial Park is eligible to purchase a surplus building at below market value (\$1.00) in accordance with LAAC Sec. 22.547 (Donation of Surplus City Equipment), as amended by the Council on November 28, 2006 (C.F. 04-1822);
2. Request the City Attorney to expedite preparation of the appropriate documents to effectuate the sale and transfer of the above identified surplus equipment at below market value to Green Hills Memorial Park; and
3. Instruct the City Clerk to inform Green Hills Memorial Park [Ray Frew, 27501 South Western Avenue, Rancho Palos Verdes, CA 90275, (310) 521-4417] that the surplus equipment must be claimed within 60 days from the date of Council approval of the request, at which time it will revert to the City's surplus equipment pool for disposal by the Department of General Services.

PRESENTED BY

JANICE HAHN

Councilmember, 15th District

FEB 20 2009

SECONDED BY