

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to successor lease agreement with the Los Angeles County Metropolitan Transportation Authority (Metro) for office space located at 426-462 East Temple Street LA, CA 90012 (Mangrove) in Council District 14 (CD 14).

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

1. AUTHORIZE the Department of General Services (GSD) to negotiate and execute a new successor lease agreement with the Metro for use of property located at 426-462 East Temple Street Los Angeles, CA 91604 under the terms and conditions substantially as outlined in the February 21, 2025 Municipal Facilities Committee (MFC) report, attached to the Council File.
2. AUTHORIZE payment/funds transfer in the amount of \$5,000.00 from the Special Parking Revenue Fund to the appropriate GSD Construction Forces Division Accounts to cover costs for the emergency lighting in the building.
3. AUTHORIZE the transfer of \$111,811.68 from the Special Parking Revenue Fund (SPRF) to the GSD's Real Estate Services 3040 Account to pay for security services on site for Fiscal Year (FY) 2024-25 costs.
4. TRANSFER \$5,000 from the Department of Transportation Fund No. 363/94, Revenue Source Code 4934 – Leases & Rentals - Other to GSD Fund No. 100/40, Account No. 3160 – Maintenance Materials, Supplies & Services for emergency light installation.

Fiscal Impact Statement: The MFC reports that Revenue of \$1.65 million generated from this lease will be deposited into the Los Angeles Department of Transportation Fund No. 363/94, Revenue Source Code 4934 – Leases and Rentals. Security costs of approximately \$122,000 will be paid directly from the SPRF in FY 2024-25.

Community Impact Statement: None submitted.

Summary:

On March 4, 2025, your Committee considered a February 21, 2025 MFC report relative to successor lease agreement with the Metro for office space located at 426-462 East Temple Street LA, CA 90012 (Mangrove) in CD 14. According to the MFC, on January 14, 2014, Council approved an agreement for a new lease and easements of the Mangrove site with the Metro to be used as a construction staging and lay down area. The lease included the existing approximately 17,518 sf building for construction offices for the Regional Connector (Council File No. 13-0275-S1). The building is still under Metro control through February 2, 2025. The Regional Connector was scheduled for completion in mid-2022, at which time the Metro vacated the Mangrove site and finished the station plaza. However, due to the pandemic and delays, the Metro was not ready to

vacate the site until recently. Under Council File No. 13-0275-S2, the GSD was instructed to negotiate and execute a new successor lease to address this additional time. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendations contained in the MFC report. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

**COUNCILMEMBER VOTE**

PADILLA: YES

LEE: YES

JURADO: ABSENT

ARL

3/4/25

CD 14

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**