

ORDINANCE NO. _____

An ordinance approving the lease and leaseback of certain real properties by and between the City of Los Angeles and the Municipal Improvement Corporation of Los Angeles (MICLA), in connection with the issuance of the MICLA Lease Revenue Bonds, Series 2026-C (Los Angeles Convention Center) and the Lease Revenue Bonds, Series 2026-D (Los Angeles Convention Center) (Federally Taxable), (collectively, Bonds), with such additional series and subseries as determined by the City.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section. 1. The Council of the City of Los Angeles (Council) finds and determines that the public interest and convenience require the lease of various real properties owned by the City and the improvements thereon, including (without limitation) any or all of the properties listed on the preliminary list of properties described below to MICLA, and any such additional properties of the City described and set forth in a site lease (Site Lease), and the subleasing of the same properties by the City from MICLA pursuant to a lease agreement (Lease Agreement), for rental payments in amounts sufficient to pay principal of and interest on the Bonds, and to pay certain other related expenses:

DESCRIPTION OF THE PROPERTIES

The properties to be leased under the Site Lease and the Lease Agreement are preliminarily described below and as more particularly described in the Site Lease and Lease Agreement (any properties described below and any such additional properties made subject to the Site Lease and the Lease Agreement are herein referred to as the Properties).

City Hall East 200 N. Main St. Los Angeles, CA 900102	Figueroa Plaza 201 & 221 N. Figueroa St. Los Angeles, CA 90012
Piper Technical Center 555 Ramirez St. Los Angeles, CA 90012	Fire Station #91 14430 Polk St. Los Angeles, CA 91342
Fire Station #108 12520 Mulholland Dr. Los Angeles, CA 90210	Frank Hotchkin Memorial Training Center 700 Stadium Way Los Angeles, CA 90012
Devonshire Community Police Station 10250 Etiwanda Ave. Los Angeles, CA 91326	East Valley Solid Resources Management Complex 11050 Pendleton St. Sun Valley, CA 91352

Elysian Park Police Academy (LAPD Police Academy) 1880 Academy Dr. Los Angeles, CA 90012	Metropolitan Detention Center 180 N. Los Angeles St. Los Angeles, CA 90012
LAPD Valley Traffic Division/Operations- Valley Bureau 7870 Nollan Pl. Los Angeles, CA 91402	West Traffic Division/Operations – West Bureau 4849 Venice Blvd. Los Angeles, CA 90019 LAPD Wilshire Community Police Station 4861 Venice Blvd. Los Angeles, CA 90019
Topanga Community Police – Station 09071 21501 Schoenborn St. Los Angeles, CA 91304	Rampart Community Police Station 1401 W 6th St. Los Angeles, CA 90017
West Valley Community Police – Station 09013 19020 Vanowen St. Los Angeles, CA 91335 West Valley Municipal Building 19040 Vanowen St. Los Angeles, CA 91335	Motor Transport Division Building 256 - 264 S. Main St. Los Angeles, CA 90012
Fire Station No. 3 108 N. Fremont Ave. Los Angeles, CA 90012	Fire Station No. 58 1556 S. Robertson Blvd. Los Angeles, CA 90035

Sec. 2. The Council approves the leasing of the Properties to MICLA. The Site Lease shall be in consideration of MICLA agreeing to sublease the Properties to the City, pursuant to the Lease Agreement, in connection with the issuance and delivery by MICLA of the Bonds.

Sec. 3. The Council approves the subleasing of the Properties by the City from MICLA in exchange for rental payments in amounts sufficient to pay principal of and interest on the Bonds and to pay certain other related expenses, and the Council approves the Lease Agreement, which contains a provision eliminating set-off rights of the City against MICLA for payments due under the Lease Agreement. The City's payments under the Lease Agreement constitute the revenue stream for the payments on the Bonds. Section 264 of the City Charter provides that from any demand upon the Treasury in favor of any person or entity indebted to the City must first be deducted the

amount of the indebtedness. The requirement would apply to payments under the Lease Agreement. However, Section 265 of the City Charter provides that nothing in Article II of the City Charter, including Section 264, shall interfere with or prevent the payment by the Treasurer of principal of and interest on bonds payable by the City. The Bonds, based on the Lease Agreement, constitute an obligation to pay with characteristics similar to bonds from the financial markets perspective; and, therefore, the Council wishes to affirm, consistent with Section 265, that payments required to be made under the Lease Agreement are not subject to the set-off provisions of Section 264.

Sec. 4. The Council authorizes the City Attorney to cause the Site Lease and the Lease Agreement, by which some or all of the Properties are leased to MICLA and subleased from MICLA, to be prepared and to further cause a memoranda of the Site Lease and the Lease Agreement to be prepared for the purpose of recordation and, upon execution, to be filed with the Los Angeles County Recorder, or to cause the Site Lease or the Lease Agreement to be filed with the Los Angeles County Recorder if a memoranda thereof is not prepared. The City Administrative Officer, any Assistant City Administrative Officer, or any of their designees are each authorized and directed, for and in the name of and on behalf of the City, to execute the Site Lease and the Lease Agreement and any memoranda thereof.

Sec. 5. In accordance with Section 54241 of the California Government Code, the City is permitted to enter into formal agreements with MICLA with respect to the lease by the City to MICLA of the Properties and the leaseback by MICLA to the City of the Properties.

Sec. 6. The Council hereby determines that the public interest and necessity require the lease and leaseback of the Properties to MICLA without notice of lease or advertisement for bids.

Sec. 7. This ordinance is subject to the provisions for referendum applicable to the City under Section 460 of the City Charter. This ordinance shall be published in the manner required by Section 251 of the City Charter for ordinances of the City.

Sec. 8. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By 
AMY PHAM
Deputy City Attorney

Date 07/23/20

File No. _____

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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.