

MOTION

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I MOVE that the matter of the GOVERNMENT OPERATIONS COMMITTEE REPORT relative to a non-profit lease agreement with North Valley Caring Services (NVCS) for food pantry and social services at 10801 and 10807 San Fernando Road, and 13269 Van Nuys Boulevard, Item No. 5 on today's Council continuation agenda (C.F. 25-0670) BE AMENDED to adopt the following revised recommendation:

- **AUTHORIZE** the Economic and Workforce Development Department (EWDD), pursuant to the Los Angeles Administrative Code ("Admin. Code") Section 7.27.2 and the findings set forth herein, to negotiate and execute a lease agreement with North Valley Caring Services (NVCS), a 501(C)3 nonprofit organization for use as a temporary location for food pantry and social services which include food distribution, homelessness support, education, youth programs, and outreach that will serve a public purpose by assisting in the economic development of the City at 10801 & 10807 San Fernando Road and 13269 Van Nuys Boulevard, Los Angeles, CA 91331 in CD7.

Adopt the following additional recommendation:

- **ADOPT** the following findings to support the lease by and between the City (through EWDD) and NVCS:

Admin. Code Section 7.27.2 authorizes EWDD to convey any interest, via sale or lease, in City-owned property at below fair market value, subject to the City Council making a finding that the conveyance, at the price with terms and conditions imposed thereon, serves a public purpose by assisting in the economic development of the City.

Pursuant to an appraisal of the property conducted on March 28, 2024, the fair market value of the proposed leased office space to NVCS is \$335,244/annually. EWDD has prepared a Term Sheet (see attached) which describes the terms of the lease. Notably, the lease is for \$1/annually (plus CAM charges of \$2,200), and no additional City conditions that would result in an increase of the costs to the lessee.

As indicated in the Term Sheet, and to be required by the lease, NVCS will maintain five (5) full time staff positions and ten (10) part time staff positions for the duration of the lease term, which positions would have been eliminated if this program was unable to enter into a temporary lease with the City of Los Angeles. NVCS will also host economic development trainings once a month at this site. Courses will be focused on entrepreneurship, job skills, and small business formation and will be targeted to local community members. Together, the job retention and trainings that result from the lease by NVCS will contribute approximately \$362,000 to the economic development of the Pacoima area. Based on the foregoing, the estimated fair reuse value of the interest to be conveyed, determined at the use and with the City Conditions, exceeds the fair market value.

MR

OCT 31 2025

PRESENTED BY:

Monica Rodriguez
MONICA RODRIGUEZ
Councilwoman, 7th District

SECONDED BY:

Heather Huff