

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to the assignment of the City-owned property located at 432 East Temple Street, also known as the Mangrove Building (Mangrove), to the consolidated Community Investment Department (CID) for use as office space, storage, and parking.

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

1. APPROVE the space assignment of the Mangrove Building to the consolidated Community Investment Department for use as office space, storage, and parking.

2. AUTHORIZE the following:

a. Transfer of funds in the amount of \$516,413.96 from the Municipal Improvement Corporation of Los Angeles (MICLA) Fund No. 298/40, Account No. 40A35K (Mangrove Lot Tenant Improvements) to fund CSR Demand DMND0010301 for Information Technology-related work as follows:

i. Equipment/Materials:

Fund No. 100/32 Account No. 9350 - Communication Services - \$493,747.56

ii. Labor:

A. Fund No. 100/32 Account No. 1090 Salaries, Overtime - \$1,598.40

B. Fund No.100/32 Account No. 1100 Hiring Hall, Salaries - \$21,068.00

b. Instruct the City Clerk to place on the agenda of the first regular Council meeting on July 1, 2026, or shortly thereafter, the following instruction:

Reappropriate, in the same amount and into the same accounts as exist on June 30, 2026, the following:

i. Up to \$516,413.96 from the unencumbered balance remaining in the Information Technology Agency Fund No. 100/32, including up to \$493,747.56 in Account No. 9350 - Communication Services

ii. Up to \$1,598.40 in Account No. 1090 – Salaries Overtime

iii. Up to \$21,068 in Account No. 1100 – Hiring Hall Salaries

- c. Transfer of funds in the amount of \$965,866 from MICLA Fund No. 298/40, Account No. 40A35K (Mangrove Lot Tenant Improvements) to the appropriate Department of General Services (GSD) Construction Forces Division accounts to cover costs for planning, construction, electrical, lighting, and furniture related expenses as follows:
 - i. Fund 100/40, Appropriation Unit 001101, Hiring Hall Construction - \$260,841
 - ii. Fund 100/40, Appropriation Unit 001121, Benefits Hiring Hall Construction - \$173,895
 - iii. Fund 100/40, Appropriation Unit 003180, Construction Materials - \$531,130

- d. Transfer of funds in the amount of \$1,533,767 from MICLA Fund 298/40, Account No. 40W20L (Space Optimization Tenant Work) to the appropriate GSD accounts to cover costs for planning, construction, electrical, lighting, furniture, architectural, and moving services related expenses as follows:
 - i. Fund 100/40, Appropriation Unit 001101, Hiring Hall Construction - \$383,362
 - ii. Fund 100/40 Appropriation Unit 001121, Benefits Hiring Hall Construction - \$255,575
 - iii. Fund 100/40 Appropriation Unit 003180, Construction Materials - \$780,609
 - iv. Fund 100/40 Appropriation Unit 003040, Contractual Services - \$114,221

- 3. REAUTHORIZE a total of \$1,533,767 in MICLA financing included in the 2022- 23 Adopted Budget (Council File No. 22-0847) under the Capital Technology Improvement Expenditure Program for capital improvements authorized under the Space Optimization Program that has recently expired and allow continued use beyond the City's Three-Year Spending Policy.

- 4. AUTHORIZE the transfer of funds in the amount of \$150,000 from CTIEP Fund 100/54 Account No. 00C793 (Space Optimization Tenant Work) to the appropriate GSD Construction Forces Division accounts to cover costs for planning, construction, electrical, lighting, and furniture related expenses:
 - a. Fund 100/40 Appropriation Unit 001101, Hiring Hall Construction - \$40,509

- b. Fund 100/40, Appropriation Unit 001121, Benefits Hiring Hall Construction - \$27,006
 - c. Fund 100/40, Appropriation Unit 003180, Construction Materials - \$82,485
5. AUTHORIZE the City Administrative Officer to make technical corrections, as necessary, to the February 26, 2026 Municipal Facilities Committee (MFC) report, attached to the Council File, to transactions authorized through this report, as required to implement the intent of those transactions.

Fiscal Impact Statement: The MFC reports that there is no additional General Fund impact. Funding for this purpose is authorized as part of the City budget under the Capital and Technology Improvement Expenditure Program.

Community Impact Statement: None submitted.

Summary:

On March 27, 2026, your Committee considered a February 26, 2026 MFC report relative to the assignment of the City-owned property located at 432 East Temple Street, also known as the Mangrove Building (Mangrove), to the consolidated CID for use as office space, storage, and parking. According to the MFC, the Community Investment for Families Department (CIFD), Economic and Workforce Development Department (EWDD), and Youth Development Department (YDD) are part of the Garland Relocation Project, and are three of the five Departments that were relocated to temporary office space. The temporary space is leased co-working space (Industrious) located at 444 S. Flower Street. A department consolidation including CIFD, EWDD, YDD, and the Los Angeles Department of Aging (LADO), currently located at Fig Plaza, becoming one Department known as the Community Investment Department is underway as proposed in Council File No. 25-0600-S43.

Under the consolidation, approximately 330 staff would require office space in a single location to allow for cohesive functionality. The executive team from CIFD has been assigned to lead the consolidated department. In that role, they attended site visits to the Mangrove Building starting August of 2025, along with staff from the City Administrative Office, Bureau of Engineering, Information Technology Agency and GSD. Subsequently, GSD contracted with ExNovo for architectural services to create a space plan to ensure the consolidated department is a good fit for this location. The Mangrove property's location provides easy access to public transportation for staff and constituents needing services. It also has an adjacent parking lot that is currently striped for 68 regular parking stalls and two disabled parking spots. The LADOT runs the revenue generating lot adjacent to the property with an ADA path of travel to the building if additional public parking is required. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendations contained in the MFC report, as amended. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

COUNCILMEMBER VOTE

PADILLA: YES

LEE: YES

JURADO: YES

ARL

4/21/26

-NOT OFFICIAL UNTIL COUNCIL ACTS-