

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to proposed lease agreement with the Los Angeles Police Federal Credit Union (LAPFCU) to provide banking services at the Los Angeles Police Department (LAPD) Ahmanson Recruit Training Center at 5651 West Manchester Avenue.

Recommendations for Council action:

1. FIND, Pursuant to Los Angeles City Charter Section 371(e)(10) and Los Angeles Administrative Code Section 10.15(a)(10), that the use of competitive bidding would be undesirable and impractical for this contract:
 - a. The LAPFCU has a long-standing history of providing comprehensive financial banking services exclusively for LAPD employees, ensuring secure, accessible, and specialized financial support tailored to their unique needs.
 - b. Given its strategic location within the LAPD Ahmanson Recruit Training Center, LAPFCU offers unparalleled convenience, familiarity, and trust, making it the most suitable provider for these essential services without disruption or inefficiency.

2. AUTHORIZE the Department of General Services (GSD) to negotiate and execute a new lease with the LAPFCU located at 5651 West Manchester Ave, Los Angeles, CA 90045 under the terms and conditions substantially outlined in the April 4, 2025 Municipal Facilities Committee (MFC) report, attached to the Council File.

Fiscal Impact Statement: The MFC reports that the rent receivables in the amount of \$42,209 will be deposited into GSD's Revenue Source Code 4931, Lease and Rental of City Properties in Fiscal Year 2025-26, which includes two months of rent abatement. Beginning in Fiscal Year 2026-27, annual rent of approximately \$51,605 will be generated from this lease, subject to a three percent escalation.

Community Impact Statement: None submitted.

TIME LIMIT FILE – JUNE 3, 2025

(LAST DAY FOR COUNCIL ACTION – JUNE 3, 2025)

Summary:

On April 23, 2025, your Committee considered an April 4, 2025 MFC report relative to proposed lease agreement with the LAPFCU to provide banking services at the LAPD Ahmanson Recruit Training Center (ARTC) at 5651 West Manchester Avenue. According to the MFC, the LAPD ARTC, located at 5651 West Manchester Avenue, Los Angeles, has been home to a Los Angeles Police Federal Credit Union (LAPFCU) branch since

1994. This branch, situated on the ground floor of the facility, provides full financial banking services exclusively for LAPD employees, supporting their financial needs conveniently located within the training center. In 2024, LAPD Federal Credit Union upgraded its branch office at 5651 W. Manchester Avenue to reaffirm its commitment to the location and better serve their clients. The tenant improvements included common area restroom upgrades to meet ADA standards, common area corridor enhancements with new paint, carpet, and tile for a total improvement cost of \$158,000 paid by LAPFCU. The current lease agreement (C-127544) expires on July 31, 2025. GSD Real Estate Division reached out to CD11 regarding the proposed lease renewal with LAPFCU and are in agreement with the lease extension which will allow LAPFCU to continue serving their members at the LAPD ARTC. 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

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4/23/25
CD 11

-NOT OFFICIAL UNTIL COUNCIL ACTS-