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August 22, 2019

Honorable Members of the City Council
City Hall, Room 395
200 North Spring Street
Los Angeles, California 90012

Council District 10

REGARDING: GREATER LEIMERT PARK VILLAGE / CRENSHAW CORRIDOR BUSINESS
IMPROVEMENT DISTRICT (PROPERTY BASED)

Honorable Members:

On July 3, 2019, Council adopted Ordinance No. 186233, establishing the Greater Leimert Park Village / Crenshaw Corridor Property-based Property and Business Improvement District (District) and levying assessments, pursuant to the Provisions of the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California), for a five-year term beginning January 1, 2020 and ending December 31, 2024.

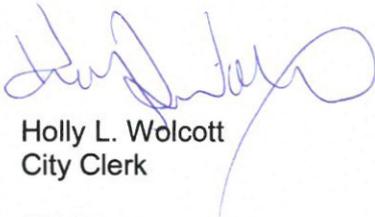
Upon the establishment of the District, State Law requires that the City enter into an agreement with an Owners' Association for the administration of the District. City policy dictates that competitive bidding requirements are to be met when contracting. However, Charter Section 371(e)(2) and 371(e)(10) provide exceptions to the competitive bidding requirements, and states, in relevant part, that the competitive bidding process does not apply to contracts "for the performance of professional, scientific, expert, technical, or other special services of a temporary and occasional character" and "where the contracting authority finds that the use of competitive bidding would be undesirable, impractical or impossible or where the common law otherwise excuses compliance with competitive bidding requirements."

Community Build, Inc. has administered the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District since the District was originally established in 2002, overseeing expenditures, managing and implementing the District's improvements and activities. Community Build, Inc. possesses the unique knowledge and expertise relative to the administration of the District and has a vested interest in the success of the District. Therefore, it would be impractical, not advantageous and undesirable to comply with the competitive bidding requirements or to select another entity to administer the District.

RECOMMENDATIONS

1. FIND that the services to be provided by the Owners' Association are in the nature of professional, expert, technical or other special services, that the services are of a temporary and occasional character, and that the use of competitive bidding would be impractical, not advantageous, undesirable or where the common law otherwise excuses compliance with competitive bidding requirements.
2. APPROVE Community Build, Inc. to serve as the Owner's Association to administer Greater Leimert Park Village/Crenshaw Corridor Business Improvement District.
3. AUTHORIZE the City Clerk to prepare, execute and administer a contract between the City of Los Angeles and Community Build, Inc., for the administration of the District's programs.

Sincerely,



Holly L. Wolcott
City Clerk

HLW:SDH:PYL:RKS:ev