

ECONOMIC DEVELOPMENT AND JOBS COMMITTEE REPORT and RESOLUTION relative to declaring eight City-owned parcels located at 3782-3900 West Martin Luther King Jr. Boulevard are exempt surplus land.

Recommendations for Council action:

1. DECLARE, the eight City-owned parcels located at 3782 – 3900 West Martin Marlton Square, Luther King Jr. Boulevard, bearing Assessor's Parcel Numbers (APNs) 5032-004-910 through 5032-004-916 and 5032-005-902 are "exempt surplus land" for the purpose of the Surplus Land Act under Government Code Section 54221(f)(1)(G), based on the valid legal restrictions imposed by US Department of Housing and Urban Development (HUD), that the properties must be used for economic development purposes and cannot be used for the construction of new housing; and/or, under Government Code Section 54226 based on the conflict between the requirements of the HUD regulations and the Surplus Land Act.
2. ADOPT, the accompanying Resolution declaring the eight parcels "exempt surplus land" for the purpose of the Surplus Land Act under Government Code Section 54221(f)(1)(G), based on the valid legal restrictions imposed by HUD that the properties must be used for economic development purposes and cannot be used for the construction on new housing, and/or under Government Code Section 54226 based on the conflict between the requirements of the HUD regulations and the Surplus Land Act.

Fiscal Impact Statement: The Economic and Workforce Development Department (EWDD) reports that approval of the recommendations contained in the October 8, 2021 EWDD report, attached to the Council File, will not have an impact on the General Fund. The extent of any future impact on the General Fund is unknown at this time.

Community Impact Statement: None submitted.

Summary:

On October 12, 2021, your Committee considered an October 8, 2021 EWDD report and Resolution relative to declaring eight City-owned parcels located at 3782-3900 West Martin Luther King Jr. Boulevard are exempt surplus land. According to the EWDD, in the 1940's and 50's, Marlton Square was a thriving retail center known as Santa Barbara Plaza that was home to over 200 locally owned businesses. Over time, investment in the area declined and the property deteriorated, resulting in severe blight by the 1990s. The City owns eight parcels of land located at 3838 - 3900 Martin Luther King Jr. Boulevard and 3910 West Santa Barbara Street that were previously a part of the former Santa Barbara Plaza.

The former redevelopment agency, the Community Redevelopment Agency, Los Angeles (CRA/LA), a Designated Local Authority (CRA/LA), made extensive efforts to rehabilitate the area by establishing the Crenshaw Amended Redevelopment Project Area in 1994 and acquiring various parcels within Marilton Square. The goal was to attract new public and private investment, in partnership with the City, to facilitate a multi-phased development that included community-serving commercial uses.

The City holds an Option Agreement with CRA/LA which provides the City the option to purchase the CRA/LA parcels located within Marilton Square. Moving forward, it is in the City's best interest to exercise the Option Agreement to obtain ownership of the CRA/LA parcels on the Marilton Square site and combine with the City-owned eight parcels to facilitate a larger economic development project at Marilton Square, which could include a technology, or bioscience or other commercial center that generates jobs and economic development opportunities for the surrounding community. On March 3, 2021, Council designated the EWDD as the project manager to lead this effort (Council File No. 21-0259). The EWDD intends to release a Request for Proposals in 2021 seeking a qualified developer to develop the eight Parcels, along with other adjacent properties that may be obtained from CRA/LA. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendations contained in the EWDD report and detailed in the above recommendation. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Economic Development and Jobs Committee

<b>COUNCILMEMBER</b>	<b>VOTE</b>
PRICE:	YES
KREKORIAN:	YES
BLUMENFIELD:	YES
RAMAN:	YES
HARRIS-DAWSON:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**