

ENTERTAINMENT AND FACILITIES COMMITTEE REPORT relative to a new lease with the Friends of Historic Fire Station 62 for the Old Fire Station 62 (FHFS), located at 3631-3635 South Centinela Avenue.

Recommendation for Council action, as initiated by Motion (Bonin - Cedillo):

AUTHORIZE the Department of General Services (GSD) to negotiate and execute an Option to Lease with a renewal term with the FHFS, located at 3631-3635 South Centinela Avenue, Los Angeles CA 90056, subject to terms and conditions substantially as outlined in the GSD report dated May 25, 2017, attached to the Council file.

Fiscal Impact Statement: The GSD reports that should the FHFS satisfy the terms of the Option to Lease agreement and proceed into a lease agreement to occupy the facility, FHFS will be solely responsible for facility operations and maintenance costs.

Community Impact Statement: None submitted.

SUMMARY

At the meeting held on June 6, 2017, your Entertainment and Facilities Committee considered a Municipal Facilities Committee (MFC) report relative to a new lease with the FHFS, located at 3631-3635 South Centinela Avenue. The GSD reports that the request for approval is to negotiate and execute a tenant Option to Lease at 3631-3635 South Centinela Avenue, old Fire Station 62 for approximately 15,000 square feet of land with a 4,700 square foot building. This option will provide the FHFS, a non-profit 501 (c)3 corporation, exclusive and irrevocable rights to lease the property at a future date provided FHFS, in addition to satisfying other conditions, successfully obtains sufficient capital funding within a three-year timeframe to finance the repair and rehabilitation of the building. FHFS may then exercise a three-year lease agreement to complete the capital repairs at the facility. FHFS may not take occupancy until all capital improvement work and permits are first completed. Once completed, FHFS will deliver community-based services. After an opportunity for public comment was held, the Committee moved to approve the recommendation presented in the MFC transmittal, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

ENTERTAINMENT AND FACILITIES COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
O'FARRELL:	YES
KREKORIAN:	ABSENT
BUSCAINO:	YES
ME	

-NOT OFFICIAL UNTIL COUNCIL ACTS-