

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

FEBRUARY 6, 2018

Consummating the Acquisition of the Ujima Housing Corporation Property

On November 7, 2017, the Board of Supervisors (Board) approved, among other recommendations, the Notice of Intention to purchase 86,046 square feet of real property located at 900 and 946 E. 126th Street, Los Angeles, California 90059 in the unincorporated area of Willowbrook (collectively, UHC Property), from the Ujima Housing Corporation, for the purchase price of \$1,760,000.

This action followed the February 23, 2016 adoption by the Board of the Earvin "Magic" Johnson Park Master Plan (Master Plan), which provides a sweeping vision for upgraded recreational, open space and cultural amenities across the entire park located at 905 East El Segundo Boulevard, Willowbrook. The UHC Property is proposed to be acquired by the County of Los Angeles (County) as part of the implementation of the Master Plan. The UHC Property and the adjacent Earvin "Magic" Johnson Park are currently undergoing an environmental clean-up by Exxon Mobil with oversight by the Regional Water Control Board.

The acquisition costs for the UHC Property, consisting of the purchase price and escrow fees, will be fully offset by Community Development Block Grant (CDBG) funds available to the Second Supervisorial District. Now that the publication period for the Notice of Intention to acquire the UHC Property has been completed, in accordance with Government Code Sections 25350 and 6063, the Board can consummate the acquisition in order to incorporate the UHC Property into Earvin "Magic" Johnson Park and proceed with implementation of the Master Plan.

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MOTION

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I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that the acquisition of the Ujima Housing Corporation Property (UHC Property) was previously found to be within the scope of the Earvin "Magic" Johnson Park Master Plan and the Final Environmental Impact Report adopted and approved by the Board of Supervisors on February 23, 2016;
2. Find that the publication period for the Notice of Intention to acquire the UHC Property has been completed in accordance with Government Code Sections 25350 and 6063;
3. Approve and direct the purchase of the UHC Property to be consummated in accordance with Government Code Section 25350;
4. Approve and instruct the Chief Executive Officer, or her designee, upon presentation and approval as to form by County Counsel, to sign the Purchase Agreement with the seller, Ujima Housing Corporation, a California corporation, to purchase the UHC Property at the appraised value of \$1,760,000 plus title and escrow fees in an amount not to exceed \$10,000;
5. Authorize and direct the Chief Executive Officer, or her designee, to take all further actions necessary and appropriate to complete the transaction, including opening and management of escrow and execution of any escrow documentation, execution of any ancillary documentation to consummate the purchase, and accept the deed conveying title to the County of Los Angeles;
6. Authorize the Auditor-Controller, or his designee, to issue warrants, as directed by the Chief Executive Officer, for the purchase price and any other related transactional costs, including escrow fees; and
7. Instruct the Assessor, or his designee, to remove the UHC Property from the tax roll effective upon the transfer of the UHC Property to the County of Los Angeles.

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**I FURTHER MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS
COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION:**

1. Direct the Acting Director of the Community Development Commission to utilize up to \$300,000 of funding from within the existing Earvin "Magic" Johnson Park Capital Project Budget to demolish the existing structures on the UHC Property using a Job Order Contract, following the consummation of the purchase and sale agreement.

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