AGN. NO.

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS **FEBRUARY 4, 2014**

Revised Motion on Vermont Corridor Department Headquarter Facilities

Relates to Item 13

The Vermont Corridor is home to over half a million square feet of Los Angeles County (County) -owned office space and over half a million square feet of County-leased space, including headquarter facilities for the departments of Parks and Recreation, Children and Family Services, Community and Senior Services, and Mental Health (Department Headquarter Facilities).

Over the past few decades, the County-owned facilities have deteriorated into such degraded condition that they are now creating blight for the surrounding area, do not meet the current needs of the County workforce, and in certain cases, have the potential to create unsafe work environments for County employees.

This blight needs to be addressed – either through the rebuilding of the department headquarter facilities on-site, or through the private redevelopment of the property.

On July 24, 2012, the Board of Supervisors unanimously adopted a Facility Location Policy that identified centrality of location, accessibility of public transit, access

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to constituents, and cost as critical factors for siting County department headquarter facilities. This policy should play a guiding role in the determination of what location is optimal for siting replacement department headquarter facilities.

The Los Angeles County Community Development Commission (Commission) is well-suited to lead this effort given its long track record addressing blighting conditions throughout the County. In addition, the Commission was successful in completing the financing and construction of their new headquarters facility within budget, in record time, and was able to save long-terms costs through the consolidation of their various leases, which could be a model for addressing the need to replace County offices currently located at 6th and Vermont. The Commission also has experience working with the private sector on redevelopment efforts.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

- Direct the Chief Executive Officer to execute a funding agreement with the Community Development Commission in the amount of $100,000;
- Direct the Chief Executive Officer, and the Directors of the Departments of Parks and Recreation, Children and Family Services, Community Senior Services and Mental Health to work with the Community Development Commission as it evaluates strategies to replace the Department Headquarter Facilities and enhance the county-owned property on the Vermont Corridor.

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

- Authorize the Executive Director to accept $100,000 from the County of Los Angeles and incorporate the funds into the Community Development Commission's approved Fiscal Year 2013-2014 budget; and
- Direct the Executive Director to report back in 60 days with an evaluation of alternatives for addressing the blighting conditions that includes suitable locations for the replacement of the Vermont Corridor Department Headquarter Facilities, consistent with the County's Facility Location Selection Policy. The Commission's report should include strategies for rebuilding County offices on-site or off-site, consistent with County policy, or private sector development of the property with an analysis of the properties potential for generating revenues for the County.

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