

## ANALYSIS

This ordinance authorizes a public leaseback of certain real property owned by the County of Los Angeles ("County") to the Los Angeles County Capital Asset Leasing Corporation ("LACCAL"), a California nonprofit public benefit corporation, pursuant to the requirements of California Government Code section 54241. The public leaseback will secure the payment of the LACCAL Lease Revenue Commercial Paper Notes issued from time to time for, among other purposes, the financing and refinancing of County capital projects.

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By   
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DYC:lp

Requested: 03/6/24  
Revised: 4/25/24

**ORDINANCE NO. \_\_\_\_\_**

An ordinance authorizing a public leaseback to the Los Angeles County Capital Asset Leasing Corporation, a California nonprofit public benefit corporation, pursuant to the requirements of California Government Code section 54241.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Findings. The Board of Supervisors finds that:

A. The County of Los Angeles ("County") is the owner of certain parcels of real property located in the County and the facilities and improvements located thereon, and as collectively and more specifically described in this ordinance. (the "Leased Property").

B. The Los Angeles County Capital Asset Leasing Corporation ("LACCAL") is a California nonprofit public benefit corporation formed for the purpose of assisting the County in financing the purchase of necessary equipment and the acquisition, purchase, and construction of County buildings and facilities.

C. In accordance with California Government Code (the "Government Code") section 54240 et seq. authorizing public leasebacks, the County desires to lease the Leased Property to LACCAL pursuant to a Fifth Amended and Restated Site Lease, by and between the County and LACCAL (as amended or supplemented or amended and restated from time to time, the "Site Lease").

D. The County will sublease the Leased Property back from LACCAL pursuant to a Fifth Amended and Restated Sublease, between LACCAL, as sublessor,

and the County, as sublessee (as amended or supplemented or amended and restated from time to time, the "Sublease").

E. LACCAL will issue from time to time its Lease Revenue Commercial Paper Notes in an aggregate principal amount outstanding at any time of up to \$750,000,000 (the "Commercial Paper Notes") and issue revolving notes to the banks providing the letters of credit supporting the Commercial Paper Notes (the "Revolving Notes"), pursuant to a Fifth Amended and Restated Trust Agreement, by and between LACCAL and U.S. Bank Trust Company, N.A., as successor trustee (as amended or supplemented or amended and restated from time to time, the "Trust Agreement"), which Commercial Paper Notes and Revolving Notes are payable from base rental payments to be made by the County pursuant to the Sublease.

F. Pursuant to the provisions of the Trust Agreement, the County has the right to release or substitute any Leased Property, or the County may add a component or other property to the Sublease and the Site Lease, in each case subject to the requirements set forth in the Trust Agreement with respect to amendments to the Sublease and Site Lease.

G. The purpose of this ordinance is to authorize a public leaseback pursuant to Government Code section 54241.

H. Government Code section 54241 requires the adoption of this ordinance prior to entering into a formal agreement with the public leaseback corporation for a term that exceeds five (5) years.

**SECTION 2. Authorization of Public Leaseback.**

A. Pursuant to Government Code section 54241, the Board of Supervisors hereby approves the lease of the Leased Property by the County to LACCAL pursuant to the Site Lease, and the sublease of the Leased Property by the County from LACCAL pursuant to the Sublease. The initial Leased Property is generally described in Exhibit A attached hereto and incorporated herein by reference, and more particularly described in the Site Lease and the Sublease.

B. Pursuant to the provisions of the Trust Agreement, the Leased Property also includes any property, or portion thereof, that by amendment to the Site Lease and the Sublease becomes subject to the Site Lease and the Sublease and any property, or portion thereof, substituted for any of the Leased Property pursuant to the provisions of the Trust Agreement, but the Leased Property excludes any Leased Property for which new property has been substituted, and any Leased Property which has been released, pursuant to the provisions of the Trust Agreement. The Board of Supervisors hereby approves any amendments or supplements or amendments and restatements of the Site Lease and Sublease, and any addition, substitution, or removal of the Leased Property from time to time pursuant to the provisions of the Trust Agreement, so long as the aggregate principal amount of Commercial Paper Notes outstanding at any time shall not exceed \$750,000,000.

**SECTION 3. Subject to Referendum.**

This ordinance is subject to the provisions for referendum applicable to the County.

**SECTION 4. Effective Date.**

This ordinance shall become effective thirty (30) days from the date of final passage pursuant to Government Code section 25123.

**SECTION 5. Publishing Requirement.**

This ordinance shall be published before the expiration of fifteen (15) days after its passage and adoption pursuant to Government Code section 25124.

[LACCALDCCC]

## EXHIBIT A

The initial Leased Property is generally described as follows:

1. Bob Hope Patriotic Hall and Parking Lot, located at 1816 South Figueroa Street and 1807, 1817, 1821, 1821½, 1823 & 1823½ South Flower Street, Los Angeles, California 90015.
2. Olive View-UCLA Medical Center, located at 14445 Olive View Drive, Sylmar, California 91342.
3. Olive View-UCLA Medical Center Expansion, located at 14445 Olive View Drive, Sylmar, California 91342.
4. Olive View-UCLA Mental Health Urgent Care Center and Olive View-UCLA Mental Health Wellness Center, located at 14228-14238 Saranac Lane, Sylmar, California 91342.
5. Olive View-UCLA Recuperative Care Center, located at 14134 Bucher Avenue, Sylmar, California 91342.
6. Olive View-UCLA Residential Treatment Programs, located at 14119-14149 Bucher Avenue, Sylmar, California 91342.
7. Temple Sheriff's Station, located at 8838 Las Tunas Drive, Temple City, California 91780.
8. Fire Station 89, located at 29575 Canwood Street, Agoura Hills, California 91301.
9. Fire Station 72, located at 1832 Decker Canyon Road, Malibu, California 90265.
10. Fire Station 108, located at 28799 Rock Canyon Drive, Santa Clarita, California 91390.
11. Fire Station 136, located at 3650 Bolz Ranch Road, Palmdale, California 93551.
12. Fire Station 93, located at 5624 East Avenue R, Palmdale, California 93552.
13. Long Beach Comprehensive Health Center, located at 1333 Chestnut Avenue, Long Beach, California 90813.
14. Hall of Justice, located at 211 West Temple Street, Los Angeles, California, 90012.
15. Hall of Records, located at 320 West Temple Street, Los Angeles, California, 90012.