



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

| Agenda # | Relate To | Position | Name | Comments |
|--|-----------|---------------|--------------|---|
| The following individuals submitted comments on agenda item: | | | | |
| CS-2. | | Oppose | Clay Moore | <p>My Bridge partner shared the news that the Hahn Hall of Administration is no longer going to be renovated but instead the County will be moving its operations to Gas Company Tower. In doing some research online, I stumbled upon the County's appraisal firm, VPA Advisors.</p> <p>They wrote: "The building is being held in limbo through a deed in lieu of foreclosure, so the seller (lender) can avoid paying a new tax imposed by the City of Los Angeles to help battle homelessness. The new tax rate is 4% on sales of properties valued over \$5 million and 5.5% for properties worth over \$10 million."</p> <p>This is unacceptable. The County supporting this kind of tax treatment - on top of spending \$200 million and removing this building off the tax roll - is going to cost LA County residents much more.</p> <p>Source: valbridge.com/resource/gas-company/</p> |
| | | | Daniel White | <p>Please see all the comments on agenda #25, which outline all the concerns for this \$200M deal (at minimum).</p> <p>While this proposal to buy a luxury skyscraper has been on the agenda many times, it has been in closed session 4 of 5 times. The first time it was publicly discussed was on October 8th, and the Board of Supervisors was promised a comprehensive "plan" that would address Supervisor Hahn and Supervisor Solis' concerns about the historical significance of the Hahn Hall of Administration and the commitment to seismic retrofits. Supervisor Mitchell asked for confirmation, and CEO Ms. Davenport indicated that this plan was almost done at that point, but it wasn't posted for the two following meetings. We are seeing this "plan" for the first time, and it is an egregiously neglectful as it addresses none of the concerns posed by the Supervisors during the October 8th hearing.</p> <p>I urge the Board to table this vote and to truly study and ask the CEO to present a comprehensive plan that outlines all the alternatives, such as retrofitting Hahn Hall of Administration, leasing space with an option to buy, and purchasing buildings (do a side by side of the 3 buildings they toured, according to this posting).</p> <p>I also urge the Board to remember that there are some intangibles that need to be weighed as a government body. Government has the power to help build up communities and be stewards of public funds. Please do not forget your communities when you examine this very expensive purchase.</p> |



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| CS-2. | | Oppose | Ellen Chatsworth | <p>What is the percentage of county workers who are working remotely? What is the county's policy on hybrid work? How does this fit into the plan to purchase additional real estate for office space? There is nothing about this in the supporting documents for this vote. How can the Board responsibly vote to spend \$200 million without knowing all of these components?</p> <p>I hope the Board of Supervisors can take a step back and truly study the impact of its real estate purchases and renovations in the broader spending portfolio. Every dollar in real estate is a dollar not spent on much-needed programs to uplift our communities.</p> |
| | | | Larry Molina | <p>Is this the best deal the County could get for the property? Looking at recent comps, the County would be paying more per square foot than any other recent sale:</p> <p>Union Bank Plaza: \$114/square foot 777 S. Figueroa: \$115/square foot</p> <p>At the \$200M price tag Gas Company Tower would be a whopping \$137/square foot.</p> |
| | | | Martin Gonzalez | <p>I would like to respectfully ask that the Board of Supervisors designate the Hahn Hall of Administration a landmark. According to the LA Conservancy it is eligible for the CA Register and National Register given its significant history and notable architects, Paul R. Williams, Austin, Field & Fry, Stanton & Stockwell, and Adrian Wilson.</p> <p>Do not siphon money from this important landmark - it must be saved and retrofitted.</p> <p>Kenneth Hahn Hall of Administration / Los Angeles County Hall of Administration Conceived as part of the 1947 Civic Center Master Plan, the Los Angeles County Hall of Administration, along with the adjacent Los Angeles County Courthouse, were designed simultaneously by a team of noted, local architects and artists of the period.</p> |

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| CS-2. | | Oppose | Ruth Goodstein | <p>The Board of Supervisors should know that Gas Company Tower - the future home of the Board of Supervisors offices, conceivably - is also where one of the County's largest lobbyist firms has office space. Latham & Watkins is a tenant of Gas Company Tower, but the LA County CEO's plan does not share this very important piece of information.</p> <p>You can confirm Latham and Watkins' position as one of the top lobbying firms in LA County Here: americanregistry.com/recognition/20-biggest-lobbying-firms-in-los-angeles-county/155721</p> <p>And you can confirm their address and the biographies of many of their lobbyists who you would share office space with here: lw.com/en/offices/losangeles-gso</p> |
| | | | Stephanie Simon | <p>Is the County Board of Supervisors aware that the parking garage at 350 S. Figueroa and 333 S. Flower is a NON DUCTILE concrete building that is seismically unsafe, and needs significant retrofits?</p> <p>This is not included in the report, but review LA City permits that were pulled when this area was considered for apartment housing and you'll see that information.</p> |
| | | | Thomas Woolsey | |
| | | Item Total | 8 | |
| Grand Total | | | 8 | |