

**This document was generated by AI and is not an official meeting record. It may contain errors.**

## Transcript

March 5, 2025, 10:01PM

**VM Vega, Michelle** 0:03

Cluster meeting to order. This meeting is being conducted virtually.

Thomas, I'm gonna turn it over to actually let me start with introductions from my colleagues in the other board offices. We'll start with the 2nd district since Tammy's late.

Maeve.

OK.

I think we lost.

We had Maeve and then we lost her.

We'll go with the third district.

**LJ Leonard, John** 0:34

Hi everybody.

John Leonard from the third district.

**VM Vega, Michelle** 0:37

John, I think your mic's not working.

**TL Thomas Luscombe** 0:37

Museum.

**LJ Leonard, John** 0:43

Can you hear me?

**TL Thomas Luscombe** 0:44

Yeah, I got. I got you, John.

**LJ Leonard, John** 0:45

OK.

Hi everybody.

John Leonard from the third district.

**VM Vega, Michelle** 0:49  
Does not seem to be working.

**SG Schauerman, Grant** 0:53  
Grandchildren, 4th district.

**VM Vega, Michelle** 1:00  
OK.

**SG Schauerman, Grant** 1:01  
Are you getting that?

**VM Vega, Michelle** 1:03  
OK, in the meantime, it looks like gate may be back.  
Maybe you want to introduce yourself.

**GM Giza, Maeve** 1:07  
Mickey's a second district.  
Can you hear me, Michelle?  
I think it might be on Michelle's side, but I was also having, yeah.

**VM Vega, Michelle** 1:14  
It is on my side.

**KK Kouassi, Koffi** 1:15  
And.

**VM Vega, Michelle** 1:16  
Hold on. I'm so sorry.  
I don't know what just happened, but it just turned back on.  
I just had my laptop replaced and I it has been acting super funky, so it's got a mind of its own that was so weird. I heard Thomas OK moving on. Yay for virtual meetings.

**TL Thomas Luscombe** 1:33

Yeah. Yeah, so.

So John, John, your mic was fine.

**LJ** **Leonard, John** 1:39

OK.

Thank you.

**VM** **Vega, Michelle** 1:39

Sorry, I'm gonna call Irm after this meeting and ask what's going on with my computer and if I start to say that I don't hear anybody, I'm going to let Thomas take over.

**TL** **Thomas Luscombe** 1:40

Yeah.

**VM** **Vega, Michelle** 1:54

OK, grant.

You wanna?

**TL** **Thomas Luscombe** 1:56

OK.

**SG** **Schauerman, Grant** 1:58

Grandchildren.

**VM** **Vega, Michelle** 2:00

And Michelle Vegas here for the 5th.

OK. Anybody else want to introduce themselves from the other board offices?

**KK** **Kouassi, Koffi** 2:10

Kofi SV2.

**VM** **Vega, Michelle** 2:13

Copy.

OK. Perfect. Thomas, you wanna call a public comment?

**TL Thomas Luscombe** 2:22

Yep. So today we will take.

We'll take public comment right now if there's anyone who wishes to provide public comment, please use the team.

Raise your hand function and we'll call on you.

If you're unable to raise your hand, go ahead and then mute your device and begin speaking.

Hearing none back to the chair.

**VM Vega, Michelle** 2:42

Great. We will start with board motion, which is board motion from SD3 for the Topanga Library, emergency Power Support upgrade.

**LJ Leonard, John** 2:51

Thank you, Michelle.

I'll present this item on behalf of our office.

This is allowing the Topanga Library. This is approving the installation of an emergency generator at the Topanga Library.

This is particularly important because of public safety power shut offs in the area, different wildfires and natural disasters. To have an emergency generator at the library that will allow it to continue to keep on operating.

And allow residents in the area to go to the library to charge their phones or otherwise make contact with others and essentially have a place with power within the community.

I will note that the vast majority of the \$150,000 cost is for the purchase of the generator.

The rest is for the work to install the connections to the library so that it will be able to connect if the power goes off. I can answer any questions.

**VM Vega, Michelle** 3:44

Any questions from the 2nd district?

**KK Kouassi, Koffi** 3:48

Just no. He made major concern by just asking process wise. Why is this motion instead of board letter?

**LJ** Leonard, John 3:56

I think it was the timing we would like to get this installed as quickly as possible just because of the things that been happening in, in the district.

**KK** Kouassi, Koffi 4:05

Got it.

Thank you.

That's it for me.

**GM** Giza, Maeve 4:08

Questions for me? Thank you.

**VM** Vega, Michelle 4:10

Questions from the 4th.

**SG** Schauerman, Grant 4:12

No, no questions.

**VM** Vega, Michelle 4:15

I don't have any questions.

Thanks John for presenting that.

**LJ** Leonard, John 4:17

Thank you everybody.

**VM** Vega, Michelle 4:20

Terrific. OK.

And now we will move on to oh, do we have any public comment on the board motion?

**TL** Thomas Luscombe 4:32

I am not seeing anyone in queue, Michelle.

**VM Vega, Michelle** 4:35

Right. OK.

Move on to item 4, which is the 10 year lease for the Department of Public Health.

**AN Alexandra Nguyen-Rivera** 4:42

Hi. Thank you everyone.

My name is Alexander Juan Rivera and I'm the section chief of leasing at the Chief of Executive Office Real Estate division.

I'd actually like to introduce Mark Takeicchi, the principal real property agent who negotiated this project. I'll send it over to you, Mark. Thank you.

**MT Mark Takeichi** 4:59

Good afternoon.

Thank you, Alex for the introduction.

My name is Mark Takayichi, principal real property agent with the Chief Executive Office.

Real estate division.

Where your consideration is a due 10 year lease with one five year option to extend a term for approximately 12,245 square feet and 50 on site parking spaces at 611 N brand Blvd. Ste. 1150, Glendale for the Department of Public Health.

Otherwise known as DPH, the proposed premises will provide expansion space for DPH health Facilities Inspection division, otherwise known as HFID.

In 2023, DPH assumed the California Department of Public Health's work to perform federal certification. State licensing and investigation of current and aging long term care and non long term care complaints and entity reported incidents for healthcare facilities in Los Angeles County.

This new space is needed to accommodate the program growth for taking on this new caseload and to alleviate overcrowding and existing hfid space. Hfid provides administrative and direct services for the licensing and certification of health facilities, health facility, field inspections, and a place where the public can file.

A complaint against health facilities located in Los Angeles County.

Hfid staff provides on site coverage every day to assist clients and and to receive plans of correction by facility administrators.

The proposed premise will House 80 employees and 80 workstations where all

positions are eligible to telework. Supervisors and managers report to the office three days a week, and line staff report to the office two days a week.

55 employees are field staff and spend 40% of their time in the field. The space will allow for future expansion and in 2026 the program is anticipated to add at least 40 positions at this proposed.

Based on review available industry data, the market has an annual rental range of \$38.40 to \$51 per square foot per year for similar type office. The proposed lease has an annual rental rate of \$38.40 per square foot.

Per year, which represents a rate that is on the lower end of the market range for the area.

In addition, the landlord has agreed to two months of rent payment, which will provide for a total AI allowance of \$2,327,000 or \$190.00 per square foot.

The proposed lease has a hold over provision with no holdover fee during holdover all terms and conditions of the lease will remain the same and rent will remain subject to the regular 3% annual fix increase. The county has a right to terminate the proposed lease anytime after.

The 84th month, with 180 days prior.

Notice subject to Fe not exceed \$368,000.

The landlord is Ani Brandon with a partnership, a Delaware limited partnership. The county has one other lease with this landlord who has remained responsive to the department's needs over the years.

Please note that the proposed lease will be submitted to the review by the board appointed real Estate Management Commission on March 10th, 2025, and a statement will be added to the board letter indicating the REMCS actions have representatives from DPH joining me virtually if you answer.

Any questions?

We welcome any questions or comments at this time.

Thank you.

**VM** **Vega, Michelle** 8:44

All right. We will go ahead and begin questions. I don't believe Tammy's on yet. So we'll go ahead and begin questions with the 2nd district.

**KK** **Kouassi, Koffi** 8:54

No questions for me.

**GM** **Giza, Maeve** 8:54  
Have any questions?

**VM** **Vega, Michelle** 8:57  
Any questions from the third district?

**LJ** **Leonard, John** 8:59  
No questions.  
Thank you.

**VM** **Vega, Michelle** 9:02  
Any questions from the board district?  
I actually do have two quick questions.  
The first is, is this the same building that DCFS is in on brand? Is the county putting  
in additional, I guess they're a favorable landlord?

**AN** **Alexandra Nguyen-Rivera** 9:17  
Yes it is.

**VM** **Vega, Michelle** 9:23  
Are we putting an additional programs in or are you looking at it for other  
departments as well?

**AN** **Alexandra Nguyen-Rivera** 9:30  
No, this was the only. So DCFS is the only other tenant in there.  
Well, the only other county tenant in there right now.  
And it just happened to be that we found this suitable for based upon dphs needs.  
Originally they were looking elsewhere and so this became a favorable site for them  
just based upon their requirements.

**VM** **Vega, Michelle** 9:52  
OK. And then my other question is is and I don't know if Co real estate knows this or  
if it's through DPH, is any of the funding or the program for DPH for the svened  
dollars?



**AN** **Alexandra Nguyen-Rivera** 10:04

I'll actually send that over to Steven. Go ahead.

**SF** **Stephen Fok** 10:06

Yeah, I'm here.

Good, good afternoon everybody.

I just want to 1st apologize that I actually myself in Hong Kong right now. So due to a family emergency. So I cannot go on camera.

So so I'm good.

Good afternoon.

So this program is 100% grant funded through CDPH.

We have a standard agreement with CDPH. Our program has been contracting with Cdph since the 60s.

So what that means is we are 100% funded through our facility rent, supplies and personnel through through the standard agreement to perform health facility inspection and complaint investigations.

I hope I answered your question.

**VM** **Vega, Michelle** 10:52

Yes, absolutely.

So I I just wanted to flag and it's gonna come up in further future conversations, but at the board meeting on Tuesday, my boss had talked about the county's previous policy years ago of using some of Sabine departments for purchasing, you know, for lease to buys because.

**SF** **Stephen Fok** 10:57

Sure.

**VM** **Vega, Michelle** 11:10

Then I guess what typically happened years and years ago was that we would use. Svented leases in real estate, at least to buy so that we would end up owning the property toward the end, so that at least some of the Sabine dollars were going towards accounting assets. That's why I was curious, obviously it has.

It was more just a curiosity in this context so that I can show that information with her, but we have no issues or questions with this lease.

**SF** **Stephen Fok** 11:32

I'm I'm I'm not.

Yeah. Yeah, we I, yeah, I I don't.

I don't think so, but maybe CEO can help us.

But then we like what Alexander is saying.

We purposely one of the reason we picked this site because we have already existing content infrastructure within the building.

So we, so DPH, therefore don't need to incur additional costs.

So we can move in there with the the minimal cost possible.

So that's the intention.

**VM** **Vega, Michelle** 12:04

OK.

Thank you.

**SF** **Stephen Fok** 12:05

Thank you.

**VM** **Vega, Michelle** 12:06

It's a. It's a really convenient location for folks to it's too bad it's not. You don't have a lot of client facing stuff there, but anyways.

**SF** **Stephen Fok** 12:14

Actually, yeah.

You, you, you brought a good point and I want to just a second to get you some information.

If you.

Have some.

Pay attention to the news.

We have a lot of home health and then Hospice clients over that, that area, the state launch audit to work Hospice and Home Health Agency that committing fraud. One of the reason why we want to place office over there not only because it's

geologically makes sense that we.

We are lacking a office between the Koreatown and the 3400 Aerojet.

This is a place that where most of the home health and Hospice agency are located, so we are strategically plan this area between Glendale and Burbank so we can have a stronger presence for the.

Community.

**VM** **Vega, Michelle** 13:15  
OK.

**SF** **Stephen Fok** 13:18  
Thank you.

**VM** **Vega, Michelle** 13:21  
OK.  
Anybody else?  
I don't think Tammy's still on yet.  
Nope. OK, if there's no other questions or concerns, we can.  
Move along on that item.  
Thank you so much for the presentation and information.

**SF** **Stephen Fok** 13:39  
Thank you so much everybody.

**AN** **Alexandra Nguyen-Rivera** 13:39  
Thank you.

**VM** **Vega, Michelle** 13:41  
Wonderful and next item on our agenda is.  
To there's no presentation items, so we will go ahead and adjourn at 2:15 unless there's any other issues.  
Nope, all right.  
Thanks all.

**SF** **Stephen Fok** 13:56  
Thank you.

**LJ** **Leonard, John** 13:56  
Thank you everybody. Thank you.

**VM** **Vega, Michelle** 13:56  
See you next time. Thanks. Bye.

**GM** **Giza, Maeve** 13:56  
Thank you.

**SF** **Stephen Fok** 13:56  
Have a good one.

**KK** **Kouassi, Koffi** 13:59  
All.

□ **Thomas Luscombe** stopped transcription