

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

## **Transcript**

July 16, 2025, 8:52PM

**KN**

**Operations Cluster Public** 9:52

In the order today is July 16th.

This is operation cluster.

**OP**

It's at 202. We will begin with introductions starting with the 1st district.

Guadalupe Duran Medina, first District, Joyce Lee, 1st district.

And Tammy was here and stepped away.

Virtual.

**Giza, Maeve** 10:13

Hi Mav Giza here for the 2nd district.

**GM**

**Operations Cluster Public** 10:17

OK, SD 3 John Leonard for 3rd District Court and Sherman 4th district.

My colleagues, I'm Kyla Coates here for 4th 2 OK, Michelle Vega for the 5th.

**OP**

A long way.

Wonderful. OK.

We will go ahead and begin.

Do we have any general public comment?

Are there any general public comments, either in person or online? If you're online, please raise your hand on teams or speak up.

Great. We will begin with the board motion items. We are going to switch order at the request of SD one and we will begin with SD fours which is development. The ground lease agreement for the LA County care community with the state of

California at Metropolitan State Hosp.

Campus.

Thank you. As I said, my name is Kyla.

I'm the project lead for this project for the 4th District, and today we're asking for approval for motion to allow the county to enter into a lease.

But the state to lease 6 buildings at the Metropolitan State Hospital campus in Norwalk.

So I have a map of the state hospital campus in Norwalk and we are talking about these six buildings that are abandoned up here in the corner.

They've been abandoned by the state for about 100 years now.

Sorry, not 100 years.

For about 20 years and we have reached an agreement to enter into a lease for the county to lease them and turn them into various mental health.

All supported facilities.

So right now we have a project to turn six of the buildings into various types of mental health facilities.

Two of them will be permanent supportive housing buildings that will give 50 different one bedroom apartments.

One will be an interim housing facility for transitional aged youth, with 70 beds available and two will be psychiatric subacute facilities for transitional aged youth as well.

Those are imds.

So they'll be 32 beds, 16 and 16.

I have a rendering of what?

The campus.

Will look like. You can see all of the buildings have their own courtyards. Private access to outside area. We've already started working on the campus under an Roe agreement. We entered into an Ena with the state a while ago and now we have finally reached an agreement on.

The lease itself, and so this motion today will give the county the authority to enter into the lease and to approve the project through the Department of Public Works.

We have people here from CEO and DPW. If there are any questions specifically about that.

But we also have already secured funding for the project. We received \$65 million from the VH Sip round one which was the Prop 1 grant that was passed by the

voters. We received no place like home funds, behavior, health, bridge, housing funds, mhsa funds and some.

State discretionary funds.

So we already have funding secured.

Any questions?

Community offices.

We're glad to see this, that you're getting off the floor.

I know that you guys have been having a really long time hustling in Sacramento, DC because we know that feeling.

You do get all the time too, and we need more of these beds throughout the county, not just consolidated in one area.

So, great job on getting all your funding stacked together and thank you very much.

I'm actually joined also by a couple of our colleagues from SD.

One, we're going over the Street 4 motion.

So if you have any questions, you can raise them as well.

I think we're good, OK.

Now I actually did have questions on the funding.

So when you talk about already securing the funding, is that funding to renovate and rehabilitate the buildings or is it to provide the ongoing services, the ongoing services will be DMH funded, OK? And is DMH using their behavioral health consortium funding for the ongoing services, yes, how what?

Is the projected cost to to provide ongoing services.

In the six buildings.

I do not have that.

Damian is Damian on from DMH.

**DP** **Damien Parker** 14:07

Yes, I I can get that for you and report back to you.

**OP** **Operations Cluster Public** 14:12

OK, perfect. And then the so the all of the cost for maintaining services is going to come from DMH and is already secured through DMH?

**DP** **Damien Parker** 14:21

Correct.

**OP Operations Cluster Public** 14:22

Yeah, correct. OK.

There wouldn't be any other homeless measure, a funding needed for any of these, right? No.

OK. And then the you said that there was additional you mean like four sources beyond the 20 million and the 65,000,000 yes.

Is it possible to get that breakdown?

Yeah. You want me to tell you though?

Sure. OK.

So it is 15,000,000 of mhsa that DMH has already put aside 5.25 million of BHBH, which is the behavioral health bridge, housing funding and five from a state discretionary grant it was.

Senate Pro Tem Mike Maguire actually put it into the state budget.

Trailer bill last year, So what was so then is the.

So is that approximately 100 million all that's required for the renovation? Yes. OK. OK.

I think that's.

I'm sorry, I said.

65,000,000 for the grant.

There's also a required DMH match for that grant, so there's an additional 6.5 million of DMH cash match.

Six point that they had to have in order to get the grant.

It's a 10% match requirement, so that's all the funding, OK. And DMH is pulling out from their behavioral health funding or from NHS Mhsa.

OK.

You don't know Damian should know.

**DP Damien Parker** 15:48

Yeah, with that, that should come from sales tax realignment.

**OP Operations Cluster Public** 15:48

Damon, do you know what the source of that is?

OK. Realign.

And the RFP has already gone out for the developer as well.

Sure. When is the projected open date?

Yes, the first building is projected to open at the end of 2027.

And then the project completion.

Is it 2030 Baja?

Yes. No, not the second phase, this first phase.

Of the 20/29/2020, nine. OK.

And there's no time limit on any of the previously identified grants, right?

No, some of them have a five year the BH Sip has a five year spending requirement which would put us in 2031, so we're good.

OK.

Any other questions for anybody?

Yep. OK. Are there any public comments for this motion?

Please speak up or raise your hand on teams.

OK.

Alright, thank you.

Now we will move on to SD One's motion, which is next steps to implement proposed Centennial project Master plan on the General Hospital Medical Campus.

Hello. Good afternoon everyone.

Vikas Rehman, as with all the Solutions Office, our Director of Infrastructure Economic Development.

My pleasure to present this. I believe we have.

Some translation available, so I'll try to go slow and please flat for me when to stop.

So yeah, it's so it'll it'll be where we take turns, OK.

So you will have to do a couple of sentences and then Tom will go ahead and interrupt. Thank you for your call. Thank you.

**GJ Garcia-Delgadillo, Jazmine** 17:46

Enjoy. Yeah, I'm just going to listen in.

I was going to.

Apparently they're they're going to do that same presentation at health plus from the 23rd, FYI. Oh, good to know. 'cause. I was gonna join, but then I have to listen to governor saying.

**OP Operations Cluster Public** 18:17

So again, thank you again.

And July 29 is when this motion is coming up. A big thank you first and foremost to all our community partners, to the county team. We have Kelly Lo Bianco from the Department of Economic Opportunity. And Kristen, we've done a wonderful job.

About a year ago, we.

Had a board action to have an EN.

Rolment.

Seen that.

The last speaker we saw, Ras Solis, vamos. Proximos pasos par implementary plan maestro El proyectos. Centennial requested.

El Campos may encoded.

Hospital general.

El Venti Nueva de Julio.

Tuimos association espanos comunitarios amiente nemos presente akhili de Las oportunidades economicas and Kristen tambien E.

So for our paos supervisor.

As well as release this initiative for a transformative adaptive reuse of LA Journal and some of its surrounding land, 40 acres between heritage off priority.

For anwesta supervisor da El transfer El El Pue, so the Cuarenta acres is low proposed to local restaurant.

We've been working with our county partners and our community partners for almost 78 years.

Is now into refining and shipping up that region for adaptive reuse, with the focus on creation of abundance of portable housing.

In most Trabaja local socioe.

Conomic milestone, we've been all waiting for to launch the work.

Work on what type of housing they have to be used. Economic and workforce opportunities, open space transit access.

And environmental analysis and environmental action could be taken and to entitle that project.

De la soup to economic assess.

About a year ago.

In June 2024, we had a big action approving the exclusive negotiating agreement with Centennial Partners.

Who is a partner in one of the largest public private initiative for the county?

On Para Tambien a cordarco nuestros proponentes Selectional, Centennial Partners

in a la Cuerdo.

The negotiation exclusiva and they're here today and I appreciate them being here.  
So if they may help answer some of the more specific questions.

But this Centennial partners LA Journal, the iconic landmark in LA, is reaching its 100 years.

It's been built in 19 early 30s. Thirty 33, I believe.

And 2033 or we're getting close to that, Mark.

And it will regain its glory, serving the community being that beacon of hope for entirety of LA.

And that's where we're launching this work to move forward.

Tenemos Tambien and resources aquifers.

Especifica.

Res con Esperanza.

Sudan.

I'll quickly go over some of the directives.

Just broad strokes and directives.

So #1.

This lease through this motion is providing 3.322 million of our discretionary funding to launch this environmental SQL clearance work for a master plan for the LA Journal and West Campus, we are.

Responsible to trespass.

Plan maestro, but I cannot say.

Other actions involve amendment of the exclusive negotiating agreement and delegated authority for our Department, Economic Opportunity Director Teli Lo Bianco to incorporate all of the changes related to the exclusive negotiating agreement.

Is aparaki El Acuerdo maestro the?

Associate Kelly.

The.

Other elements of motion.

Authorized county to move forward on the historic designation of the LA Journal.

As well as looking into financing option, establishing a climate resilience district and other actions that will help move this initiative forward.

The Transmissionist Ambien is located.

Close.

8:10 PM.

Most importantly, all of this work and funding also be used for a continuing for request Community Partnership and outreach.

Most important.

Work.

And last but not the least, actually the most important part.

Is that we're asking for a list of community benefits.

As a report back in six months, that will be brought back part of that engagement process and defining the scope of the development and environmental clearance to see other than job creation, generational growth opportunities, housing the highest need in LA, what is the whole package of Community benef.

That will come with this partnership and with this project.

Yeah. Mass important. You know, MNos and.

Communitarios message that we need.

To support.

Vibrant.

On behalf of the supervisor, I'd like to stay the community working with our office.

For several years, I want to thank board offices to supporting all of the prior actions related to this project and our county departments getting us to this milestone last.

Year.

Thank you very much and me and my colleagues are here.

If anyone has questions, the board offices and community members.

Do any board offices have any questions you'd like to begin with?

You know, pretty wonky and in this here.



**Giza, Maeve** 26:22

I have a question.

Sorry, I remote.

Hi everyone may hear from the 2nd district.

I just have a quick question on Directive 3.

I know it mentions that.

The When the Ena is amended, I just I guess my question is when the Ena is amended, is that gonna come back to the board at any point?

Or is the intent to not have that happen?



**OP Operations Cluster Public 26:47**

I think the amendment relates to just adding. Sorry. Thank you.

Sie.

Present.

Thank you for your question.

My understanding the Directive 3 relates to supervised solutions direct discretionary funds.

3.332 million to be added to the Ena and it the director provides delegated authority to our Department of Economic Opportunity.

So it won't come back to the board, but the director simply will add.

As an amendment to sponge part of the enhance.

And.

So on sobre Las Financas, so El Financiamiento de El a supervisor.

**GM Giza, Maeve 27:57**

Thank you.

I just.

I guess I'm may have been looking at the wrong directive.

Is there and none of the none of the directives have that right.

Where it comes back to the board.

**OP Operations Cluster Public 28:10**

This could be a directive incorrect and inacc.

Urate that's my understanding, but I'll ask DU if I don't want to misspeak on that.

I don't think there is any directive that's coming back to the board except for a a package of community benefits.

I mentioned six months from the motion. We have requested that to come back to as a report back.

This is correct. Oh.

Kelly, if you could confirm for Kristen, is that your understanding too, our understanding as well of the director?

Is require.

Back to the board. Other than the report back.

SFMBNS.

Inform.

**GM** **Giza, Maeve** 29:13

Sorry, it was hard to hear.

The response online from I think it was Kelly.

**OP** **Operations Cluster Public** 29:22

We just corroborated.

Sorry, Kel, do you stand up to?

**GM** **Giza, Maeve** 29:25

OK, OK.

**OP** **Operations Cluster Public** 29:27

But I'm so sorry. Can you come to the table please?

Sure, president, sure.

Sorry to my online colleagues.

Yeah, I was just corroborating what Wikus had mentioned, that the directives do not have to come back with the exception of the report back or report on progress as by the end of the calendar year.

They cannot.

Form a.

Party they form.

**GM** **Giza, Maeve** 30:00

Thank you.

**OP** **Operations Cluster Public** 30:03

Yeah.

Anything else from any of the other offices?

I have a couple questions myself.

So my first question is involved is including the economic terms it references a Community benefits agreement? What else would be potentially included in the economic terms if the member won't say?

And I missed that.

Is it a specific directive?

It's in the preamble actually. When it says at the bottom of page one, page two bottom of page 2 on the proposed project Description Comics, team development and economic terms, parens including a Community benefits agreement.

So what else would be included in economic terms?

Can you expand that on?

So part of that is we're looking at an Eid FD for the campus.

So evaluating what some of the financing mechanisms would be, also as the master plan unfolds and we further define the program, we'll be able to dial in more on the current cost estimating for development on a face by face sort of roll out of the full build out.

Of the campus.

Plan Maestro is estimated cost to EA.

Project.

It just to to clarify on that, we're not looking at EIFD more specifically now. I know the motion references are climate resilience district, but any of those districts, I know they do require a separate board action.

So if any of those things do move forward, this is more specific to the Ena and ability to amend it. But any of those actions, if economic tools are incorporated.

They would have to go through a separate series of action, not just one action in terms of establishing.

And new climate resiliency district, or any type of other district, would require subsequent board action.

OK, CAO's necessitated.

A probe.

So just to be clear, this the economic terms would would it be in a report back from DEO and it could potentially include an EIFD or CRD and it would include more cost details?

Economic cost mamos terminos I think.

At the moment we don't have it printed the report back, but we are going through this process to identify further the costs of build out. So that was one example. But we're also looking, which is in the directive on historic tax credits, which would require registration on the.

Historic registry.

Other financing, financing tools and tax credits to fund the full project.

Process so.

Estimar loss credit cost.

And also.

In terms of an actual.

Ground lease, an entitlement work that would require a separate development agreement.

Disposition and development agreement for the developer.

So I think when any of those economic tools or feasibility or if they were to move forward, they would require a proper action into the final environmental certification and.

Negotiating future ground lease with the proper landscape Ambien.

OK.

But I think I think so.

Like your, your question is like the Community benefits agreement is the the subject of the report back, not the full economic.

I don't know.

Sorry to develop the terms at this point.

In a particular Sprint that a lot of beneficiaries terminals.

So then I guess my next question would be, when do you think the board would have a sense of what the total cost of this project build out?

And I know there's different components with affordable housing and mixed-use, but when would the board have a sense of how much this project would cost the county, even using state and federal dollars and county dollars it when we send those?

Condo the supervisors.

So at the moment we are not intending to.

We'll we'll be coming back with the developers terms and their financing plans.

So this is intended to be developer finance going forward. So this will be their plan for how they will pursue tax credits, which understand comes back to public government in some way.

But they're looking at their own financing through tax credits through private financing, through potentially philanthropy and other mechanisms that they will employ to finance the future build out.

For a moment when a terminal constructor De la Company I was going to plan.

In a dia.

OK.

So the premise is that this would potentially not cost the county any additional revenue and or state or federal dollars other than tax credits, correct?

And Don says.

No federal or.

Just wanted to add, you know just in terms of housing, you know, when you build housing, there's state tax credits.

Federal tax credits also are are very traditional funding sources that any developer you know.

Seeks and so those are, you know, resources at that level which we anticipate, you know, when you build out the housing anticipated for the site.

In the future.

So no.

So just to add like it's a public private partnership in terms of question around additional county resources that after the SQA completion and.

Ground lease agreement.

Men.

Uh, there's no direct county resources required but typical uh financing of these projects do require housing funds that come from federal state, even our LA County Development Authority. No FOS and housing watchers or so.

So there'll likely be those resources still attached to it, but not a direct build out by the county.

It will be a ground lease where the developer will be expected to complete those.

Housing and mixed uses as a group privacy document itself. Let me just add.

Oh, awesome.

And those is S equivalent like S to S is public or private.

So Pero El Pineda sista?

El Condado, Pero Tambien El Desarroll investigate USO.

De la Diferentes a Vivienne.

So I would just make sure that everybody understands that the scope of the project, this is a county building, it's 1.2 million square feet of potential and it's vacant for the most part of it.

And we lost the licensing as a part of the hospital after the Northridge earthquake, and it's just been sitting there languishing for all these decades.

We now have this opportunity unprecedented to be able to take that property and

turn it into a much needed housing. That whole area is really just blight and mostly. 'Cause the account buildings run down county buildings, so we have this opportunity to bring affordable housing, possibly some workforce housing, likely market rate as well. So that it like all the all the funding pieces pan up for the developer but for the developer to bring their money in.

To to help build this, we knew from the CEO they were very clear with us that the county does not have money to put into this project and that's why we have to bring outside dollars and cobble whatever stated fellow dollars. We can put this project as well.

1.2 million square foot Uno.

Tuimos El a de remoto de Northridge pero or at the most oportunidad de polar transformer este vivienda.

Estamien de Trabajo Y.

Cilantro. Muy Claro la electoral condado para polar construit aura El Desarrollo constructor para.

Para even.

Specific to this motion, in a typical public private partnership, we do launch master planning environmental documents. It doesn't require board action per SE this specifically.

So provides leases, adding her own discretionary funding to help advance the environmental clearance she's been supporting this project with a discretionary funds. All of the HICP community partnership that we have I spoke about earlier, 7 to 8 years.

So that's come through direct, supervised discussion funding support and that's where like the section also is our discretionary funding and won't be any.

County dollars.

Will be looking at moving forward all the way to the ground lease, but essentially to answer your question, Michelle, when it comes to the development, if there are competitive county funding opportunities to create economic or housing opportunities, then obviously they'll be looking at applying as those competitive.

Tanimur.

A associated public equity plan maestro.

How does the process take for application on the National Historic National Register of Historic Places?

Historic lands.

There is.

It can take as low as short as six months up to 18 months.

We're anticipating for this project that it takes somewhere in the 9 to 12 month range.

The 6th message.

And then I also wanted to ask 'cause, it's interesting.

The DEO is the lead on this.

Have you his DEO handled any similar type projects?

Which is size and scale.

I think there is an import.

Ant.

Yeah, we we were created.

We absorbed the Community and economic development team from LACTA, which includes a portfolio of six to seven major public private partnerships.

Like this across most of the districts as well as.

A number of other smaller parcels that we manage with, with the CEO as well.

So we do have a capital real estate program and I brought this in hands on board in the last six months to help us lead this team, no.

Different department.

And so.

What animals are?

Scary is.

OK. And then the last thing I wanted to flag is I think there's a couple places in the Director of where it says Chief Executive Officer.

And I don't know if you meant executive officer or executive office.

Can you point us which ones? I know? There's definitely it's on five where it says direct the Department of Economic Opportunity and the Chief Executive Officer you.

I just wanna clarify. You mean officer, correct?

So look, you know akhla and it's on your Directive 7 two. You could take that and confirm it could be office or yeah, make sure which one you're referring to.

And I would just close close by saying, you know, as all of our board offices know, the real challenge with getting any type of housing, whether it be mental health, housing, affordable housing, any type of housing in the community in the county is really threefold. One land is.

Very expensive. Everyone in the county.

This is not the middle of the country.

You could buy land or cheap.

That's one of the issues in this project.

This is county land.

We're already a leg up just right there. Second, all is very difficult to get all your money sent in order and that's why we are rolling out a public private partnership so that the developer brings in the money to do this.

And lastly, and actually the most important part is that we have a lot of NIMBY where people want the housing, but they don't want it in their their area.

We have addressed that too much.

Release was very clear when we started this project that the Community was going to have a voice.

At a seat at the table throughout the entire process, and that's what our HICP group is.

They have been dedicated for the last eight years to meet monthly, to talk about what they wanna see, understanding what the challenges are and what to expect so that they are brought along on this journey with us.

The MBN hero Aklara vivienda salute metal.

Is vast and tecara is the official nuestamos enemy of the Los Estados.

And this is John. The name also now once it is.

Delive.

Red or?

And.

Our community members to understand even this meeting and that's why translation wasn't wasn't necessary.

So thank you for.

Saying to your Lauda, gracias.

Hey can show you up. Caroline on the lines. Caroline, do you wanna mute?

Kerwin.

Caroline.

**CT** **Caroline Torosis** 47:00

I didn't realize it was my turn. Hi everyone.

Quick question on the tax credits.

Just having been involved in projects with historic tax credits previously, I'm aware



that there are specific restrictions on how the tax credits can be used and also how the project can be redeveloped.

I'm wondering if you all did a deep analysis as to whether the project is more financially viable with the landmark status and these tax credits or with more with less restrictions on the redevelopment and not going after the landmark status. Can you talk about that?

**OP Operations Cluster Public 47:33**

Si Hola quiero blarso velos vetos piscales ES algo queser, mas Pasir conqueror pistol or?

Gito, Como queer Quito, masozo.

Thank you, Caroline for the question.

We and I'll defer a bit to DEO and I even Centennial Partners, to talk a little bit more about it. But all through our feasibility analysis.

The 20 person store tax credits were considered.

All it does is the motion provides flexibility of building that financial stack.

But the intent and to the Community partnership.

We do know the historical elements of the building will be preserved through any development, so regardless of the using those text credit or not, if it makes it on National Historic registry.

The building community wants it to be preserved as being a beacon of hope and iconic landmark for LA.

So the building will be rebuilt adaptive use in a way that all of the historical.

Elements of preserve and I'll pass it to Centennial Partners here to talk more specifically about the text.

Portion so.

Partners.

Analysis historico.

La La historia.

Algo desesperancia in Los Angeles.

**CT Caroline Torosis 49:31**

Sorry, just really quickly while you're coming to the table, just to clarify what I wasn't specifically asking about like the tax credits and whether you were using them.

I was just more so asking. Did you do a financial analysis on whether you landmark the building, if it makes the projects easier or harder to pencil?

**OP Operations Cluster Public 49:42**

Review.

**CT Caroline Torosis 49:48**

Because I am aware that with a landmark status.

There are. There are more restrictions on any sort of redevelopment replacement of Windows, sod, etc.

**OP Operations Cluster Public 49:58**

Sure. And and part of our if you want to translate first.

Specific comment is in OK CL status.

Of a facilita El Pro, El Progreso, or.

So even before issuance of RFP to seek potential public private partners, our office work with CEO.

Master planning on a very extensive feasibility analysis within that feasibility analysis, Caroline essentially tax credit were one of the very important financial tools to be leveraged further.

So we did look essentially at that and that feasibility analysis are available publicly.

We do have all of those documents in a dedicated website accessible to all.

See Paragon stalling Caroline El Eriquez de Bouscar estos primaloso publico, semos concio, owner analysis de Tielo, ECB mosque, comoran miento, Los cretos Vista, Pueblo tilesar al.

Ices and.

Mm-hmm. Yes.

Hi, everyone. Good afternoon.

I'm Giovannara Ojo, project manager on the redevelopment with Centennial Partners.

To kind of continue on with LA Casa's point, we did do a throw analysis on this and we've concluded that yes, it is more beneficial to pursue the nomination and pursue the tax credits because it is a very massive building that we're dealing with here and so.

The best approach is to look at various funding mechanisms that were able to combine as opposed to rely.

Solely on that private investment. So the tax credits, what they do is they allow for us to offload some of the.

Front costs of preparing the building and creating that viability that allows us to present the building at 2 investors in a lock additional capital. So we we can share more detailed analysis on exactly what we Oh my apologies, yes.

Giovanna, sorry.

Projecto analysis.

Piscalos on the vast beneficios especialment. Estamos estamos viendo.

Morning, Celeste and massiva. It's umm.

Yes, yes.

So it addresses some of the front costs of preparing the buildings.

What we call a core and shell state, where really now, although we have to financially solve for at that point is any financing mechanisms for affordable housing or any private investment to put units and housing units inside the space.

But we've done a thorough analysis that we can share more details on what we're estimating the cost of that make ready scope to be.

And the amount that the historic tax credits would offload of that cost.

Then, being a CMO's Mr. Costa.

Iber.

And I would add that there is a level of analysis that looks at what the contributing historic resources are so that you're looking at specifically what type of restoration is being done and where within the building. So where the targeted potential cost would be going for restoration versus.

New construction.

The scale of this building and the construction of it is such that renovating some of those aspects, like you mentioned, facade and Windows in a way that preserves it versus replacing with new is actually.

More cost effective and CMS be stole analysis.

In comparison.

Costo.

Any other questions from anybody?

OK. Can we call for a public comment?

Public comment on this online.

Please speak up or raise your hand on teams, or if you're in person, speak up here then comentarios, publicos and linear siesta commentary Publico portfolio.

Comment commentary. Public comment.

Thank you.

Thank you very much.

1st, I believe we have Henry Perez.

Henry, I'll start you one minute.

When you start speaking, Henry Perez, can you minuto? Pardon the sarabla.

Go ahead.

P

**PEREZ\_HENRY** 55:16

Thank you.

Hello, my name is Henry Pettis and I'm the executive director of inner city struggle.

We are a 30 year old organization based out of Boyle Heights and I would like to speak on this item that we're currently discussing. I want to thank Supervisor Solis for this motion. This board action will allow Centennial Partners to move forward with planning and environmental analysis towards.

Establishing and implementing a master plan for the General Hospital building and the West Campus at the Alley General Medical Center campus.

The master plan is critical since it will guide long term development of housing, jobs and health focused services.

The community supports the process in order to ensure that this project provides affordable and workforce housing near jobs and transit corridors, a master plan can also create living wage jobs for nearby residents, as well as add public open space and Wellness focused amenities.

This motion also preserves the historic General Hospital building and ensures its registry.

Into the National Register of Historic Places, which the community of Boyle Heights is in support of.

Thank you very much for your support and investment in the east side of Los Angeles, where these types of projects are very much needed.

Thank you.

OP

**Operations Cluster Public** 56:30

And so, Henry, the inner city struggles interpreter will summarize as it is a one minute non-stop and possibly reading.

And I don't have the subject in front of me. This is Henry with.

So Henry.

Royal Hides Centennial Partners.

Agreed to a laser, a solar que la Comunidad.

They boy.

Oh heistenga unopposed.

Oh, and the.

Class.

Are there any other public comments?

I will not drop commentary public.

I think there's folks here.

Oh, I'm so sorry.

You want to stand up close.

Yeah, I'll move.

I'll move myself.

Hi, good afternoon.

My name is Yolanda Duarte.

I'm a board chair for Alma Family Services. For 50 years we've been providing.

Critical health services.

Is to children with disabilities, their families, mental health services to.

Hundreds of thousands of families.

So Yolanda Duarte, la Presidente, La Junta de Alma Seriemos a trabajado con muchos familias con familias congos capacitados personas capacitas.

So my other hand.

Is I'm the Commissioner for historic Landmarks and records for the county, so I can echo some of the things that were said.

These incentives are these tax credits are huge incentives for investors and would make the financing attractive to those looking to be our partners. And as the one of the founding members for HICP.

This is an opportunity.

For our vision, the Community's vision to come to life with Centennial Partners, who have worked so diligently with us.

To Commission our.

Historico.

Stolaria and Coco Mas atractivo aralos investors and estro sociios que puebate.

There is the proyecto, E and Centennial Partners E tambien, uh comununa mien.

Stante and.

In addition to all of the benefits that Henry just laid out, which are critical to our community, I must tell you that this adaptive reuse of the historic General Hospital. Is an icon for us Angelinos obviously, but to the world as the IT is the face of the renowned soap opera of the same name.

General Hospital that it is synonymous with world class health care and that's how the world sees us.

Thank you very much.

I could ask.

Beneficios there is the the.

Hospital general.

Hospital in Los Angeles.

Hospital Los colossenes.

Is another.

Name hi everyone.

My name is Katrina Rinko.

I'm attorney with neighborhood legal Services Los Angeles. For those of you that are not familiar, we're a nonprofit legal aid firm that provides civil legal services to the bungal populations in LA County, including the patients at La general and at the Wellness Center.

At the end, we noticed Katrina. Josiah will legal services, Persona 7.

Accessorial Los Angeles and La Paglacion de Los.

I'm also speaking in sport of this motion and I want to thank Supervisor Eliz for her support.

Among the other things that Henry and I want to over we do see patients at the sites and it's made it so much easier to build trust with the community and help them build resilience against the crisis of the tendency encounter.

E apartheid. So de la motion.

So de Estamosion Y la parte de la parte lo que EE quo.

Henry.

I also want to highlight that the patients that come to the hospital, they're from all over county. We see people from all over valleys, Fernando Valley, South LA.

So I believe that this master plan was a great investment in a public resource for these vulner populations. Nice. Thank you.

For your consideration support.

Consider adding.

Next question.

Good day.

Hi, good afternoon, Rosa Soto and I'm executive director of the Los Angeles General Medical Center Foundation.

We are the backbone organization for the health Innovation Community Partnership that's been mentioned here today. Since 2017, we have worked with our community to offer robust community engagement opportunities to ensure each of our if you have it written, I can go ahead and read it. Do you?

Have it written.

I do OK.

Yeah, I can, but.

Definitely. Do you have it?

Do you want to read it? Yeah.

Is it fine if she reads it first?

Oh yes, and I I can read it.

She has never read it first, and then she read it.

So then she answered the phone.

I was just saying.

LA General funding Los Angeles.

Numero de la Tico numero tres El de citto Uno.

Y.

No sotros lideramos en El ace.

Emos participation Pro Gusta la conidado fortunidas para segura Nos proyectos.

What's the maximizing effect on beneficial parallel community? That's.

So so achieving maximum community benefit is of you know greatest interest because a lot of development in these areas for many years did not include community engagement and the opportunity for community to have a voice.

So the opportunity for this project was initially to support our local surrounding community of East LA, Lincoln Heights City Terrace, Boil Heights. But because of its original impact and has been.

Mentioned you know there we serve all of our community. The benefits will really extend to our entire county.

That's just in Lincoln Heights and in.

El.

Gin there is Impacto, Pennsylvania, a la comunal para com where beneficios para Las unidades de.

US. Mm-hmm. And you know this, this master plan guide allows a long term development of housing jobs in healthcare.

Focus, which is an enhancement to an already robust healthcare system.

It also preserves our historic hospital, which you know with, with registry, with the national.

Thank you so much.

I'm sorry.

I'll plan my stroke.

El Termino, the Vivien da trabajos.

Tambien Y preserva.

Low Historico de Los Pital general alas Segura Nos de que tengamos una histo Nacional en El reistro historico Los.

Comos good afternoon.

My name is Andrea Makita.

I'm the executive director.

Of unpopular organization the provide housing and supportive services, primarily to homeless aged into 24.

We operate in Los Angeles and East and Southeast Los Angeles County.

I second everything that has been said. If I can just share something in addition to that, being a homeless provider, we house between 6 to 700.

Or let me I wanna start this remark, Andres Marcus.

70 quatro anos.

Italian megusaria Compartira Hamos comp persona sintecho in monteria compartir.

Thomas, so we provide housing within our continuum for about 6 to 700 years every year. In addition to you that we meet in the Community and other vulnerable community residents. And there are market forces that are pushing people, you know, onto the street. It's in the last.

2-3 years. There's been a push and increase in rents rate that have been really difficult. You know, even for us as providers to address.

The proportionate homosexuality.

Those Ninos or personas?

He must be stolen.

Precious and subtle tantal.



We have to maximize this opportunity to use public land county land to be able to give opportunities to the most vulnerable, I think.

The size of the project can really be a highlight.

For Los Angeles County in the years to come and be seen as a model throughout, you know the nation.

Thank you very much.

Bueno.

Tambien Al Maximisari Pizar El de Reno del Condado para Las personas unera Blues esos algo El El tamano tambien de proyectos.

Para Las personas, personas.

Are there any other public comments here in person online?

Or, I believe that concludes wonderful.

All right.

Thank you.

We will move on to the next item.

Thank you all for attending.

So the next item is a board letter from Department of Health Services to advance notification of intent to negotiate a sole source amendment to agreement. Each dash 705407 with Cerner Corporation.

Welcome. Good afternoon.

My name is Julio Albright.

I'm the director of contract administration and monitoring at DHS.

It's been a little while since we've seen you all.

I'll mention I think it was about eight months ago when I introduced the folks to say C ASADA, who is the section manager in contracts and grants over our IT contracts.

And she is kindly accepted my invitation to step up to the plate and take over our presentations.

Of IT board letters.

So she will actually be leading this presentation for you today.

So let me hand it off to you. Thank you.

Good afternoon, everyone, and thank you Julio for the opportunity.

My name's Stacy Asada and we are here to present the Advanced Board notification regarding the Department of Health Services intent to enter into. So force negotiations with for an amendment to extend the term of our current agreement with Cerner Corporation for use of the healthy and Ch.

Platform.

Referred to within DHS.

As in panel life management or LELM for our EHR system, our electronic health record, also known as Orchid which is online real time centralized health information database. DHS is seeking to extend the term of the agreement on a sole source basis as we have ex.

All of our delegated authority from the board and it's set to expire next year on June 30th, 2026.

In accordance with board policy 5.1.

00 we required to provide advance written notice to the board of our intent to enter, to sell source negotiations at least six months in advance prior to the contract expiration date and presenting with me today is our DHS stakeholder and subject matter expert Doctor Belinda Waltman. She.

The senior director of Population Health.

And she's gonna give you an overview of Elm and its clinical value to DHS.

And we also have DHS's Chief Information Officer.

Kevin Lynch. He's going to give Houston support of this plan and he's going to give a high level overview of Elm and its placed in the DHS orchid ecosystem as well as any technology to answer any technology related questions you have.

So at this time, I'm pleased to pass the presentation over to doctor Portland.

Thank you, Stacy.

Yes, I'm doctor Waltman, senior director of population health for VHS and also the business lead for Elm.

First I thought it might be helpful just to provide some context by defining the term implement which is the process that we use to link patients with a DHS primary.

Primary care provider and the primary care medical home based on patient preference or the impalement algorithm.

Elim is Sterner's population health platform that's fully interfaced with our electronic health record org.

Stacy mentioned and one of its key features is to enablement to DHS providers. That is the creation of patient panels per provider and allows us to ingest an onboard monthly enrollment files from the health plans and then to apply an apparel and algorithm to determine the primary care.

Medical home for that patient. In addition to the impalement algorithm functionality, Elm has numerous other customized algorithms and registries to support clinical

recording.

Clinical tracking, clinical decision making across various subsets of DHS's patient populations.

This tool has allowed the DHS primary care medical home teams, including providers, nurses and other team members, to manage their patient panels more effectively both during and in between patient encounters.

Elm is also the analytics and reporting tool that we use for state regulated reports including QIP, the quality incentive pool program, GPP, the global payment program and other supplemental payment programs that are large funding sources for DHS. Cerner's healthy intent road map aligns with DHS's future needs.

Elm has been and continues to be designed and customized.

To meet to meet the needs of DHS, as well as to integrate with our key EHR systems from Orchid and health information exchanges.

This integration supports seat exchange enhances care coordination, ensures interoperability and regulatory compliance and upholds security standards.

Furthermore, Elm has been highly customized to meet the needs of LA County's patients and clinicians since the previous term extension in 2020. Several new features have been introduced, including new patient data sources.

Internal tools and direct links.

To maintain a panel of data for patient care continuity, extending the term allows DHS to continue providing a high quality and consistent level of care.

And now I'll hand it over to Kevin Lynch to discuss Elm's role within our broader EEP IT ecosystem.

Good afternoon.

I'm Kevin Lynch, chief information Officer for health services. After the implementation of our enterprise electronic health record system, oracid, the need for the population health management solution to comply with regulatory changes and improve patient care was identified.

And at that time, Senor had developed an integrated population health product named healthy intent that we now call that Elm healthy intent or Elm is now part of our integrated Orchid ecosystem.

One critical element of this population health platform provides.

Is connectivity from our impairment files that Doctor Waldman was describing coming from our health plans directly into Orkut?

This allows providers and staff who are treating patients to know The Who the

patient is in Panel 2, which improves workflow and contributes to patient care. Healthy intent or Elm is the only integrated population health management product that center supports, and I'll turn it back to Stacy to provide additional context on contracting and background.

Thanks hirvin.

A little background on it.

DHS did conduct a competitive solicitation process, resulting in the selection of Cerner to develop and implement an EHR system.

Consistently across care settings with standardized associated workflow processes in a single unified data structure.

Cerner also provides for ongoing maintenance, support services, hosting services, application management and professional services, and it was extended to the Department of Public Health in February 2018. And on June 14, 2016, the board approved amendment number six, introducing ALM for initial term through June 30th, 2020.

21 and then on November 24, 2020, the board approved amendment #14.

Further extending Elm through.

June 30th, 2023 with.

Three one year additional extensions taking us to next year at June 30th, 2026.

The department believes it's in the best economic and operational interests of the county to extend the agreement for the usage of Elm to prevent any disruption to services and to align with other systems acquired via the Cerner Agreement, ensuring coterminous expiration on December 31.

2032 so on this note I will pause if you have any questions you have any questions.

Any questions for any board?

Nope, no questions. Oh, OK.

So we will proceed with closing the board notification then and we'll return back to the board early next year.

Thank you for the time.

Thank you. Thank you.

Now we'll move on to CEO along with and their responses to the 2024-2025 civil grand jury interim.

Recommendations. Hi everyone.

Kerry Miller, chief executive officer and I'm here with Paul.

OK.

So we are here to talk about the silver and jury intermodal.

So this year we had a very active civil grand jury.

They have three opportunities to ask us to do reporting, and this year used all three opportunities. So they have an opportunity which the first one, which is to ask follow up questions to any previous report for subsequent reporting which we did.

In January, I think.

And then they have the opportunity to ask us to respond to an interim report.

So there was an interim report released in April.

With some set of their questions and that is what we're here to present today.

However, also just wanted to clarify so that there isn't any upcoming confusion.

They also issued a final report.

We are now in the process of collecting the information for the final report, which will also be coming to the board, probably in.

September. I'm so sorry.

Can I ask a question to clarify please?

So the the interim report is just focused on this Lhasa, correct general issue, correct?

Is the final report what we got circulated where there's like, you know, the way they do, like 10 separate reports about, like the infestation, correct. And the smell?

Yes, OK.

That one's coming.

But that's the final report.

That's the final report responses on that's coming. Responses to that are coming.

That report was just issued a couple of weeks ago. Right. OK. So on the interim report, when do you anticipate they will finalize the interim report after they receive your responses?

Like, what's the timing on that and will it be lumped with the others?

It will not. So based on the way the timing is, we have a certain set.

Amount of time that we have to respond within. So the because they issued an interim report.

In April, we are required to respond by July 24th. So that's why we're doing this now.

So we we just finalized a board memo that was.

Just is getting distributed today to.

Can you just do it?

Yeah. No, but you just sent it today.

You just distributed it to them today and so then so now that we have that finalized

report that has to come to the board because.

Per the Statute, the board has to adopt the report that gets sent to them, so we have to do that and then the new report that just got released in June has another 90 day report back.

So we have to meet that deadline as well.

So the reason that it's split is they split their reports and we're trying to meet both deadlines within their time frames.

Do you get the sense that they split reports because they put more weight in the interim report and wanted it more thorough? Or was this just the choice of the subcommittee?

That they wanted to. OK, so that is our understanding.

I don't know if anybody else had mobile setting questions just before we went into this.

I'm happy to answer.

It was.

It was due to us as well.

We thought, oh, we usually are.

Used to replying to one report and have learned that no, we get them reply to multiple reports.

Yeah, I couldn't find this lost one in the stack of other reports, so I didn't understand what I was missing. OK, yes.

OK.

Thank you.

So with that, this is the interim report.

And like I say, the the right now with the final report just for others who saw that departments are compiling their responses now and sharing those with us.

So we will be coming back to the board like I say, I think September is our plan for that response, but we do need to file this one within the time frame and that's why we're here today.

So this one also will come to the board.

This report was mostly focused on health services.

The potential idea or recommendation about creating a health agency.

Need some homeless questions and questions around the formation of a new homeless department.

So we are here 'cause. We always come to operations with these reports. We are just

to say also presenting next week at the Health Department's cluster meeting, since this is this report is so specific to the work that they do. So we are doing both today with.

That anything else you'd like to add?

OK.

So just curious if there's any questions for us today.

I don't have any questions.

We don't. It's great.

Thank you.

I just want to confirm.

So when we talk about non county agencies, we're talking about lots and lots of responses, right?

Or they are CEO's responsible with we did not respond on behalf of Lala.

These are the county's responses, so we work with DHS, our homeless initiative, our homeless transition team, the Commission, yeah, and anyone else.

What's the condition?

Oh, hospital and healthcare delivery.

Commission. So we don't respond on. So to your question, Tammy, we don't respond on behalf of other entities that are not part of the county. So in those cases we've any questions or findings that are referred to someone else, we send them or say you know reach out.

Lhasa reached out to LA City for those responses.

And then we only respond to the ones that are directed to the county and that's that's what these are.

We know it's a very long and use process, you know, required by law. We recognize that and expect that.

But yeah, thank you very much.

And we look forward to.

I look forward to the rest.

I know that our office enjoys reading, yes.

Thank you.

OK, OK.

Thank you.

Thank you.

That was quick.

Yes.

- **Dardy Chen** stopped transcription