

MOTION BY SUPERVISORS HILDA L. SOLIS

August 12, 2025

AND LINDSEY P. HORVATH

Promoting Further Transparency and Efficiency into County Operational Properties

The County of Los Angeles has purchased the Gas Company Tower, a 52-story skyscraper located at 555 West 5th Street in downtown Los Angeles. The purchase was finalized in November 2024 for \$200 million, roughly eight months ago, representing a significant strategic shift for Los Angeles County in managing its real estate portfolio and addressing long-term infrastructure needs. The purpose of this acquisition was to realize substantial savings for the County of Los Angeles by consolidating operations and avoiding leased spaces. However, there has been little to no transparency into what progress, if any, the County has made in occupying spaces in the Gas Company Tower after eight months of ownership. Meanwhile, it continues to lease higher priced office space elsewhere to meet the needs of County departments.

The Gas Company Tower, in its current state, meets the County of Los Angeles and the City of Los Angeles seismic retrofit ordinance requirements. Given the financial challenges the County is facing due to AB 218 settlements, ongoing labor negotiations, significant ongoing and federal cuts, recovery costs associated with the January 2025 wind and wildfire events, as well as lower than expected property and sales tax

MOTION

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Mitchell	_____
Horvath	_____
Hahn	_____
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revenues, it is imperative that the County is utilizing all available funding efficiently. Additionally, given potential service reductions and staffing impacts due to budget challenges, increased transparency and financial accountability is imperative. This will help to ensure that the Board of Supervisors are making the most informed decisions and any previously set aside funding for non-urgent projects could be leveraged to meet anticipated pressing fiscal needs.

WE, THEREFORE, MOVE that the Board of Supervisors suspend Section 22.1 of the Rules of the Board for the limited purpose of considering this motion.

WE, FURTHER, MOVE that the Board of Supervisors direct the Executive Office, Chief Executive Office, the Department of Public Works, the Internal Services Department, and County Counsel to immediately suspend any work on proposals related to seismic retrofit of the Gas Company Tower and provide a written report back in 60 days that includes, but is not limited to:

1. Financial sources for recommended additional seismic retrofit of the Gas Company Tower; and
2. An occupancy plan for the Gas Company Tower that shows savings to the County by consolidating County department operations in that building, including terminating and not renewing existing leases for County Departments for office uses.

AGN. NO. _____

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