

LINCOLN HEIGHTS NEIGHBORHOOD COUNCIL

EXECUTIVE COMMITTEE MEMBERS

SARA CLENDENING
PRESIDENT

BEN WADSWORTH
VICE PRESIDENT

VINCENT "CHENTE" MONTALVO
TREASURER

FERNANDA SANCHEZ
SECRETARY

CALIFORNIA



"WE ARE ONE"

LINCOLN HEIGHTS EST. 1870

CERTIFIED COUNCIL
2002

3516 N. BROADWAY
LOS ANGELES, CA 90031

LINCOLNHEIGHTSNC.ORG

October 7, 2021

RE: LHNC OFFICE AT 3516 N BROADWAY

Dear Councilmember Cedillo,

Lincoln Heights Neighborhood Council has just been notified that they've lost access to their City owned office space at **3516 N. Broadway**. CD1 claims that there was an incident in April 2021, in which the LHNC allowed an individual entry into the premises for unpermitted filming. This violation was never made known to the board as something that would result in their loss of access to the space. The only lease that exists is one with a nonprofit, in which they were granted 50% of the space. The other 50% was allocated for use by CD1 and Lincoln Heights Neighborhood Council.

The lease is outlined in a motion dated 11/9/16 CF 16-1266. [800 Square Feet of Office Space / 3514 N Broadway / Soledad Enrichment Action, Inc. / Lease Agreement (Cedillo)]

"SEA has offices in multiple locations throughout the County and requires office space in Lincoln Heights. The decommissioned Fire Station # 70 at 3514 N. Broadway would serve as a suitable location, at which they propose to occupy approximately 800 square feet of office space or 50% of building since the other office space is used by Council District 1 and the Lincoln Heights Neighborhood Council. SEA will be responsible for providing insurance/liability coverage as well as covering the cost of any necessary tenant improvements, maintenance, custodial, utilities and security for their space."

The individual who gained access to the space through the council told the LHNC that they shared an office with CD1. This individual also continues to use the mailing address for their suspended nonprofit and has postured to the public as being a member of the council. SEA never filed a police report or provided details of the trespass on city property. Nowhere in the lease does it indicate that SEA is the sole key holder, nor does it give them carte blanche. Any renovations they performed were part of the lease agreement for the \$1/ year rent.

BOARD MEMBERS: BUSINESS REPRESENTATIVES: William Rodriguez Morrison, Nancy Stella Soto, vacant

COMMUNITY BASED ORGANIZATION REPRESENTATIVES: Benny Madera, Dydia DeLyser, vacant

YOUTH REPRESENTATIVE: Diana Tran

AREA REPRESENTATIVES: Richard W. Larsen, Annalee Harr, Melanie Bellomo Shifflett, Vicente Gonzalez-Reyes Jr., Armida Marrufo, Victor Azanedo, Diego Zapata, vacant, Gil Arevalo, Richard Ortiz, Steve Lucero, Lena Ruiz, Selena Ortega

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The City Building, aka Firehouse no. 70 was secured by Councilman Art Snyder in 1981 to serve the community. He brought it up to code by shifting \$16k from the Boyle Heights Sr. Center. The space was leased to the Cultural Affairs Dept. Murals Program and the East/Northeast Little Sisters program where they created a joint program to serve the youth.

Later, in 2002, with the advent of the Neighborhood Council system, Ed Reyes renovated the space specifically to serve the LHNC (CF 02-0817):

"Fire Station # 70 was fully renovated to primarily serve as a community service center in the Lincoln Heights area. With the endorsement of the Councilmember, the Department of Neighborhood Empowerment (DONE) was assigned 40% of the office space to establish the area's Access Center. As the City department in residence, DONE is responsible for the housekeeping and safety issues on site. The remaining office spaces would be leased to non-profit organizations that will provide community services. "

Lincoln Heights Neighborhood Council should not be treated as a guest in their own space. This is theft from the community of a municipal space that was created to serve the LHNC in their own neighborhood. On the same street where, coincidentally, for decades, our councilman maintained a district office to serve the community.

Sincerely,

Sara Clendening,
President
Lincoln Heights Neighborhood Council

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ENTERTAINMENT AND FACILITIES

MOTION

Soledad Enrichment Action, Inc. (SEA) is a non-profit agency providing counseling and case management, parent education, job training and placement, and after school tutoring in Los Angeles County. Currently, SEA has numerous private and public contracts and provides city services through the Mayor's Office of Gang Reduction and Youth Development (GRYD).


SEA has offices in multiple locations throughout the County and requires office space in Lincoln Heights. The decommissioned Fire Station # 70 at 3514 N. Broadway would serve as a suitable location, at which they propose to occupy approximately 800 square feet of office space or 50% of building since the other office space is used by Council District 1 and the Lincoln Heights Neighborhood Council.

SEA will be responsible for providing insurance/liability coverage as well as covering the cost of any necessary tenant improvements, maintenance, custodial, utilities and security for their space.


I THEREFORE MOVE that City Council instruct the General Services Department to negotiate and execute a lease with SEA for a term of three years with two, one year renewal options at the rate of \$1 per year in consideration of the valuable services they will continue to provide to Lincoln Heights and the City of Los Angeles.

I FURTHER MOVE that Council instruct the City Administrative Officer work with the General Services Department and provide any assistance as necessary.

PRESENTED BY


GILBERT CEDILLO
Councilmember, 1st District

SECONDED BY



Council File 16-1266

Item: (37)

CONSIDERATION OF MOTION (CEDILLO - BUSCAINO) relative to a lease with Soledad Enrichment Action, Inc. for office space at the decommissioned Fire Station No. 70 at 3514 North Broadway.

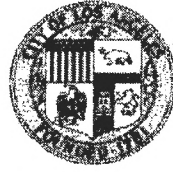
Recommendations for Council action:

INSTRUCT the Department of General Services to negotiate and execute a lease with Soledad Enrichment Action, Inc. for a term of three years with two, one-year renewal options at the rate of \$1 per year in consideration of the valuable services they will continue to provide to Lincoln Heights and the City.

INSTRUCT the City Administrative Officer work with the GSD and provide any assistance as necessary.

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

Agenda Item No. 6

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

March 30, 2017

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, California 90012

Attention: Eric Villanueva, Legislative Assistant

**REQUEST FOR AUTHORIZATION TO NEGOTIATE
AND EXECUTE A NEW LEASE WITH SOLEDAD
ENRICHMENT ACTION, INC., A NONPROFIT ORGANIZATION**

The Department of General Services (GSD) requests authority to negotiate and execute a new lease with Soledad Enrichment Action, Inc. (SEA) a nonprofit organization for office space at 3514 North Broadway in Lincoln Heights.

BACKGROUND

The nonprofit, SEA, will be sharing 50% of the building, which is 800 square feet and currently vacant, at the decommissioned Fire Station 70 with Council District 1 and the Lincoln Heights Neighborhood Council. The office will be staffed with three full-time and three part-time employees.

A Motion was approved by Council on January 3, 2017 (C.F. 16-1266).

SEA provides counseling and case management, parent education, job training and placement, and after school tutoring. SEA also provides City services through the Mayor's Office of Gang Reduction and Youth Development (GRYD).

The proposed Tenant is aware of the City's mandatory ordinance requirements including the Living Wage Ordinance and will conform accordingly.

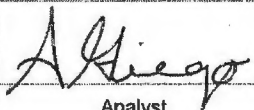
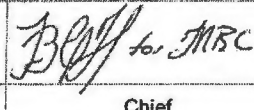
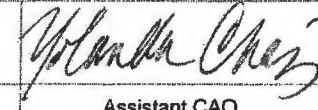
The proposed lease agreement will contain the following:

Community Benefit Analysis For Non-Profit Lease

I. Lease Terms and Conditions	
Facility Location:	3514 North Broadway, Los Angeles
Lessee:	Soledad Enrichment Action, a non-profit 501(c)3 organization
Council File Reference:	16-1266 (Motion adopted on 11/09/2016)
Space Assignment:	800 square feet
Term & Renewal Option:	Three year initial term, with two one-year options to renew. Approval of the renewal options at the existing rate will be at the discretion of the City.
Market Rate:	\$2.25 per square foot (Monthly rate: \$1,800 / Annual rate: \$21,600).
Proposed Rental Rate:	\$0 per year during the first term, with rate under any renewal options to be subject to negotiation.
Utilities/Custodial:	Lessee shall be financially responsible for all applicable utilities and custodial costs.
Tenant Improvements:	Lessee shall have full responsibility for the cost of any needed tenant improvements.
II. History and Current Services	
Mission:	SEA empowers youth, families, and communities in underserved areas to become self-determined contributing members of society by providing guidance, resources and support.
Vision:	SEA works with its clients in a safe, family-oriented and supportive environment to enable them to become self-directed and productive members of society.
Background / History:	Soledad Enrichment Action Inc. (SEA) is a non-profit organization, founded in 1972 by a group of mothers in East Los Angeles who had lost their sons to gang violence. From these humble beginnings, SEA has since grown to become the leading provider of services to high-risk individuals, families, and gang-affected communities within Southern California. SEA combines individually-tailored high school educational services with various supportive services offered.
Current Services:	SEA provides a wide array of social, mental health, and educational support services. Services for high-risk youth and their families provide alternative to gangs, drugs and violence by providing them with alternative high school and parenting education services, mental health therapy, drug & alcohol counseling, field trips and after school tutoring including arts and crafts activities.

Community Benefit Analysis For Non-Profit Lease

III. Community Benefit Analysis	
Value of Direct Services:	<p>A. Value of Dedicated Staff: <u>\$174,000</u></p> <ul style="list-style-type: none"> • Lead Community Intervention Worker (1 position) • Community Intervention Worker (1 position) • Case Manager (1 position) • Parenting Instructor (12.5 positions) • Afterschool Programming Coordinator (25 positions) • Afterschool Instructor/facilitator (25 positions) <p>B. Value of Services to Participants: <u>\$991,600</u></p> <p><i>Value of services includes: mental health (USC Telehealth), case management and intervention, after school tutoring, victims of crimes services, urban art movement, employment and job skills training, gender specific programming, parents helping parents, caught in the crossfire, teen parenting sessions, camp excursions and family reunification.</i></p>
Value of Operational Budget:	<p>C. Value of Operational Budget - specify: <u>\$14,156</u></p> <p><i>Includes: Electricity, Internet, telephone, janitorial, cleaning supplies & toiletries and office supplies.</i></p>
Additional Offsets / In-Kind Services:	<p>D. Value of Additional Offsets – specify: <u>\$21,000</u></p> <p><i>Includes: Field trips, community events, peace efforts, workshops, resource fair and camp expression.</i></p>
Total Community Benefit:	<u>\$1,200,756 annually</u> (=A+B+C+D above)
Market Value for Leased Space	<p><u>\$21,600 annually</u> *</p> <p>(* calculated as: average market rate of \$2.25 per s.f. multiplied by assigned space of 800 s.f. multiplied by 12 months = \$21,600)</p>
Benefits Finding & Recommended Action.	<p>Community benefits estimated at <u>\$1,200,756</u> annually, <u>exceed</u> the market value of <u>\$21,600</u> for the leased space by <u>\$1,179,156</u>.</p> <p>The proposed lease is consistent with the City's proposed Non-Profit Leasing Policy in that the rental value of the space is exceeded by the annual contributions in services from the non-profit lessee. The proposed terms are recommended for approval.</p>

			
Date	Analyst	Chief	Assistant CAO

File No. 16-1266

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE relative to an agreement with Soledad Enrichment Action, Inc., to lease 800 square feet of office space.

Recommendation for Council action:

AUTHORIZE the Department of General Services (GSD) to negotiate and execute an agreement with Soledad Enrichment Action, Inc., to lease 800 square feet of office space at 3514 North Broadway pursuant to the terms and conditions in the Department's report to Council dated March 30, 2017.

Fiscal Impact Statement: The GSD reports that no revenue will be generated from this lease to the General Fund.

Community Impact Statement: None submitted.

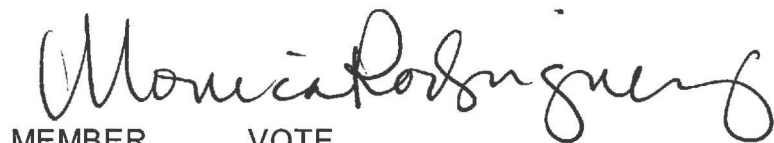
SUMMARY

In a report to Council dated March 30, 2017, GSD requests authority to execute a lease agreement with Soledad Enrichment Action, Inc., for 800 square feet of office space at 3514 North Broadway. The property is a decommissioned Fire Station owned by the City of Los Angeles. Soledad provides counseling and case management, parent education, job training and placement, and after school tutoring, as well as other services through the Mayor's Office of Gang Reduction and Youth Development.

At its meeting held August 8, 2017, the Information, Technology, and General Services Committee recommended that Council approve GSD's request.

Respectfully Submitted,

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE



MEMBER VOTE

RODRIGUEZ: YES

BLUMENFIELD: ABSENT

O'FARRELL: YES

-NOT OFFICIAL UNTIL COUNCIL ACTS-