

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

OCTOBER 29, 2019

**Funding for Acquisition of 8400 and 8500 South Vermont Avenue for the Vermont and Manchester Transit Priority Joint Development Project**

On December 5, 2017, the Board of Supervisors (Board) authorized a Resolution of Necessity to file a condemnation action to acquire 4.21 acres of real property located on the east side of the 8400 and 8500 blocks of South Vermont Avenue (condemned property) for the Vermont and Manchester Transit Priority Joint Development Project (Project). The Project, proposed for development on land that had been vacant and blighted since the 1992 Civil Unrest, includes a public boarding high school which would serve youth from the surrounding community and across the County of Los Angeles (County), many of whom are touched by the County's safety net, and prepare the students for college and careers within the transportation and infrastructure field. In addition, the Project includes 180 units of affordable housing, community-serving retail, a transit plaza, a Los Angeles County Metropolitan Transportation Authority (Metro) training center, and a parking structure.

As part of the actions taken on December 5, 2017, the Board authorized County Counsel and the Chief Executive Officer (CEO) to take all actions necessary to complete the acquisition of the site, including, without limitation, depositing \$15,700,800 with the State Treasury to obtain an Order for Prejudgment Possession. This monetary amount was based on an appraisal of the fair market value of the site, which was completed on August 24, 2017,

-MORE-

MOTION

SOLIS	_____
RIDLEY-THOMAS	_____
KUEHL	_____
BARGER	_____
HAHN	_____

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**OCTOBER 29, 2019**  
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and the funds were deposited on December 17, 2017 (December 2017 Date of Value), consistent with eminent domain prelitigation procedures.

California Eminent Domain Law affixes the date of value of condemned property to when the public entity makes its initial deposit of probable just compensation. This required that a new appraisal be prepared based on the December 2017 Date of Value. An updated appraisal based on the December 2017 Date of Value has subsequently been obtained and resulted in an updated appraised value of \$17,980,200 for the condemned property.

While the Superior Court has continued the trial date to finalize the value of the property until February 2020, eminent domain practice requires that sufficient funds be deposited with the State Treasury consistent with the County's updated appraised value. At this time, \$2,279,400 of Second District Capital Project Funds are available to facilitate this required action.

The Board previously found the Project to be exempt from the California Environmental Quality Act pursuant to Section 21155.1 of the California Public Resources Code on December 5, 2017.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:**

1. Approve the revised total project budget of \$17,981,000 from the previously approved budget of \$15,701,000 for the Vermont and Manchester Transit Priority Joint Development Capital Project 77611;
2. Approve an appropriation adjustment to transfer Second District Capital Project Funds comprised of \$709,000 from Capital Project Number 86996 and \$1,571,000 from Capital Project Number 77044, for a total of \$2,280,000, to the Vermont and Manchester Transit Priority Joint Development Project, Capital Project Number 77611; and
3. Instruct the Chief Executive Officer to deposit the funds with the State Treasury, consistent with the requirement of the condemnation proceeding.

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(KK)

October 22, 2019  
29

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE

FY 2019-20

3 - VOTES

SOURCES

USES

VARIOUS CAPITAL PROJECTS  
VARIOUS 2ND DISTRICT PERMANENT SUPPORTIVE HOUSING  
A01-CP-6014-65099-86996  
CAPITAL ASSETS - B & I  
DECREASE APPROPRIATION

709,000

VARIOUS CAPITAL PROJECTS  
VERMONT AND MANCHESTER TRANSIT PRIORITY JOINT DEVELOPMENT  
A01-CP-6006-65099-77611  
CAPITAL ASSETS - LAND  
INCREASE APPROPRIATION

2,280,000

VARIOUS CAPITAL PROJECTS  
VARIOUS 2ND DISTRICT IMPROVEMENTS  
A01-CP-6014-65099-77044  
CAPITAL ASSETS - B & I  
DECREASE APPROPRIATION

1,571,000

SOURCES TOTAL \$ 2,280,000

USES TOTAL \$ 2,280,000

JUSTIFICATION

The appropriation adjustment is necessary to transfer \$2,280,000 as follows: \$709,000 from Capital Project Number 86996; and \$1,571,000 from Capital Project Number 77044, to fully fund the acquisition of the real property located on the east side of the 8400 and 8500 blocks of South Vermont Avenue for the Vermont and Manchester Transit Priority Joint Development Project CP 77611.

ADOPTED  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

AUTHORIZED SIGNATURE

AMIR ALAM, MANAGER, CEO

BOARD OF SUPERVISORS APPROVAL (AS REQUESTED/REVISED)

Celia Zavala  
CELIA ZAVALA  
EXECUTIVE OFFICER

REFERRED TO THE CHIEF  
EXECUTIVE OFFICER FOR---

☐ ACTION

☒ RECOMMENDATION

BY

DATE

☒ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

DATE

AUDITOR-CONTROLLER

B.A. NO. 057

Lantam  
Oct 16, 2019

10/16/19