

SYN. NO. \_\_\_\_\_

AGN. NO.

MOTION BY SUPERVISOR GLORIA MOLINA

October 1, 2002

In light of the County's current health crisis, it is beneficial for any previously owned County clinics where non-profit organizations can continue health access for our County patients through continued public-private partnerships.

The County owns 2 buildings at 2032 Marengo Street in the City of Los Angeles (a former health center, and a former health storage facility), which are now vacant and which are now considered surplus to any current or foreseeable County needs. The buildings are now vacant because the Board approved its closure last year when we began to experience financial difficulties in the Health Department.

Clinica Monseñor Oscar Romero (CMR) has consistently assisted us by assuming contracts to continue health services. Clinica Monseñor Oscar Romero has been providing perinatal services to 50 pregnant women who will be encouraged to deliver their babies at the LAC+USC Medical Center, thus assisting the County in generating revenue from this public-private partnership. In addition, the revenue from the sale of the building assists the County in covering service deficits elsewhere.

MOTION

Molina \_\_\_\_\_

Burke \_\_\_\_\_

Knabe \_\_\_\_\_

Antonovich \_\_\_\_\_

Yaroslavsky \_\_\_\_\_

THEREFORE, AS AUTHORIZED BY GOVERNMENT CODE SECTION 26227,

I, MOVE THAT THE BOARD:

1. Find that the property is surplus to any present or foreseeable County needs.
2. Find that the proposed direct sale of this surplus property is categorically exempt from CEQA pursuant to Class 12, of the County's Environmental Document Reporting Procedures and Guidelines.
3. Find that the health services provided by CMR to the local community serve public purposes which benefit the County.
4. Approve a sale of the subject property to CMR at its appraised fair market value of \$1,186,000, subject to the condition that at all times and under all conditions said property and services shall be equally open and available to residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to residents of incorporated are not equally accorded residents of unincorporated territory.
5. Authorize the Chief Administrative Office (CAO) to negotiate terms of the sale including a note secured by a deed of trust.
6. Authorize the CAO to negotiate a lease agreement to allow CMR to occupy the space, pending close of escrow, rent-free for up to 90 days. CMR will be responsible for all maintenance, utilities, insurance, and other expenses during the lease term.
7. Instruct the CAO to execute sale and lease agreements and other related documents after review and approval by County Counsel.
8. Instruct the Chairman to execute a Quitclaim Deed when prepared by the CAO, after review and approval by County Counsel.

MMA/sf