



# CITY OF CARSON

## Legislation Text

File #: 2022-587, Version: 1

### Report to Mayor and City Council

Tuesday, July 19, 2022

Consent

#### SUBJECT:

**CONSIDER A MEMORANDUM OF UNDERSTANDING BETWEEN THE COUNTY OF LOS ANGELES AND THE CITY OF CARSON FOR CITY CONTRIBUTION TO ON-SITE LIBRARY FACILITY IMPROVEMENTS (CITY COUNCIL)**

#### I. SUMMARY

This action approves the Memorandum of Agreement (“MOU”) (Exhibit No. 1) between the City of Carson and the Los Angeles County Library for funding improvements to library facilities in Carson. In 2019, the City collected \$858,951.00 for library improvements in Carson from the Carson Multifamily, LLC (an affiliate of MBK Rental Living, LLC) (“MBK”) project. Staff has been in discussions with LA County Library staff regarding the use these funds to improve LA County Library facility(ies) in Carson.

Earlier this year, LA County Library staff recommended the use of the collected funds for improvement towards the Dr. Martin Luther King, Jr. Library. Proposed improvements include new furniture and shelving in public areas, new carpet and carpet electrical for charging stations at tables, new interior and exterior building signage, IT Solutions, landscape refresh, exterior paint and more. A final list of improvements will be made once costs estimates and/or bids have been obtained. If the Funding Amount is not sufficient, County and City will mutually agree to which item(s) will be removed from the list.

#### II. RECOMMENDATION

**TAKE** the following action:

1. **APPROVE** the Memorandum of Understanding with LA County Library; **AND**
2. **AUTHORIZE** the Mayor to execute the Memorandum of Understanding, following approval as to form by the City Attorney.

#### III. ALTERNATIVES

**TAKE** any other action the City Council deems appropriate.

#### **IV. BACKGROUND**

The City has collected \$858,951.00 for library improvements in the City via a Settlement Agreement dated October 2016 by and among Cardinal Cavalry, LLC, a Delaware limited liability company ("Cardinal"), Carson Holdings, LLC, a Delaware limited liability company ("Carson Holdings"), the Carson Reclamation Authority, a California Joint Powers Authority created pursuant to California Government Code Section 6500 et seq. ("Authority"), the City, and the Successor Agency to the Carson Redevelopment Agency ("Successor Agency") and the Carson Public Financing Authority, a public entity ("Carson PFA"). Carson Holdings is the former developer of the MBK project site. Certain obligations of the Settlement Agreement have subsequently been assigned from Carson Holdings to MBK via a Partial Assumption and Assignment Agreement. Among the obligations assigned include the payment of a fee towards improving library facilities in Carson.

MBK paid the City the entire library fee in September 2019. Since then, staff has been in discussions with LA County Library staff regarding the use these funds. Earlier this year, LA County Library staff recommended using the collected funds for Dr. Martin Luther King, Jr. Library. Proposed improvements include the following:

- New carpet/flooring in public areas
- New furniture in public areas
- New shelving
- New under carpet electrical for charging stations at tables
- New light diffusers/LED lights
- New interior and exterior building signage
- New ceiling tiles
- Existing public restrooms re-tiling (Excludes ADA improvements)
- Existing public restrooms plumbing and fixtures (Excludes ADA improvements)
- Remove existing exterior lollipop sign and replace with new fixed monument sign
- IT Solutions (i.e., digital displays, power banks, etc.)
- Landscape refresh
- Exterior paint
- Civic art, if applicable

If sufficient funds are left over, the following improvements may also be made to the

Carson Library:

- New Monument Sign

A final list of improvements will be made once costs estimates and/or bids have been obtained. County and City staff shall meet to discuss the projected costs of each item listed above to identify if the Funding Amount is sufficient to cover each item. If the Funding Amount is not sufficient, County and City will mutually agree to which item(s) will be removed from the list.

The other library located in Carson, the Carson Library, has undergone renovation over the past few years and is scheduled to open later this year. Proposed construction on the Dr. Martin Luther King, Jr. Library would initiate after the Carson Library is open to the public. This would allow continued access to a library facility in Carson during construction.

## **V. FISCAL IMPACT**

If approved, the City will transfer \$858,951.00 upfront to LA County Library from Account Number 771-99-999-999-2950 (Library District Liability) within thirty (30) days of a fully executed Memorandum of Understanding. The County is responsible of maintaining detailed record of all expenditures related to the work perform for City review.

## **VI. EXHIBITS**

1. Memorandum of Understanding (pgs. 4-8)

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