



CITY OF INGLEWOOD

OFFICE OF THE CITY MANAGER



DATE: February 14, 2023

TO: Mayor and Council Members

FROM: Finance Department

SUBJECT: Resolution Authorizing the Commencement of Proceedings for the Issuance of Bonds by the Inglewood Joint Powers Authority to Renovate and Seismically Retrofit the Inglewood Main Library and Retaining Consultants

RECOMMENDATION:

It is recommended that the Mayor and Council Members take the following actions:

1. Adopt a resolution directing the commencement of proceedings in the furtherance of the financing of the renovation and seismic retrofit of the Inglewood Main Library, retaining and limiting fees on consultants in connection therewith and approving official actions; and
2. Approve designation of the following Consultants and fees: Urban Futures Incorporated (shall not exceed \$80,000); Quint & Thimmig LLP (shall not exceed \$150,000 – Bond Counsel and Disclosure Council); Cabrera Capital Markets, LLC, Backstrom McCarley Berry & Co., LLC, and Samuel A. Ramirez & Co., Inc. (compensation will be set forth in a bond purchase agreement to be approved by the City Council at a subsequent meeting).

BACKGROUND:

During the earthquakes at Northridge, Mexico City, Christchurch New Zealand and most recently, the devastating earthquake in Turkey, many concrete buildings constructed prior to the 1976 Los Angeles City Building Code provisions, or similar era codes in other countries, performed poorly and collapsed, causing loss of human life, personal injury, and property damage. The poor performance of these older concrete buildings is due to deficiencies in the lateral force-resisting system that render the building incapable of sustaining gravity loads when the building is subject to an earthquake.

Many other cities are taking steps to retrofit pre-1978 wood-frame, soft-story buildings and non-ductile concrete buildings. The goal of the retrofit programs is to reduce structural deficiencies and improve the performance of these buildings during earthquakes. Without proper strengthening, these vulnerable buildings may be subjected to structural failure during and/or after an earthquake.

The City of Inglewood Main Library will be fifty (50) years old on August 18, 2023, and is a non-ductile concrete building exhibiting non-seismic structural detailing.

DR-1.

**Resolution Authorizing the Commencement of Proceedings for the Issuance
Of Bonds by the Inglewood JPA to Renovate and Seismically Retrofit the
Inglewood Main Library and Retaining Consultants
February 14, 2023**

The City has applied for and received approval for a State Library grant to assist with renovating the Inglewood Main Library. Additionally, the NBA Clippers Basketball organization has also committed \$5 million to help enhance the library. The City Council has determined it would be beneficial to issue bonds to renovate and seismically retrofit the Inglewood Main Library as these two funding sources are utilized.

The renovations preserve and enhance the library as an important educational and cultural City resource and asset; conducting the work concurrently with the seismic retrofitting is both economically and operationally beneficial.

DISCUSSION:

Adoption of this resolution would authorize staff to commence the proceedings necessary to begin the process of issuing bonds to modernize and seismically retrofit the Inglewood Main Library with final approval to be provided by the Mayor and Council Members at a future date. The maximum principal amount of the obligation expected to be issued for the Project is not to exceed \$70,000,000.

Consultants designated on this transaction, on behalf of the City, will be Urban Futures as Municipal Advisor and their fees shall not exceed \$80,000; Quint & Thimmig LLP, as Bond Counsel and Disclosure Council and their fees shall not exceed \$150,000 combined. Cabrera Capital Markets LLC, Backstrom McCarley Berry & Co., LLC and Samuel A. Ramirez & Co., Inc., are designated as underwriters for this financing. Their compensation will be set forth in the bond purchase agreement to be approved by the City Council at a subsequent meeting. It should be noted there may be additional services required and necessary before the closing of the financing, and all fees for services will be paid for at the close of the transaction, which will take place at a future date. All issuance costs are funded from the proceeds of the transaction.

FINANCIAL/FUNDING ISSUES AND SOURCES:

None.

DESCRIPTION OF ANY ATTACHMENTS:

Attachment No. 1 - Resolution

PREPARED BY:

Sharon Koike, Assistant Finance Director

COUNCIL PRESENTER:

Sharon Koike, Assistant Finance Director

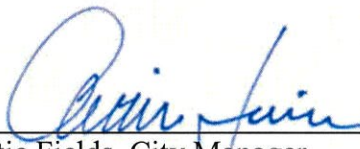
APPROVAL VERIFICATION SHEET

DEPARTMENT HEAD APPROVAL:



Mark Weinberg, Assistant City Manager

CITY MANAGER APPROVAL:



Artie Fields, City Manager

ATTACHMENT NO. 1

1 RESOLUTION NO. _____

2 RESOLUTION DIRECTING THE COMMENCEMENT OF PROCEEDINGS
3 IN FURTHERANCE OF THE FINANCING OF THE RENOVATION AND
4 SEISMIC RETROFIT OF THE INGLEWOOD MAIN LIBRARY, RETAINING
5 AND LIMITING FEES ON CONSULTANTS IN CONNECTION
6 THEREWITH AND APPROVING OFFICIAL ACTIONS.

7 WHEREAS, the City of Inglewood (the "City") proposes to renovate and seismic retrofit
8 the Inglewood Main Library (the "Project"); and

9 WHEREAS, it is proposed that the Project will be funded from the proceeds of lease
10 revenue bonds to be issued by the Inglewood Joint Powers Authority (the "Authority") under
11 the provisions of Article 4 (commencing with section 6584) of the JPA Act (the "Bond Law");
12 and

13 WHEREAS, it is appropriate that the City Council (the "Council") formally authorize
14 appropriate officers and officials of the City to proceed with the preparation of the necessary
15 documents in connection with the financing of the Project and to appoint a municipal advisor,
16 underwriters, bond counsel and disclosure counsel in connection with the refunding.

17 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD DOES HEREBY
18 RESOLVE AS FOLLOWS:

19 Section 1. The Council hereby authorizes appropriate officers and officials of the
20 City to proceed with the preparation of the necessary documents in connection with the
21 financing of the Project, subject to the final approval thereof by the Council at a subsequent
22 meeting.

23 Section 2. Urban Futures Incorporated is hereby designated as municipal advisor to
24 the City in connection with the financing. Urban Futures' fees, which shall be paid upon the
25 close of the transaction, shall not exceed \$80,000.

26 Section 3. Cabrera Capital Markets, LLC, Backstrom Mccarley Berry & Co., LLC and
27 Samuel A. Ramirez & Co., Inc. are hereby designated as underwriters (the "Underwriters"), for
28 the financing. The Underwriters' fees shall be paid upon the close of the transaction. The

1 compensation of the underwriters shall be as set forth in the bond purchase agreement to be
2 approved by the Council at a subsequent meeting.

3 **Section 4.** Quint & Thimmig LLP is hereby designated as bond counsel and
4 disclosure counsel to the City in connection with the financing. Fees for said services, which
5 shall be paid upon the close of the transaction, shall not exceed \$150,000 combined.

6 **Section 5.** The officers of the City are hereby authorized and directed to take such
7 action and to execute such documents, excepting contracts or amendments, as may be
8 necessary or desirable to effectuate the intent of this Resolution.

9 **Section 6.** The City Clerk shall certify to the adoption of this resolution and the
10 same shall be in full force and effect immediately upon adoption.

11 **PASSED, APPROVED, AND ADOPTED** this _____ day of _____ 2023.

14 _____
15 James T. Butts, Jr., Mayor

16 **ATTEST:**

17 _____
18
19 Aisha L. Thompson, City Clerk

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