

**Documents in Requested by Khalid Samarrae in an email to Cindy Heavens dated 11/27/2023
01/03/2024**

1. **Table of Contents for K.Samarrae Folder**
2. **The current contract that MOHCD has with KALCO to manage the Midtown Apartments.**
The Midtown Park Assignment, Assumption and Consent Agreement dated January 1, 2020.
 01. **ExeMIDTOWNLEASE.pdf** is the Lease and Management Agreement between City, acting through MOHCD, and Mercy Midtown, Inc., a California nonprofit public benefit corporation dated January 31, 2014.
 02. **Executed MidtownLeaseAmend5-2014:** This is the first amendment to the Lease and Management Agreement.
 03. **Executed Second Amendment to Lease** is dated March 27, 2015.
 04. **Executed Third Amendment to Lease** is dated November 17, 2016.
 05. **Executed Fourth Amendment to Lease** is dated November 16, 2017.
 06. **Executed Fifth Amendment to Lease** is dated September 17, 2018.
 07. **4-19-21_Item_#7_PSCs.** MOHCD applied to the Civil Service Commission to enter into a Professional Services Contract (PSC) for Midtown Park Apartments and other properties owned by the City. This is evidence of the item was on the Civil Service Commission
 08. **5-3-21_Item_#3_Minutes_4-19-2021.** These are the CSC meeting minutes showing that the PSC Contract for Midtown Park Apartments and other owned properties was approved by the CSC.
 09. **Midtown_Note to File about PSC**
3. **Elizabeth McLachlan Consulting - Physical Needs Assessment - November 1, 2012.** [This document was provided to K. Samarrae in a folder related to the License Agreement between LAFCo and Kalco Properties Inc.](#)
4. **NorBay Consulting - Hazardous Materials Inspection Midtown Park Apartments - November 12, 2012.** [This document was provided to K. Samarrae in a folder related to the License Agreement between LAFCo and Kalco Properties Inc.](#)
5. **Murphy Burr Curry, Inc - Probable Maximum Loss Report - November 16, 2012.** [This document was provided to K. Samarrae in a folder related to the License Agreement between LAFCo and Kalco Properties Inc.](#)
6. **Final Midtown Syllabus 5-22-12.** This is the Midtown Park Resident Development Training Syllabus Ver. 4 - May 22, 2012 that you requested. Mercy Housing, as developer to a potential new construction development or substantial rehabilitation, began meeting with residents regularly including a monthly meeting with a resident council comprised of former Midtown Board members and other residents. Mercy and Michael Simmons, Mercy's development consultant, conducted a yearlong resident education program to explain each step of the development process. This was followed by multiple workshops with residents to assess their needs and priorities. This included creating a Shared Goals Statement that governed the planning process. Based on this collaborative planning process, an architect and contractor were selected through an RFQ process including residents. An initial plan was developed, which would retain buildings 1 -3 and replace buildings 5 and 6 with a senior and family building. Various alternative schemes were developed to retain or replace building 4.
7. **Pyatok_Midtown- Site Studies Package- 1-28-13** is the Pyatok - Midtown Site Studies - January 28, 2013 you requested. This is the first review by Pyatok Architects Inc., Cahill

- Contractors, and Mercy Housing. Mercy Housing was the Midtown and MOHCD selected developer to do a new construction and/or substantial rehabilitation. Mercy was not the property manager during this time.
8. **Conceptual Estimate Scheme A 2.19.13** is the Cahill Construction - Conceptual Estimate - February 29, 2013 that you requested.
 9. **Cahill Construction - Midtown Park Apartments Construction Update – August 10, 2018.** [This document was provided to K. Samarrae in a folder related to the License Agreement between LAFCo and Kalco Properties Inc.](#)
 10. **Pyatok Midtown Park Presentation 3-19** is the Midtown Park Presentation – March 18, 2019 you requested.
 11. **Midtown Repair Project_DPW_23-0917** is Midtown Health and Safety Repair Plan – November 20, 2023.