

AMENDMENT NO. 1 TO
WILLOW STREET CORRIDOR – WALNUT AVENUE TO CHERRY AVENUE
CONGESTION RELIEF PROJECT MEMORANDUM OF UNDERSTANDING
BETWEEN CITY OF SIGNAL HILLS
AND
THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

This Amendment No. 1 to the Willow Street Corridor – Walnut Avenue to Cherry Avenue Congestion Relief Project Memorandum of Understanding (this "Amendment"), is dated as of May 29, 2026, by and between City of Signal Hills ("GRANTEE"), and the Los Angeles County Metropolitan Transportation Authority ("LACMTA").

RECITALS:

- A. GRANTEE and LACMTA entered into that certain Memorandum of Understanding, dated September 14, 2021, (the "Existing MOU"), which Existing MOU provides for The Willow Street Corridor - Walnut Avenue to Cherry Congestion Relief Project, ("the Project"); and
- B. WHEREAS on June 22, 2023, the LACMTA Board increased the Project's budget of Measure R by \$6,000,000 from \$1,312,050 to \$7,312,020, which includes funding for Project Approval and Environmental Documents (PAED), Plans, Specifications, and Estimates (PS&E), Right-of-Way (ROW), and Construction phases of the project; and
- C. WHEREAS on June 26, 2025, the LACMTA Board increased the Project's Budget of Measure R by \$250,000 from \$7,312,020 to \$7,562,050, which includes funding for PAED, PS&E, ROW, and Construction phases of the project; and
- D. WHEREAS, the CITY requested and LACMTA agreed in the Existing MOU to lead the Project Approval & Environmental Document (PA&ED) Plans, Specifications, & Estimates (PS&E) phases of the PROJECT; and
- E. WHEREAS, the CITY has requested that LACMTA utilize the CONTRACT to perform certain ROW activities on behalf of the CITY as defined below; and
- F. WHEREAS, LACMTA entered into an Architectural and Engineering (A&E) services contract (hereinafter referred to as "CONTRACT") to complete PA&ED, PS&E, and ROW on behalf of the CITY; and
- G. WHEREAS, the LACMTA and the CITY have agreed to reduce the programmed amount for this MOU from \$1,312,050 to \$1,222,371.31 to fully fund the CONTRACT; and
- H. CITY and LACMTA desire to amend the Existing MOU as provided herein, to define additional roles and responsibilities for the Project.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby agree as follows:

1. Part I, GENERAL CONDITIONS, paragraph B. is hereby amended by deleting it in its entirety and replacing it with the following:

“B. A total of \$7,562,050 in Measure R funds have been allocated for the Project. LACMTA and the CITY hereby agree that LACMTA will utilize up to \$1,222,371.31 in Measure R Funds allocated to the Gateway Cities Subregion to fully fund the CONTRACT for the existing MOU and the CITY will support the allocation of additional Measure R funds, if necessary, to fully fund the PAED, PS&E, ROW, and Construction phases. The Parties will enter into a separate Measure R funding agreement to cover CITY’s reimbursable activities for the remainder of the Project, as such activities are defined in the funding agreement. LACMTA and the CITY will allocate \$6,339,678.69 of the \$7,562,050 in programmed Measure R funds to be used for these ROW and Construction activities.”

2. Part II. RESPONSIBILITIES OF EACH OF THE PARTIES in the Existing MOU is hereby amended by adding Paragraph C. ROW ACTIVITIES as follows:

“C. ROW ACTIVITIES – The parties will perform the ROW activities as described in Exhibit A, attached hereto.”

3. Part IV, Paragraph A of Existing MOU is hereby amended to change LACMTA’s project manager to:

“Lily Foster
Sr. Transportation Planner
Complete Streets and Highways
Los Angeles County Metropolitan Transportation Authority
One Gateway Plaza Mail Stop 99-18-2
Los Angeles, CA 90012
213-922-2927
FosterLi@metro.net”

4. Except as expressly amended hereby, the Existing MOU remains in full force and effect as originally executed. All rights and obligations of the parties under the Existing MOU that are not expressly amended by this Amendment shall remain unchanged.

IN WITNESS WHEREOF, the parties have caused this Amendment No. 1 to be duly executed and delivered as of the above date.

LOS ANGELES COUNTY
METROPOLITAN TRANSPORTATION AUTHORITY

By: _____
Stephanie Wiggins
Chief Executive Officer

Date: _____

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By: _____

Deputy

Digitally signed by: 4dd8a4b6-a104-429a-9907-9b6d6de7c696
DN: CN = 4dd8a4b6-a104-429a-9907-9b6d6de7c696
Date: 2026.06.03 15:46:52 -08'00'

Date: _____

CITY OF SIGNAL HILL

By: _____
Carlo Tomaino
City Manager

Date: _____

APPROVED AS TO FORM:

By: _____
Mathew Richardson
City Attorney

Date: _____

Exhibit A: Roles and Responsibilities for the Condemning Agency

City of Signal Hill*:

- 1) Pre-Offer
 - a) Approve and Sign Property Impact Statements (City to review, and comment. If the City has any concerns with property impacts, those concerns need to be worked out at this stage.)
 - b) Approve Construction Schedule
 - c) Circulate and approve Relocation Plan (if required)
 - d) Approve and Sign Appraisals/Certifications of Just Comp (Generally, appraisals should be reviewed and approved as soon as possible. Appraisals *required* to be reviewed and approved within 30 days of preparation if FTA funding is involved. If internal staff capability is not present, then review and approval would be undertaken by City Council.)
 - e) Approve and Sign Offer Letters
- 2) Post-Offer
 - a) Oversee consultant just comp negotiations. Review and Approve Settlements
 - b) Review and Approve Purchase Agreements/Deeds/Conveyance Documents
 - c) Review and Approve Escrow Documents
 - d) Review and Approve Requests by City to Property owners
- 3) Condemnation
 - a) Coordinate Condemnation Counsel (advisable to retain condemnation counsel at property impact statement stage 1(a) above)
 - b) Prepare Notice of Hearing/Impasse
 - c) Prepare Board/Staff Reports/Resolutions of Necessity
 - d) Prepare and File Complaint
 - e) Coordinate State Treasurer Deposit
 - f) Coordinate Motions for Orders of Possession
 - g) Coordinate and Attend Mediations
 - h) Coordinate and Attend Trials
 - i) Coordinate and Distribute Final Orders of Condemnation

LACMTA/Consultant:

- 1) Pre-Offer
 - a) Secure Preliminary Title Reports
 - b) Field Surveys/Property Staking and Flagging (consultant)
 - c) Conduct Title Research/Conflicts (consultant to review with Project Team conducting detailed review of certain elements)
 - d) Develop ROW Requirements Maps/Mapping (consultant)
 - e) Prepare Property Impact Statements (Legals and Plats) (consultant to prepare, Metro ROW staff does initial QA/QC review, transmits to City)
 - f) Develop ROW Schedule based on construction schedule provided by Project Team
 - g) Coordinate Appraisal (consultant to order or prepare)
 - h) Coordinate Review Appraisal (consultant to order)
 - i) Coordinate Furniture, Fixtures, & Equipment Appraisal (consultant to order or prepare)
 - j) Prepare Relocation Plan and updates (if required) (consultant)
 - k) Prepare Certification of Just Compensation for City Signature
 - l) Possible support for City Staff to take certifications of just comp informed by appraisals to City Council for review and approval, if necessary

- m) Prepare Offers for City Signature
- n) Prepare Quality Control Plan (if required)
- 2) Post-Offer
 - a) Present Offers and Negotiate up to 90 Calendar Days from Offer (consultant to present offers to property owners and undertake initial negotiations with oversight by City)
 - b) Transmit Counteroffers with Recommendations (Consultant, with the Project Team review)
 - c) Prepare Transaction/Conveyance Documents (Consultant)
 - d) Open and Manage Escrows (Consultant)
 - e) Prepare ROW Status Report (periodic report to City/Metro of status of ROW negotiations and acquisitions.)
 - f) Prepare Relocation Notices/Claims (if required) (Consultant)
- 3) Condemnation
 - a) Provide Acquisition File/Appraisal (Consultant)
 - b) Review Board Reports (Metro staff as secondary review)
 - c) Review Stipulations/Orders of Possession (Metro staff as secondary review)
 - d) Review Litigated Settlements and Final Orders of Condemnation (Metro staff as secondary review)

* The Parties will enter into a separate Measure R funding agreement to cover CITY's reimbursable activities for the ROW phase of the Project.