

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CA

CRA/LA AGENDA FOR OCTOBER 21, 2010

This Agenda was posted on or before Friday, October 15, 2010 at 5:00 p.m., at 1200 W. Seventh Street in the Main Lobby, as well as the 1st Floor Lobby. Copies of this Agenda will be available at the CRA/LA Records Department on the 2th floor.

CRA/LA'S AGENDA AVAILABLE ON LA CITYLINK COMPUTER BULLETIN BOARD SYSTEM (TEL: 213 237-0974) AND THE CRA/LA'S WEB SITE ON CITY'S WORLD WIDE WEB HOME PAGE SITE ON THE INTERNET AT www.crala.org

(PLEASE NOTE CHANGE IN ADDRESS)

10:00 A.M.

**THE GARLAND CENTER
1200 W. 7TH Street, 1ST Floor Auditorium
Los Angeles, California**

Board meeting to consider Agenda Items

Board of Commissioners

Kenneth H. Fearn, Chairman
Madeline Janis, Vice Chair
Joan Ling, Treasurer
Dr. Lula Ballton
Dwayne A. Gathers
Alejandro Ortiz
David Sickler

Christine Essel, Chief Executive Officer

Accommodations such as sign language interpretation and translation services can be provided upon 72 hours notice. Contact Aurora Fernandez @ (213) 977-1803.

Rules for Public Participation have been provided on the reverse side of this page.

ROLL CALL

CONSENT ITEMS**DOWNTOWN REGION**

1. **PARKING AGREEMENT WITH PARKING CONCEPTS, INC.** NOT TO EXCEED \$130,592 FOR A TWENTY TWO (22) MONTH PERIOD FOR DOWNTOWN REGION STAFF, CITY CENTER REDEVELOPMENT PROJECT AREA (Councilmembers Perry, Huizar – CD #9, #14)
Presenters: David Riccitiello / Philip Tondreault
2. **AFRICAN AMERICAN FIREFIGHTER MUSEUM.** ADOPTION OF FINDINGS AND AUTHORIZATION TO EXPEND UP TO \$25,000 FOR PUBLIC IMPROVEMENTS AT THE AFRICAN AMERICAN FIREFIGHTER MUSEUM CONSISTING OF A TRIBUTE TO ARNETT L. HARTSFIELD AT 1401 SOUTH CENTRAL AVENUE IN THE CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD #9)
Presenters: David Riccitiello / Len Betz / Susan Gray

HOLLYWOOD & CENTRAL REGION

3. **MUNICIPAL PARKING LOT 692.** ACQUISITION OF REAL PROPERTY LOCATED AT 601 SOUTH VERMONT AVENUE IN THE WILSHIRE CENTER/KOREATOWN RECOVERY REDEVELOPMENT PROJECT AREA FROM THE CITY OF LOS ANGELES DEPARTMENT OF GENERAL SERVICES FOR \$2,944,800 PLUS CLOSING COSTS, DEMOLITION, GRADING, SITE SECURITY AND METHANE REMEDIATION COSTS NOT TO EXCEED A TOTAL OF \$225,200 (Councilmember Wesson, Jr. – CD #10)
Presenters: Leslie Lambert / Michelle Banks-Ordone / Franco Pacelli
4. **WESTLAKE THEATRE.** AMENDMENT OF EXCLUSIVE NEGOTIATING AGREEMENT WITH MILLENNIUM WESTLAKE LLC TO RETURN TO THE DEVELOPER THE \$20,000 GOOD FAITH DEPOSIT PREVIOUSLY RECEIVED BY THE CRA/LA IN CONNECTION WITH THE PROPOSED WESTLAKE THEATRE PROJECT LOCATED AT THE NORTHEAST CORNER OF WILSHIRE BOULEVARD AND ALVARADO STREET IN THE WESTLAKE RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Reyes – CD #1)
Presenters: Leslie Lambert / Michelle Banks-Ordone / Franco Pacelli

SOUTH LA REGION

5. **BUCKINGHAM SENIORS APARTMENTS,** CONDUCT TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA) HEARING IN CONNECTION WITH ISSUANCE OF NOT-TO-EXCEED \$14,000,000 OF TAX EXEMPT MULTI-FAMILY HOUSING REVENUE BONDS ON BEHALF OF META HOUSING CORPORATION FOR AFFORDABLE SENIOR HOUSING AT 4020 BUCKINGHAM ROAD, IN THE AMENDED CRENSHAW REDEVELOPMENT PROJECT AREA (Councilmember Parks – CD #8)
Presenters: Carolyn Hull / Michael Miller
6. **VERMONT AVENUE COMMERCIAL FAÇADE PROGRAM.** EXTENSION OF THE TERM OF CONTRACT IN THE AMOUNT OF \$118,500 WITH THE CITY OF LOS ANGELES COMMUNITY DEVELOPMENT DEPARTMENT THROUGH SEPTEMBER 1, 2011 TO CONTINUE THE VERMONT COMMERCIAL FAÇADE AND SIGNAGE PROGRAM IN THE EXPOSITION/UNIVERSITY PARK REDEVELOPMENT PROJECT AREA (Councilmember Parks – CD #8)
Presenters: Carolyn Hull / Jennifer Jones Barrera

GENERAL

7. **COOPERATION AGREEMENT WITH CITY OF LOS ANGELES, DEPARTMENT OF GENERAL SERVICES, STANDARDS DIVISION.** ENTER INTO COOPERATION AGREEMENT TO PROVIDE AS NEEDED TESTING SERVICES NOT TO EXCEED \$1,000,000 FOR A THREE-YEAR PERIOD PLUS TWO ONE-YEAR OPTIONS IN VARIOUS CRA/LA REDEVELOPMENT PROJECT AREAS
Presenters: Jay Shih / Tanya Ruiz
8. APPROVAL OF DIRECT APPOINTMENT OF CHERYL THOMAS AS SENIOR EXECUTIVE ASSISTANT
Presenters: Christine Essel / Patricia Francisco

ACTION ITEM**HOLLYWOOD & CENTRAL REGION**

9. **SELMA HOTEL.** REVIEW AND CONSIDER THE MITIGATED NEGATIVE DECLARATION PREPARED FOR THE PROJECT, ADOPTION OF LAND USE FINDINGS AND AUTHORIZATION TO EXECUTE AN OWNER PARTICIPATION AGREEMENT WITH 6417 SELMA LLC FOR THE DEVELOPMENT OF A HOTEL PROJECT AT 6417 SELMA AVENUE AT A FLOOR AREA RATIO OF 5.3 TIMES THE SITE AREA IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember Garcetti – CD #13)
Presenters: Leslie Lambert / Neelura Bell / Kip Rudd / Franco Pacelli

GENERAL

10. **FISCAL YEAR 2011 BUDGET AMENDMENT,** AMEND THE FISCAL YEAR 2011 CRA/LA BUDGET FOR ADDITIONAL CARRYOVER RESOURCES OF \$170.8 MILLION AND TRANSFER UP TO \$5.2 MILLION TO THE EARLY RETIREMENT INCENTIVE PROGRAM FUND
Presenters: Steve Valenzuela / Elsie Lai

GENERAL

11. CHIEF EXECUTIVE OFFICER'S REPORT
12. CHAIRPERSON'S REPORT
- . COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

PUBLIC COMMENT

14. Speaker's form must be filled out and submitted to the Secretary prior to the beginning of Public Comment. Each speaker is limited to 2 minutes unless a time extension is allowed. Members of the public may address any item of interest within the subject matter jurisdiction of the Board.

CLOSED SESSION ITEMS

15. (A) ANTICIPATED LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(b) in order for the Board to confer with its legal counsel regarding three (3) matters of anticipated litigation.

(B) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding:

- (1) Kramer Metals, Inc., M&A Gabae v. CRA/LA (Los Angeles Superior Court No. BS113612)
- (2) Kramer Metals, Inc., M&A Gabae v. CRA/LA (Los Angeles Superior Court No. BS116648)
- (3) South Central Farmers Action Fund, Kramer Metals, Inc., M&A Gabae v. City of Los Angeles, ex rel. CRA/LA (Los Angeles Superior Court No. BS117561)
- (4) Kramer Metals, Inc. v. CRA/LA, City of Los Angeles (Los Angeles Superior Court No. BS127826)
- (5) Regency Outdoor Systems, Inc. v. CRA/LA (U.S. District Court No. CV-99-10456 GHK)
- (6) CBS Outdoor Inc. v. CRA/LA (Los Angeles Superior Court No. BC442733)

(C) CONFERENCE WITH LABOR NEGOTIATORS: This Closed Session is held pursuant to Government Code Section 54957.6 in order for the Board to provide direction to its designated representatives regarding an early retirement benefits package for employees represented by the American Federation of State, County and Municipal Employees Local Nos. 164, 585, 1890 and 2204. Agency Designated Representatives: Calvin E. Hollis, Steve Valenzuela, Patricia Francisco.

ADJOURNMENT