

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

CRA/LA AGENDA FOR DECEMBER 16, 2010

This Agenda was posted on or before Friday, December 10, 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 2nd 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 <http://www.crala.org>

(PLEASE NOTE CHANGE IN ADDRESS AND TIME)

9:30 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. ADAMS AND CENTRAL ART PLAN. APPROVAL OF THE ART PLAN FOR THE ADAMS AND CENTRAL MIXED USE DEVELOPMENT LOCATED AT 1101 EAST ADAMS BOULEVARD IN THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD #9)
Presenters: David Riccitiello / Jenny Scanlin / Susan Gray
2. WASHINGTON BOULEVARD MIXED-USE. ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN FOR THE PROPOSED WASHINGTON BOULEVARD MIXED-USE PROJECT ON THE SOUTH SIDE OF WASHINGTON BOULEVARD BETWEEN LOS ANGELES STREET AND MAPLE AVENUE IN THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD #9)
Presenters: David Riccitiello / Jenny Scanlin / Oscar Ixco / W. Ono Ujor
3. THE MIDNIGHT MISSION. CONDITIONAL GRANT AGREEMENT NOT TO EXCEED \$90,000 FOR A COURTYARD CASE MANAGEMENT PILOT PROGRAM TO BE OPERATED BY THE MIDNIGHT MISSION, LOCATED AT 601 S. SAN PEDRO STREET IN THE CITY CENTER REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD#9)
Presenters: David Riccitiello / Lillian Burkenheim / Dave Neubecker
4. SETTLEMENT WITH M&A GABAE RE: SLAUSON CENTRAL RETAIL PROJECT. AGREEMENT WITH M&A GABAE, ARMAN GABAY AND THE CHARLES COMPANY TO (1) PROVIDE PAYMENT OF \$300,000, (2) OFFER A FIRST RIGHT OF REFUSAL AND (3) NEGOTIATE AN EXCLUSIVE NEGOTIATING AGREEMENT FOR PROPERTY AT 3990-3914 JEFFERSON STREET IN SETTLEMENT OF ALL EXISTING LAWSUITS AND CLAIMS RELATED TO THE SLAUSON CENTRAL RETAIL PROJECT LOCATED AT SLAUSON AND CENTRAL AVENUES IN THE COUNCIL DISTRICT 9 REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD#9)
Presenters: David Riccitiello / Jenny Scanlin / Calvin E. Hollis / Timothy Chung

EAST VALLEY REGION

5. CONTRACT EXTENSION OF STRATEGIC PLAN AND VISIONING PROJECT IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 7. APPROVE AND EXECUTE A SECOND AMENDMENT TO CONTRACT NO. 503309 WITH PERKINS + WILL FOR AN ADDITIONAL NINE (9) MONTHS IN ORDER TO COMPLETE THE STRATEGIC PLAN AND VISION PROJECT IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 7 REDEVELOPMENT PROJECT AREA (Councilmember Krekorian, Cárdenas, Alarcón – CD #2, #6, #7)
Presenters: Margarita H. de Escontrias / Al Santillanes

HOLLYWOOD & CENTRAL REGION

6. HOLLYWOOD BEAUTIFICATION TEAM BIOSWALE. ADOPT FINDINGS AUTHORIZING THE EXECUTION OF A CONTRACT WITH AND THE PROVISION OF UP TO \$20,000 TO HOLLYWOOD BEAUTIFICATION TEAM TO CONSTRUCT A CITY-OWNED BIOSWALE AS PART OF THE OFFSITE IMPROVEMENTS RELATING TO THE DEVELOPMENT OF HOLLYWOOD BEAUTIFICATION TEAM'S NEW HEADQUARTERS FACILITY AT 1737 NORTH CHEROKEE AVENUE IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember Garcetti – CD #13)
Presenters: Leslie Lambert / Neelura Bell
7. ACCEPTANCE OF A \$2.25 MILLION COMMUNITY CHALLENGE PLANNING GRANT. VARIOUS ACTIONS TO ACCEPT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S OFFICE OF SUSTAINABLE HOUSING AND COMMUNITIES, A \$2.25 MILLION COMMUNITY CHALLENGE PLANNING GRANT, AND TO ENTER INTO CONTRACTS WITH GRANTEE PARTNERS TO IMPLEMENT THE NORTHEAST LOS ANGELES COLLABORATIVE PROJECT WITHIN THE PROPOSED NORTHEAST LOS ANGELES RIVER CORRIDOR REDEVELOPMENT PROJECT AREA (Councilmembers Reyes, LaBonge, Garcetti – CD #1, #4, #13)
Presenters: Leslie Lambert / Neelura Bell / Alison Becker/

SOUTH LOS ANGELES REGION

8. SOUTH LOS ANGELES PUBLIC IMPROVEMENTS. RATIFICATION OF CITY COUNCIL ACTION AND APPROVAL OF THE TRANSFER OF \$1,164,995 OF AB1290 FUNDS TO CITY OF LOS ANGELES BUREAU OF STREET SERVICES FOR REGIONAL PUBLIC IMPROVEMENTS IN AND ADJACENT TO BROADWAY MANCHESTER, CRENSHAW, CRENSHAW SLAUSON, NORMANDIE 5, EXPOSITION/UNIVERSITY PARK, VERMONT MANCHESTER, AND WESTERN SLAUSON REDEVELOPMENT PROJECT AREAS (Councilmember Parks – CD #8)
Presenters: Carolyn Hull / William Chun
9. VERMONT-MANCHESTER SHOPPING CENTER LEGAL SERVICES. PURCHASE ORDER INCREASE OF \$418,430 (FROM \$436,500 TO \$854,930) FOR LEWIS, BRISBOIS, BISGAARD & SMITH FOR LEGAL SERVICES RELATED TO VERMONT MANCHESTER COMMERCIAL DEVELOPMENT PROJECT IN THE VERMONT MANCHESTER RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Parks – CD #8)
Presenters: Carolyn Hull / Jennifer Jones Barrera

WEST VALLEY REGION

10. RESEDA STREETScape. ADOPTION OF FINDINGS AND AUTHORIZATION TO EXPEND UP TO \$2,000,000 FOR RESEDA STREETScape IMPROVEMENT PROJECTS IN THE RESEDA CENTRAL BUSINESS DISTRICT IN ACCORDANCE WITH HEALTH AND SAFETY CODE SECTION 33445, EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 3 (RESEDA-CANOGA PARK PROJECT AREA) (Councilmembers Zine, Smith – CD #3, #12)
Presenters: W. Jay Virata / Brian Pendleton / Craig Bullock

GENERAL

11. AWARD DEMOLITION, REMEDIATION AND ASBESTOS ABATEMENT CONTRACTS. ENTER INTO CONTRACTS WITH SIX CONTRACTORS TO PROVIDE AS-NEEDED DEMOLITION, ENVIRONMENTAL REMEDIATION AND ASBESTOS/LEAD ABATEMENT SERVICES IN A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$6,000,000 IN VARIOUS CRA/LA REDEVELOPMENT PROJECT AREAS
Presenters: Jay Shih / Dan Weissman
12. AWARD CONSTRUCTION COST ESTIMATING SERVICES CONTRACTS. ENTER INTO CONTRACTS WITH SIX FIRMS TO PROVIDE AS-NEEDED BUILDING CONSTRUCTION COST ESTIMATING SERVICES IN AN AGGREGATE AMOUNT NOT TO EXCEED \$1,000,000 IN VARIOUS CRA/LA REDEVELOPMENT PROJECT AREAS
Presenters: Jay Shih / Dan Weissman
13. COMMERCIAL RETROFIT MUNICIPAL FINANCING DISTRICT PROGRAM. VARIOUS ACTIONS TO ACCEPT UP TO \$5,495,000 IN AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) STATE ENERGY PROGRAM FUNDING FROM THE LOCAL GOVERNMENT COMMISSION TO ESTABLISH THE CITYWIDE COMMERCIAL RETROFIT MUNICIPAL FINANCING DISTRICT PROGRAM IN ALL REGIONS
Presenters: Jenna Gulager / Sharon Gi
14. FY2009-10 COMPREHENSIVE ANNUAL FINANCIAL REPORT. AUTHORIZATION TO SUBMIT THE CRA/LA'S ANNUAL REPORT OF FINANCIAL TRANSACTIONS FOR THE FISCAL YEAR ENDED JUNE 30, 2010 TO THE CITY COUNCIL AND THE STATE CONTROLLER
Presenters: Steve Valenzuela / Ras Mallari

PUBLIC HEARING**DOWNTOWN REGION**

15. CD9 PROJECT AREA IMPLEMENTATION PLAN. PUBLIC HEARING AND ADOPTION OF THE PROPOSED FIVE-YEAR IMPLEMENTATION PLAN (FY2011-2015) FOR THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmembers Parks, Perry – CD #8, #9)
Presenters: David Riccitiello / Jenny Scanlin / William Cipes

GENERAL

16. APPOINTMENT OF MEMBERS OF STRATEGIC INITIATIVES COMMITTEE AND OPERATIONS & IMPLEMENTATION COMMITTEE
17. CHIEF EXECUTIVE OFFICER'S REPORT
18. CHAIRPERSON'S REPORT
19. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

PUBLIC COMMENT

20. 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

21. (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 one (1) matter 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. and M&A Gabae v. City of Los Angeles, ex rel. CRA/LA (Los Angeles Superior Court No. BS129409)
- (5) Kramer Metals, Inc. v. CRA/LA, City of Los Angeles (Los Angeles Superior Court No. BS113612)
- (6) Kramer Metals, Inc. v. CRA/LA, City of Los Angeles (Los Angeles Superior Court No. BS127826)
- (7) Regency Outdoor Systems, Inc. v. CRA/LA (U.S. District Court No. CV-99-10456 GHK)
- (8) Roosevelt Hotel v. City of Los Angeles, CRA/LA (U.S. District Court No. CV09-3068)
- (9) CRA/LA v. Eli Sasson, et al. (Los Angeles Superior Court No. BC388499)

(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